The Corporation of the Township of Seguin

Agenda for the Regular Meeting of Council

to be held on Tuesday, April 7th, 2026

in the Township of Seguin Council Chambers and Electronic Participation

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01. Land Acknowledgement. **2:30 p.m.**

02. Call to Order and Approval of Agenda.

03. Disclosure of pecuniary interest and the general nature thereof.

04. Adoption of Minutes:

a) Minutes of the Regular and Closed Session Meetings of Council held March 2, 2026. **®**

05. Public Meeting:

Adjourn to Public Meeting. ®

a) Proposed Amendments to the By-law Respecting Construction, Demolition, Change of Use, Inspection and Fees. Report No. BD-2026-001.
b) Municipally Initiated Storage Containers and Housekeeping Zoning Amendments. Report No. PL-2026-027.
c) Zoning By-law Amendment Application No. R-2025-0025-H (Coombs). Report No. PL-2026-038.
d) Consent Application Nos. B-2026-0001-H, B-2026-0002-H & B-2026-0003-H & Zoning By-law Amendment Application No. R-2026-0003-H (Payerl). Report No. PL-2026-040.

Close Public Meeting. ®

Decisions:

a) Proposed Amendments to the By-law Respecting Construction, Demolition, Change of Use, Inspection and Fees. **®**
b) Municipally Initiated Storage Containers and Housekeeping Zoning Amendments. **®**
c) Zoning By-law Amendment Application No. R-2025-0025-H (Coombs). **®**

d) Consent Application Nos. B-2026-0001-H, B-2026-0002-H & B-2026-0003-H & Zoning By-law Amendment Application No. R-2026-0003-H (Payerl). ®

06. Shore/Concession Road Allowances:

a) Shore Road Allowance Application No. RAS-2024-0006-H (Scott). Little Whitefish Lake. Report No. PL-2026-035. ®
b) Shore Road Allowance Application No. RAS-2026-0001-H (Green). Flooded Lands Lake Rosseau. Report No. PL-2026-036. ®

07. Delegations:

a) Debbie Stivrins & Mary Lynne Black, Rotary Club of Parry Sound.
   - Introduction of new President and update on 2026 3 Strikes Against Cancer 3 Pitch Tournament.

08. Staff Reports: Resolution to receive Reports. ®

Clerk's:

a) Report No. CL 2026-002, Freedom of Information (FOI) Summary for the Year 2025.

Community Services:

b) Report No. CS-2026-002, NOHFC Funding Application-Rosseau Memorial Hall. ®

Fire Services:

c) Report No. FS-2026-001, Renewal of the Agreement for Emergency Response Services for the Township of The Archipelago. ®
d) Report No. FS-2026-002, Rogers Radio Tower Offer to Share. ®

Planning:

e) Report No. PL-2026-011, Official Plan Amendment Application No. OPA-2025-0003-H, Zoning By-law Amendment Application No. R-2025-0013-H, and Plan of Subdivision Application No. CON-2025-0001-H (Rosseau Springs Limited.). ®

Strategic Initiatives:

f) Report SI-2026-001, Aspiring Georgian Bay Geopark Letter.

09. Business:

a) Parry Sound Area Community Business & Development Centre – Application for funding.
b) Discussion – Council participation in the West Parry Sound Health Centre Foundation's Walk, Run, Pole Fundraising Event. Requested by Mayor MacDiarmid.
c) Sudbury Barrie Transmission Line (SBTL) – Community Open Houses.
d) Sudbury Barrie Transmission Line (SBTL) Briefing Note. Councillor Buszynski.
e) Cassels - OFTR Trail Proposal - Meeting Dated January 12, 2026 – Response.
f) Invitation to the Bobby Orr Hall of Fame Induction Ceremony.

g) Town of Parry Sound - Request for funding re Science North Summer Camp.

10. By-laws:

a) By-law No. 2026-027, Being a By-law to Write Off Taxes on Property. **®**
b) By-law No. 2026-032, Being a By-law to Establish Tax Ratios 2026. **®**

11. Council Reports:

a) Councillor Buszynski – 2026 ROMA Conference.

12. Board/Committee Agendas & Minutes:

a) Seguin Recreation and Culture Committee - Draft Minutes of February 18, 2026.
b) Seguin Recreation and Culture Committee - Draft Minutes of March 18, 2026.
c) Seguin Business Committee – Draft Minutes of February 5, 2026.
d) North Bay Parry Sound District Health Unit (NBPSDHU) – Minutes of January 28, 2026 and Discontinuation of Routine Beach Sampling.
e) WPS Recreation & Cultural Centre Board - Agenda of March 11, 2026.
f) WPS Recreation & Cultural Centre Board - Minutes of March 11, 2026.
g) Muskoka Watershed Council (MWC) - Agenda of March 20, 2026.
h) Seguin Public Library Board – Minutes of February 19, 2026.

13. Correspondence: Listed on the next page.

Resolution to receive the Board & Committee Agendas & Minutes and the Correspondence as listed on the Agenda. **®**

14. Closed Session:

Adjourn to Closed Session. ®

a) Appointments to the West Parry Sound OPP Detachment Board.
b) Waste Management Tipping Fees Update.
c) Potential Acquisition of Land.
d) Human Resources Matters.

Reconvene Open Session. ®

Resolutions from Closed Session. ®

15. Confirming By-law No. 2026-036. ®

16. Adjournment. ®

Correspondence:

a) Association of Municipalities of Ontario – Communications.
b) Municipal Property Assessment Corporation – Communications.
c) North Bay Parry Sound District Health Unit – Communications.
d) Ontario Good Roads Association – Communications.
e) Ontario Heritage Trust – Communications.
f) The Labour Market Group – Communications.
g) Federation of Ontario Cottagers' Association - Communications.
h) Federation of Canadian Municipalities – Communications.
i) Township of Prince - Steel and Lumber Sectors.
j) Municipality of St. Charles - Strengthening Self-Defense Protections and Addressing Rising Home Invasions in Ontario.
k) Township of Brudenell, Lyndoch and Raglan - Justice and Protection of Canada's Children.
l) Municipality of St. Charles - Small Northern New Residential Property Tax Class.
m) Municipality of North Perth - Removal of HST and GST from New Home Sales.
n) Parry Sound Area Chamber of Commerce (PSACC) - Meet GB Painting Co.
o) PSACC - Would you like to Sponsor the Olympic Homecoming on Saturday.
p) PSACC - Innovative Companies.
q) PSACC - Spring and Summer Program Registration is OPEN.
r) PSACC - The March Digital Newsletter 2026.
s) PSACC - Northern Touch Softwash.
t) PSACC - PB Total Wealth Advisory & Consulting Corporation.
u) PSACC - Treegrove Investment Management Inc.
v) PSACC - Get Ready for a Call.
w) PSACC - Neil Jefferson Carpentry has you covered.
x) PSACC - Great North Building Supplies.
y) Town of Parry Sound - Food & Housing Affordability in Nipissing & Parry Sound District.
z) Municipality of St. Charles - Ontario Community Infrastructure Fund (OCIF).
aa) Town of The Blue Mountains – Ontario Community Infrastructure Fund.
bb) Township of North Glengarry – Ontario Community Infrastructure Fund (OCIF).
cc) Top Aggregate Producing Municipalities of Ontario (TAPMO) - January 2026 Newsletter.
dd) Township of The Archipelago - Province to Maintain Local, Independent, Municipality Governed Watershed-Based Conservation Authorities.
ee) Niagara on the Lake - Swim to Survive.
ff) OPP GHQ Municipal Policing (OPP) - October to December 2025 Detachment Revenues.
gg) Township of Papineau-Cameron - Ontario Veterinary College.
hh) Philip W.H. West - OFTR Motorcycle Trails off of Highway 518.

ii) Mark Auerman - OFTR Motorcycle Trails off of Highway 518.
jj) Don Dean - OFTR Motorcycle Trails off of Highway 518.
kk) Ann MacDiarmid - OFTR Motorcycle Trails off of Highway 518.
ll) Town of Deep River - Off Road Vehicle Pilot Project.
mm) Municipality of Markstay Warren - Highway 11 and 17 Improvements.
nn) Township of Black River - Matheson - Prioritization of Safety on HWY 11 & 17.
oo) FONOM - Provincial Highway 11 & 17 Safety Measures While Calling for Continued Progress.
pp) Town of Englehart - Association of Municipalities of Ontario (AMO) to maintain the current OMERS governance model.
qq) Liran Belenzon - Formal Proposal for Dark Sky - Responsible Outdoor Lighting Bylaw.
rr) Township of McNab -Braeside - Ontario Heritage Organization Development Grant Advocacy.
ss) Town of Perry - School Bus Safety and Stop-Arm Camera Systems.
tt) Township of Brudenell, Lyndoch and Raglan - OMERS Governance Changes and Bill 68.
uu) Township of Brudenell Lyndoch and Ragland - Sustainable Waste Management in Ontario.
vv) Municipality of York - Circular Materials Ontario.
ww) Federation of Northern Ontario Municipalities (FONOM) - Urgent Action Following Another Fatal Collision on Northern Highway.
xx) FONOM - Board Advances Northern Priorities at Meeting in Kirkland Lake.
yy) 2026 OSUM 70th Conference - Executive Committee Election.
zz) City of Ottawa - Restricting Public Consumption of Illegal Substances Act.
aaa) Rideau Lakes Township - Alto High Speed Rail Project (Bill C-15 Budget).
bbb) Georgian Bay Biosphere (GBB) - March 2026 News.
ccc) Town of The Blue Mountains - Bill 21, Protect and Food Act, 2025.
ddd) Township of North Dumfries - Bill 21, Protect our Food Act, 2025.
eee) Municipality of Strathroy-Caradoc - Bill 21, Protect out Food Act, 2025.
fff) Canadian Municipal Barometer - 2026 Elected Officials Survey Wrap-Up.
ggg) Ministry of the Environment, Conservation and Parks - Improving Ontario's Conservation Authority System.
hhh) The Township of The Archipelago - Request that the Minister of Education extricate the West Parry Sound Municipalities from the Near North District School Board.
iii) The Township of The Archipelago - West Parry Sound Health Centre - MRI Machine.
jjj) Environmental and Climate Change Canada -Section 46 Notice and Notice of Intent for the Federal Plastics Registry.
kkk) Township of Puslinch - Reduced Rate Distribution of Library Resources.

lll) Town of Fort Frances - Mayoral Authority and Municipal Police Budget Sustainability.
mmm) Town of Parry Sound - Magnetawan First Nation land claim & lands taken for Hwy 69.
nnn) Municipality of Bluewater - Avon Maitland District School Board.
ooo) Municipality of Bluewater - Ontario Regulation 391-21 Blue Box.
ppp) County of Prince Edward - OPP Sustainable Police Services Funding.
qqq) Town of Whitby - Comprehensive Review of the Provincial-Municipal Fiscal Framework.
rrr) Township of Carling - Food and Housing Affordability Data.
sss) Municipality of Chatham-Kent - Food Insecurity Declaration.
ttt) The Township of McKellar - Association of Ontario Road Supervisors (AORS).
uuu) Fisheries and Oceans Canada - Letter of Support re Jones Island Rear Lighthouse preservation.
vvv) Northumberland County - Elbows Up for Climate Action.
www) Town of Parry Sound - Maintain Municipally Governed, Watershed-Based Conservation Authorities.
xxx) Ministry for Seniors and Accessibility - Ontario Senior of the Year 2026.
yyy) Township of Greater Madawaska - Postal Rates for Library Materials.
zzz) Township of Greater Madawaska - OCIF Extension and Review.
aaaa) Township of Otonabee-South Monaghan - Alto High Speed Rail Project (Bill C-15 Budget).
bbbb) Municipality of South Huron - Ontario Veterinary College Enrollment.
cccc) Municipality of South Huron - Ontario Heritage Organization Development Grant Advocacy.
dddd) City of Sarnia - Strengthening Municipal Accountability and Public Trust (Bill 9).
eeee) Paul Sullivan, Principal, Practice Leader Advocacy and Tax Policy Canada - Unfreeze Ontario - The Cost of Inaction.
ffff) Town of Saugeen Shores - Architectural Conservancy of Ontario include $10M per year for Heritage Helping Housing.
gggg) CN - Notice - Annual Vegetation Management Program.
hhhh) Northeastern Manitoulin & The Islands - Tar and Chip.

Adoption of Minutes

The Corporation of the Township of Seguin

Draft Minutes of a Regular Meeting of Council

held on Monday, March 2nd, 2026 at 2:30 p.m.
in the Township of Seguin Council Chambers
and Electronic Participation

The following Members were present:

- Mayor Ann MacDiarmid (Council Chambers)
- Councillor Ward 1 Ken Adams (Council Chambers)
- Councillor Ward 2 Mario Buszynski (Council Chambers)
- Councillor Ward 3 Greg Getty (Council Chambers)
- Councillor Ward 4 Terry Fellner (Council Chambers)
- Councillor Ward 6 Gail Finnson (videoconference)

Regrets were received from:

- Councillor Ward 5 Ted Collins

Approval of Agenda.
After the meeting was called to order Mayor MacDiarmid asked for approval of the agenda. Council approved the agenda with the following additions/changes. Removal of 05. Public Meeting item e) Municipally Initiated Storage Containers and Housekeeping Zoning By-law Amendments and Decision item d). Report No. PL-2026-027. Requested by Planning Department. Addition to 06. Delegations item a) Jen Snazyk, West Parry Sound Health Centre Foundation, Walk, Run, Pole event and request for funding of additional information. And a change, it will be Deborah Loosemore, CEO presenting.

Disclosure of Pecuniary Interest.
Mayor MacDiarmid requested that any disclosures of conflict of interest/pecuniary interest be declared for the record. None were declared.

The following resolutions were considered.

Resolution No. 2026-044
Moved by: Councillor Mario Buszynski
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular and Closed Session Meetings of Council held February 2nd, 2026 as circulated.".

CARRIED

Resolution No. 2026-045
Moved by: Councillor Greg Getty
Seconded by: Councillor Mario Buszynski
"**THAT** the Council of The Corporation of the Township of Seguin does hereby

adjourn the Regular Meeting to hold a Public Meeting for the following matters:

- Consent Application No. B-2025-0037-H and Zoning By-law Amendment Application No. R-2025-0023-H (Hyatt).
- Consent Application Nos. B-2025-0040-H & B-2025-0041-H and Zoning By-law Amendment Application No. R-2025-0026-H (2833823 Ontario Corp.).
- Consent Application Nos. B-2025-0034-H & B-2025-0035-H and Zoning By-law Amendment Application No. R-2025-0022-H (Trodden).
- Consent Application No. B-2025-0039-H and Zoning By-law Amendment Application No. R-2025-0024-H (Triemstra).
- Zoning By-law Amendment Application No. R-2026-0004-F and Draft Plan of Subdivision Application No. CON-2026-0001-F (Hall).".

CARRIED

The Mayor advised Council would now hold public meetings for proposed Consent, Zoning By-law Amendment and Draft Plan of Subdivision Applications.

The Mayor advised in accordance with the Planning Act, Council would consider all matters placed before it prior to granting a Consent or passing a Zoning By-law Amendment.

The Mayor advised anyone who wished to receive notice of a decision or notice of passing of a Zoning By-law Amendment and who had not submitted such a request in writing should provide their full name and address to the Clerk.

The Mayor advised no one other than the prescribed persons may appeal an application under the provisions of the Planning Act. If they do not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Township of Seguin prior to the decision of Council, then the Ontario Land Tribunal may dismiss the appeal.

The Mayor advised the purpose of proposed Consent Application No. B-2025-0037-H (Hyatt) is to separate two abutting properties that have inadvertently merged, with a minor adjustment to the lot configuration. And the purpose of the associated Zoning By-law Amendment Application No. R-2025-0023-H (Hyatt) would rezone the proposed retained waterfront lot and lot addition parcel to a Limited Service Residential Zone and rezone the proposed severed lot to a Rural Residential exception zone to recognize the deficient lot area and frontage.

The Mayor asked the Clerk to state the method by which Notice of the meeting was provided and the dates on which that Notice was provided.

The Clerk advised Notice of the public meeting was provided by posting the property on February 9th, 2026, posting on the Township of Seguin's website, and by regular mail on February 10th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised correspondence had been received from the Ministry of Transportation Ontario.

The Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to these applications.

No in-person verbal submissions were received.

The Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised Sam Soja of Tulloch, Agent for the Applicant had registered to speak to these applications via electronic participation.

Sam Soja of Tulloch, Agent for the Applicant attended the meeting via electronic participation and addressed Council to explain the reasons for the applications and to answer questions of Council related to the applications.

The Mayor advised the purpose of proposed Consent Application Nos. B-2025-0040-H & B-2025-0041-H (2833823 Ontario Corp.) is to create two new rural lots with frontage on Nipissing Road. And the purpose of the associated Zoning By-law Amendment Application No. R-2025-0026-H is to rezone the proposed lots to Rural exception zones to recognize reduced lot area and frontages and to implement site-specific recommendations from the supporting studies. A portion of the subject lands would also be rezoned to an Environmental Protection Zone.

The Mayor asked the Clerk to state the method by which Notice of the meeting was provided and the dates on which that Notice was provided.

The Clerk advised Notice of the public meeting was provided by posting the property on February 9th, 2026, posting on the Township of Seguin's website, and by regular mail on February 10th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised no correspondence had been received.

The Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to these applications.

No in-person verbal submissions were received.

The Mayor asked if anyone had registered to speak to these applications via electronic participation.

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The Clerk advised Jonathan Pauk of Morgan Planning, Agent for the Applicants, and Erica & Dale Gale, the Applicants, had registered to speak to these applications via electronic participation.

Jonathan Pauk of Morgan Planning, Agent for the Applicants attended the meeting via electronic participation and addressed Council to provide a presentation, explain the reasons for the applications and answer questions of Council related to the applications.

Erica & Dale Gale, the Applicants attended the meeting via electronic participation and advised Council they were present to answer questions of Council related to the applications.

The Mayor advised the purpose of proposed Consent Application Nos. B-2025-0034-H & B-2025-0035-H (Trodden) is to permit a lot addition and a right-of-way to benefit 294 Turtle Lake Road. And the purpose of the associated Zoning By-law Amendment Application No. R-2025-0022-H (Trodden) is to rezone the lot addition lands and to provide a site-specific exception for an existing workshop on the lands.

The Mayor asked the Clerk to state the method by which Notice of the meeting was provided and the dates on which that Notice was provided.

The Clerk advised Notice of the public meeting was provided by posting the property on December 18th, 2025, posting on the Township of Seguin's website, and by regular mail on December 19th, 2025. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised no correspondence had been received.

The Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to these applications.

No in-person verbal submissions were received.

The Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised Sam Soja of Tulloch, Agent for the Applicant had registered to speak to these applications via electronic participation.

Sam Soja of Tulloch, Agent for the Applicant attended the meeting via electronic participation and addressed Council to explain the reasons for the applications and answer questions of Council related to the applications.

The Mayor advised the purpose of proposed Consent Application No. B-2025-0039-H (Triemstra) is to create one new rural lot with frontage on Highway 141.

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And the purpose of the associated Zoning By-law Amendment Application No. R-2025-0024-H (Triemstra) is to rezone the retained lands to a Rural Exception Zone to recognize deficient rural lot frontage.

The Mayor asked the Clerk to state the method by which Notice of the meeting was provided and the dates on which that Notice was provided.

The Clerk advised Notice of the public meeting was provided by posting the property on December 18th, 2025, posting on the Township of Seguin's website, and by regular mail on December 19th, 2025. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised correspondence had been received from the Ministry of Transportation Ontario.

The Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to these applications.

No in-person verbal submissions were received.

The Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised no one had registered to speak to these applications via electronic participation.

The Mayor advised the purpose of proposed Zoning By-law Amendment Application No. R-2026-0004-F (Hall) is to reduce the minimum lot area for single detached structures from 0.35 hectares to 0.15 hectares. Reduced frontages for flag lots are also required. Portions of the EP zones are to be modified for road modifications. And the proposed Draft Plan of Subdivision Application No. CON-2026-0001-F (Hall), a phased subdivision proposes 112 Residential lots in Phase 1, and 73 dwelling units in additional phases. Single detached and semi-detached structures are envisioned.

The Mayor asked the Clerk to state the method by which Notice of the meeting was provided and the dates on which that Notice was provided.

The Clerk advised Notice of the public meeting was provided by posting the property, posting on the Township of Seguin's website, and by regular mail on February 10th, 2026. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised no correspondence had been received.

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The Mayor asked if there was anyone present in-person in the Council Chambers who wished to speak in favour of or in opposition to these applications.

Michael Grootenboer attended the meeting in-person and addressed Council to state concerns with the proposed development.

Mary Hunter attended the meeting in-person and addressed Council to state concerns with the proposed development.

April Denman attended the meeting in-person and addressed Council to state concerns with the proposed development.

Christine Reitzel attended the meeting in-person and addressed Council to state concerns with the proposed development.

The Mayor asked if anyone had registered to speak to these applications via electronic participation.

The Clerk advised Tim Cane of SGL Planning & Design Inc., Agent for the Applicant, and Kirby Hall, the Applicant, had registered to speak to these applications via electronic participation.

Kirby Hall, the Applicant attended the meeting via electronic participation to provide clarification, speak to concerns raised and answer questions of Council related to the applications.

Tim Cane of SGL Planning & Design Inc., Agent for the Applicant attended the meeting via electronic participation to provide clarification, speak to concerns raised and answer questions of Council related to the applications.

The Mayor advised Council would now close the public meeting and reconvene to the regular meeting.

Resolution No. 2026-046
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ken Adams
"**THAT** the Public Meeting held for the following matters is hereby closed and the Regular Meeting is hereby reconvened:

- Consent Application No. B-2025-0037-H and Zoning By-law Amendment Application No. R-2025-0023-H (Hyatt).
- Consent Application Nos. B-2025-0040-H & B-2025-0041-H and Zoning By-law Amendment Application No. R-2025-0026-H (2833823 Ontario Corp.).
- Consent Application Nos. B-2025-0034-H & B-2025-0035-H and Zoning By-law Amendment Application No. R-2025-0022-H (Trodden).
- Consent Application No. B-2025-0039-H and Zoning By-law Amendment Application No. R-2025-0024-H (Triemstra).
- Zoning By-law Amendment Application No. R-2026-0004-F and Draft Plan of Subdivision Application No. CON-2026-0001-F (Hall).".

CARRIED

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Resolution No. 2026-047
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No.'s B-2025-0040-H & B-2025-0041-H (2833823 Ontario Corp.), subject to the conditions set out in the Decisions.".

CARRIED

Resolution No. 2026-048
Moved by: Councillor Mario Buszynski
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-020, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-010-010-00703, R-2025-0026-H, 64 Nipissing Road), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-049
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2025-0034-H & B-2025-0035-H (Trodden), subject to the conditions set out in the Decisions.".

CARRIED

Resolution No. 2026-050
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-016, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-010-004-07400, R-2025-0022-H, 298 Turtle Lake Road), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-051
Moved by: Councillor Terry Fellner
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2025-0039-H (Triemstra), subject to the conditions set out in the Decision.".

CARRIED

Resolution No. 2026-052
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-019, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-010-009-06001, R-2025-0024-H, 390 Highway 141), is hereby deemed to have been read a first, second and third time and passed

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by Council.".

CARRIED

Deborah Loosemore, Chief Executive Officer of the West Parry Sound Health Centre Foundation attended the meeting in-person and addressed Council to provide information on the Foundation's Walk, Run, Pole event and to request funding. Council advised Ms. Loosemore of the Township of Seguin's Donations Policy and that Council had already approved the donations for the 2026 budget. Council suggested the Members of Council would create a group to enter the event and raise funds.

Resolution No. 2026-053
Moved by: Councillor Greg Getty
Seconded by: Councillor Mario Buszynski
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda & Addendum for the March 2nd meeting of Council.

Clerks:

- Report No. CL-2026-001, Sign Agreement – Northern Living Kitchen & Bath.

Planning:

- Report No. PL-2026-019, Consent Application No. B-2025-0037-H and Zoning By-law Amendment Application No. R-2025-0023-H (Hyatt).
- Report No. PL-2026-023, Consent Application Nos. B-2025-0040-H & B-2025-0041-H and Zoning By-law Amendment Application No. R-2025-0026-H (2833823 Ontario Corp.).
- Report No. PL-2026-024, Consent Application Nos. B-2025-0034-H & B-2025-0035-H and Zoning By-law Amendment Application No. R-2025-0022-H (Trodden).
- Report No. PL-2026-025, Consent Application No. B-2025-0039-H and Zoning By-law Amendment Application No. R-2025-0024-H (Triemstra).
- Report No. PL-2026-028, Zoning By-law Amendment Application No. R-2026-0004-F and Draft Plan of Subdivision Application No. CON-2026-0001-F (Hall).
- Report No. PL-2026-022, Road Allowance Stop Up & Closure Marina Street.
- Report No. PL-2026-026, Rock Crushing Recommendation Report.

Public Works:

- Report No. WM-2026-001, Waste Management Review.

Treasury:

- Report No. TR-2026-002, 2025 Treasurer's Statement of Development Charges and Reserve Funds.
- Financial Update to December 31st, 2025 (unaudited).".

CARRIED

Resolution No. 2026-054
Moved by: Councillor Greg Getty
Seconded by: Councillor Ken Adams

"**THAT** By-law No. 2026-024, Being a By-law to authorize the execution of an Agreement between 1650566 Ontario Ltd. (Northern Living Kitchen & Bath) and The Corporation of the Township of Seguin relating to a commercial sign and property owned by The Corporation of the Township of Seguin situated between Oastler Park Drive, Hunter Drive and Designers Lane (formerly Link Drive) in the former Township of Foley, now in the Township of Seguin, District of Parry Sound, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2025-277
Moved by: Councillor Gail Finnson
Seconded by: Councillor Terry Fellner
"**THAT** By-law No. 2025-084, Being a By-law to stop up and close the Roadway on PL163, in the Township of Seguin, District of Parry Sound (Marina Street), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-055
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-017, Being a By-law to regulate rock crushing, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-056
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**WHEREAS**, at the Special Council Meeting held on January 15, 2026 Council reached a consensus that no transfer sites should be closed, and that the existing 7 transfer sites should be maintained and enhanced;

AND WHEREAS, the preferred approach aligns with Scenario 1 of the 2025/26 Waste Management Review Special Council Session January 15, 2026 report/presentation.

THEREFORE BE IT RESOLVED THAT as per Staff Report No. WM-2026-001, Waste Management Review Report the Council of The Corporation of the Township of Seguin does hereby authorize and direct staff to proceed with the required next step to retain an Engineer to begin the planning process to implement changes to the waste management system.

AND THAT Council authorizes funding to begin the engineering and design work in 2026, in an amount not to exceed $140,000 to be funded from capital reserves.

AND FURTHER THAT Council directs staff to include this amount in the amended 2026 capital budget to be presented in the coming months for final approval.".

DRAFT

CARRIED

Resolution No. 2026-057
Moved by: Councillor Ken Adams
Seconded by: Councillor Mario Buszynski
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Annual Statement of the Treasurer of Development Charges and Reserve Funds for the period from January 1 to December 31, 2025 attached as Schedule "A" to this Resolution.".

CARRIED

Resolution No. 2026-058
Moved by: Councillor Greg Getty
Seconded by: Councillor Mario Buszynski
"**WHEREAS**, on the 6th day of July, 2015 the Council of The Corporation of the Township of Seguin passed Resolution No. 2015-190 approving the documents prepared by the SMART Community Committee to establish WPS SMARTCo. Inc. as a not-for-profit corporation under the Ontario Corporations Act and consented to the SMART Community Committee taking the necessary steps to incorporate WPS SMARTCo. Inc. as a not-for-profit corporation under the Ontario Corporations Act;

AND WHEREAS, on the 24th day of January, 2025 the Board of West Parry Sound SMART Community Network Inc. passed a resolution to propose the dissolution of the West Parry Sound SMART Community Network Inc.;

AND WHEREAS, Member consent is required to achieve dissolution.

THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin as a body having appointed a Member to the West Parry Sound SMART Community Network Inc. does hereby authorize and direct the Mayor and the Clerk to sign the CONSENT FORM for the dissolution of West Parry Sound SMART Community Network Inc. attached hereto as Schedule "A".".

CARRIED

Resolution No. 2026-059
Moved by: Councillor Greg Getty
Seconded by: Councillor Ken Adams
"**WHEREAS**, improved financial stability allows municipal residents to participate, contribute, and invest in their local economies and communities;

AND WHEREAS, poverty puts additional pressure on municipalities, who are responsible for delivering necessary public and social services to support residents who are struggling with the consequences of inadequate income;

AND WHEREAS, poverty, homelessness and food insecurity have detrimental impacts on physical and mental health;

AND WHEREAS, income is an important social determinant of health that greatly impacts a household's ability to pay for the basic costs of living, including housing and food;

DRAFT

AND WHEREAS, the 2025 North Bay Parry Sound food affordability results show that households reliant on social assistance do not have enough money for the costs of living.

NOW THEREFORE BE IT RESOLVED THAT The Corporation of the Township of Seguin does hereby support efforts to raise awareness about, and work to reduce poverty, homelessness and food insecurity.

AND FURTHER BE IT RESOLVED THAT The Corporation of the Township of Seguin does hereby endorse the recommendations from the North Bay Parry Sound District Health Unit and call on the Province of Ontario to increase Ontario Works and Ontario Disability Support Program rates to reflect the costs of living, and index Ontario Works rates to inflation going forward.

AND THAT a copy of this resolution be forwarded to the Honourable Doug Ford (Premier), the Honourable Michael Parsa (Minister of Children, Community and Social Services), the Honourable Sylvia Jones (Minister of Health), Victor Fedeli, MPP (Nipissing), Graydon Smith, MPP (Parry Sound-Muskoka), John Vanthof, MPP (Timiskaming-Cochrane), the District of Parry Sound Social Services Administration Board, the District of Nipissing Social Services Administration Board and the North Bay Parry Sound District Health Unit.".

CARRIED

Resolution No. 2026-060
Moved by: Councillor Mario Buszynski
Seconded by: Councillor Gail Finnson
"**THAT** the Council of The Corporation of the Township of Seguin does hereby appoint Melissa Belanger as a member on the Township of Seguin Recreation & Culture Committee.".

CARRIED

Resolution No. 2026-061
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ken Adams
"**WHEREAS,** municipal public works employees and contracted service providers are responsible for maintaining critical infrastructure including roads, sidewalks, bridges, drainage systems, and winter maintenance operations that are essential to public safety and emergency response;

AND WHEREAS, during significant weather events and emergencies, these workers act as frontline responders, ensuring routes remain open for ambulances, fire services, police, school transportation, and the travelling public;

AND WHEREAS, municipalities across Ontario are reporting an increase in harassment, threats, intimidation, and dangerous interference from members of the public directed at municipal workers and subcontractors while they perform their duties;

AND WHEREAS, these behaviours have included verbal abuse, threats of violence, obstruction of equipment, and actions that delay or disrupt winter maintenance and emergency response operations, placing workers and the broader public at risk;

DRAFT

AND WHEREAS, interference with municipal operations during storms and emergencies jeopardizes service levels, delays critical response times, and creates significant occupational health and safety risks;

AND WHEREAS, the Association of Ontario Road Supervisors (AORS) has formally called on the Province of Ontario to strengthen legislative protections, enforcement support, and consequences for those who threaten or obstruct municipal public works staff and contractors.

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin does hereby support the calls to action advanced by the Association of Ontario Road Supervisors to improve protections for municipal public works workers and subcontractors.

AND FURTHER BE IT RESOLVED THAT the Province of Ontario be requested to introduce legislative and enforcement measures that:

- recognize municipal public works workers and contractors as essential service providers during declared significant weather events and emergencies;
- deter and penalize interference, threats, harassment, or obstruction of municipal operations; and
- provide clear direction and support to police services to proactively respond to these incidents.

AND THAT a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable David Piccini, Minister of Labour, Immigration, Training and Skills Development, the Honourable Rob Flack, Minister of Municipal Affairs and Housing and the Association of Ontario Road Supervisors.".

CARRIED

Council considered correspondence from Lis McWalter requesting a letter of support for the preservation of the Jones Island Rear Lighthouse. Council directed Councillors Fellner and Finnson to research which Federal agency to contact regarding the preservation of lighthouses and advise the Mayor and the Clerk of the contact information. The Mayor will send a letter of support for the preservation of the Jones Island Rear Lighthouse.

Resolution No. 2026-062
Moved by: Councillor Greg Getty
Seconded by: Councillor Terry Fellner
"**THAT** the Council of The Corporation of the Township of Seguin does hereby authorize the following Members of Council to attend the 2026 Ontario Small Urban Municipalities (OSUM) Annual Conference & Trade Show being held April 29th to May 1st, 2026 in Parry Sound, Ontario. Reimbursement of expenses will be as per Township policy:

Councillor Adams.".

CARRIED

Resolution No. 2026-063
Moved by: Councillor Greg Getty
Seconded by: Councillor Mario Buszynski
"**THAT** By-law No. 2026-021, Being a By-law to enter into a Commercial Lease Agreement between Mike Beasley and The Corporation of the Township of Seguin for facilities located on Plan 163, Part Lot 18, Village of Rosseau known as 1142 Highway #141, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-064
Moved by: Councillor Ken Adams
Seconded by: Councillor Gail Finnson
"**THAT** By-law No. 2026-015, Being a By-law to write off taxes on properties in the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

The Members of Council provided verbal updates on the various meetings and events they have been involved in since the last meeting of Council.

Resolution No. 2026-065
Moved by: Councillor Ken Adams
Seconded by: Councillor Mario Buszynski
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Board & Committee Minutes & Agendas and the Correspondence as presented on the Agenda and Addendum for the March 2nd, 2026 Meeting of Council.".

CARRIED

Resolution No. 2026-066
Moved by: Councillor Mario Buszynski
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 4:50 p.m. in order to address matters pertaining to:

- Personal matters about an identifiable individual, including municipal or local board employees, related to:
  - Human Resources Matters.".

CARRIED

Resolution No. 2026-067
Moved by: Councillor Ken Adams
Seconded by: Councillor Mario Buszynski
"**THAT** the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 5:48 p.m.".

CARRIED

DRAFT

Resolution No. 2026-068
Moved by: Councillor Terry Fellner
Seconded by: Councillor Gail Finnson
"**THAT** By-law No. 2026-022, Being a By-law to confirm the proceedings of meetings of Council, is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-069
Moved by: Councillor Ken Adams
Seconded by: Councillor Mario Buszynski
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 5:48 p.m. to meet again on Tuesday, April 7th, 2026 or at the call of the Mayor.".

CARRIED

Ann MacDiarmid,
Mayor

Craig Jeffery,
Clerk

DRAFT

Public Meeting

Seguin Township

Staff Report to Council

Prepared for: Mayor and Council

Subject: Revision to Schedule "A" of By-Law No. 2022-052

From: Curtis Livingstone CET, CBCO – Chief Building Official

Agenda Date: April 7, 2026 **Report No: BD-2026-001**

Executive Summary:

This report presents the updates to Schedule "A" of by law 2022-052 to include a cost recovery fee structure for septic system permitting. The legislated public notification and meeting process has been completed.

Seguin Township

Staff Report to Council

Prepared for: Mayor and Council

Subject: Revision to Schedule "A" of By-Law No. 2022-052

From: Curtis Livingstone CET, CBCO – Chief Building Official

Agenda Date: April 7, 2026 **Report No: BD-2026-001**

Recommendation:

That Council approve the revisions to Schedule "A" of by law 2022-052.

Background & Analysis:

With the forthcoming delegation of duties by the Ministry of Municipal Affairs and Housing, to the township of Seguin to administer Part 8 of the Building Code, Onsite Sewage Systems, updates to Schedule "A" of by law 2022-052 to include a cost recovery fee structure for septic system permitting is required. The fee structure established here is based on a cost recovery model that is comparable to the fees charged by other municipalities and the fees are less than the current fee structure in use by North Bay Mattawa Conservation Authority.

Financial Impacts:

The modifications to the building permit fee schedule include fees for processes to administer permitting for Onsite Sewage Systems. The fee model is based on a cost recovery model.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

Staff recommends that Council Approve the revisions to Schedule "A" of by law 2022-052.

Attachments:

Schedule "A" – 2026 Building Services Fee Schedule "A"

Prepared by:



Curtis Livingstone, CET, CBCO
Chief Building Official

Reviewed/Approved By:



Jason Inwood CAO

THE CORORATION OF THE TOWNSHIP OF SEGUIN
By-law 2022-052

Building Services Fee Schedule "A"

	Type of Structure/Project	**Rate to Determine Estimated Construction Value (CV)**	**Permit Fee Calculation**
A	Residential Building: (Dwelling, Cottage, Guest Cabin etc.)	$175/ft2 of finished/habitable floor area $125/ft2 of unfinished/storage floor area	$10.00 per $1000 of CV OR $1.75 per ft2 Finished/Habitable $1.25 per ft2 Unfinished
B	Commercial, Industrial or Institutional Buildings: (New or addition(s) to existing)	$175/ft2 of total floor area	$10.00 per $1000 of CV
C	Accessory Building: (Boathouse*, Boatport*, Garage, Carport, Shed, Porch, Solarium, Storage Building, Farm Building etc.)	Habitable Non Habitable / Storage	$1.75/ ft2 - Minimum $500 $1.25/ ft2 - Minimum $500
D	Renovation or repair	$175/ft2 Finished floor area $125/ft2 Unfinished / Storage	$10.00 per $1000 of CV
E	Dock Deck Foundation Only or Foundation Repair	Flat Rate	$450
F	Class 2 Septic System (Greywater Pit), or Class 3 Septic System (Cesspool)	Flat Rate	$500
G	Class 4 Septic System	Flat Rate	$850
H	Tank Replacement Only	Flat Rate	$450
I	Demolition (Building or Septic)	Flat Rate	$150
J	Revision to Plans/Re-submission (Building or Septic)	Flat Rate	$150
K	Temporary tent	Flat Rate	$300
L	Change of Use	Flat Rate	$300
M	Plumbing Only Permit Fee	Flat Rate	$300
N	Solid Fuel (stove, fireplace/chimney)	Flat Rate	$300
O	Conditional / Staged Permit	Flat Rate + permit fee	$300 plus fee at applicable rate
P	Additional / Special Inspection, Site Inspection (Septic) – Pre-Permit or Site Review	Flat Rate	$175
Q	Site Plan Conformance Review (Building or Septic) per lot/system	Flat Rate	$150
R	Permit extension Fee (applicable after three (3) year validity period)	Flat Rate	$200
S	Construction Without Permit	Surcharge + any applicable fine associated with BCA prosecution.	50% increase of permit fee
T	Alternative Solution Proposal	Flat Rate + Expenses	$300, plus expenses
U	Miscellaneous/Administration (Discretion of CBO)	Flat Rate	$150

(1) At the discretion of the CBO, the greater of the construction value listed on the application or construction value as determined by the CBO, based on the rates in Schedule A, will be used to calculate the permit fee.
(2) At the discretion of the CBO, the greater of rates per square foot of floor area or based on construction value may be used.

Prepared for: Mayor and Members of Council

Subject: Municipally Initiated - Storage Containers and Housekeeping Zoning Amendment

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: April 7, 2026 Report No: PL-2026-027

Executive Summary:

This staff report implements a Council direction to permit storage containers (sea-cans) on residential lots. It also includes small housekeeping matters.

Agency and public comments should be considered.

Council's By-law is ready for passage.

Prepared for: Mayor and Members of Council

Subject: Municipally Initiated - Storage Containers and Housekeeping Zoning Amendment

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: April 7, 2026 Report No: PL-2026-027

Council Direction:

That Zoning By-law Amendment By-law 2026-018 be passed.

Background & Analysis:

Rezoning Application:	R-2025-0020-S
Applicant:	Municipally Initiated
Civic Address:	Not applicable, Seguin Wide.

On November 17, 2025 Council directed staff to:

- Proceed with Option 3 of Staff Report No. PL-2025-107, Shipping Containers Information Report. Also suspend enforcement pending implementation of Option 3.

Option 3 being:

- **Option 3:** Council can direct that a Zoning By-law Amendment be processed to permit shipping containers in the backyard of residential zones (e.g., Rosseau - R1 and lakefronts - SR1), subject to increased setbacks.

This report allows Council to enact this direction.

Proposal

The Storage Container (Sea-Can Change):

The following changes would be included in Section 4.37 of the Zoning By-law.

	Current Provisions	Proposed Change
Zones where a storage container is permitted -	• Rural (RU) • Rural Industrial (RI) • Rural Commercial (RC) • General Industrial (M2) • Light Industrial (M3) • Aggregate Pit (MP) • Aggregate Pit and Quarry (MQ) • Airport (AR) • Airport Industrial (AR1)	Add the following zones: • Highway Commercial (C3) • Village Light Industrial (M1) • Rural Residential (RR) • Village Residential One Zone (R1) • Shoreline Residential Zones (SR1, SR2, SR3, SR4, SR5, SR6, and LSR)
Special Rules which Apply to New Residential Zones	Not permitted	• Limit to an area of 30 m2 per lot (equivalent of one large container) • Make subject to the same setbacks and coverage rules which accessory structures (ex, a garage or shed, not in a front yard) adhere to.
Definition	Current Definition: Container, Storage means the trailer portion of a tractor-trailer unit or transport truck without the running gear, or a rail or seaway container, which is traditionally used for the shipping and transportation of goods and materials.	New Definition: Storage Container means an accessory structure that is pre-manufactured, transportable, enclosed container (including a shipping container/“sea-can”, rail container, or similar intermodal freight container), that: a) is placed or kept on a lot primarily for the storage of goods, materials, equipment or similar items, and is not used for habitation, business occupancy, or the provision of services to the public; b) is largely unmodified, such that it substantially retains its original

		structural form and appearance as a freight container, including a metal shell and cargo-type doors, and does not include additions such as porches, decks, permanent roofs/canopies, bay windows, or similar appurtenances; c) may be located on the ground, on a foundation, on skids, or on a vehicle or trailer, whether or not the vehicle or trailer is licensed or capable of being moved; and d) does not include a shipping container or similar unit that is incorporated into, or forms part of, the construction of a building for residential, commercial, industrial, institutional, or agricultural use, where the unit is converted or integrated as a building element.

Per Council's direction, this amendment will permit storage containers in residential zones, subject to the same setback rules which apply to garages and sheds. Residential zones will only permit one per lot.

Housekeeping Amendment:

There is an opportunity to streamline some matters in the Zoning By-law:

	Current Provision	Proposed Change
Split Zoned Lots - Sections 3.6 v) and 4.16	These provisions note that split-zoned lots will be treated as separate lots as it relates to yard setbacks and zone requirements.	It is proposed to remove the yard setback on split-zoned lots, as in a Seguin/waterfront context, and with inaccurate zoning schedules, it leads to unintended consequences and property owner hardships. It is common for rural municipalities to have split-zoned properties by nature, which leads to difficulties obtaining

		building permits when there is no core problem.
Building Setbacks – 4.1.8	Technically, all accessory buildings need to be separated by at least 1.2 metres from any other structure.	If implemented rigidly, this wouldn't allow sundecks next to a structure or other such common uses. It will be modified to note the setback applies from separate accessory structures to other accessory structures (ex, sheds to sheds).
Only one 1 ½ storey accessory structure per lot – 4.1.12	Currently, it notes that only one guest cabin, or one 1 ½ storey boathouse, or one ½ storey detached garage is permitted per lot.	The intent of this provision will be further improved to include two-storey garages, as there is a loophole.
Eave Height – Where to Measure from	It is measured from the high-water mark. This is a difficult point to measure from in-field.	Measure from the top of the dock. This will match how boathouse height is measured.

Comments:

Clerk: No comments
Building: No comments
Fire/By-law: No comments
Public Works: No comments
Treasury: No comments

Public Participation & Access

Notice of the application was circulated and posted in accordance with the Planning Act. Notice was also posted on the Township's website.

A comment of opposition has been included per Schedule B, noting storage containers are an eyesore and negatively impact the value of neighbouring properties, but are acceptable on a temporary basis during construction.

Land Use Planning Policy

Provincial Planning Statement, 2024 (PPS) and Growth Plan for Northern Ontario (GPNO)

The Provincial Planning Statement is a province-wide document requiring consistency of all decisions with its policies.

The shipping container amendment and housekeeping amendment do not have major Provincial Planning Statement implications.

The proposed modifications are consistent with the PPS and GPNO policies.

Official Plan and Zoning By-law

As Council directed that the storage container amendment be brought forward for consideration, an analysis of the Official Plan and Zoning By-law will not occur.

The housekeeping aspect of the by-law better implements the intent of the Official Plan. It will still ensure adequate protection of split-zoned lots and environmental features, while removing an unintended obstacle.

The building setback issue is also technical in nature and just requires clarity.

The additional clarity where two-storey garages are considered the same as 1 ½ storey garages better meets the intent of the Official Plan, reducing the scaling/massing in the shoreline area, and ensuring that the built design does not dominate the character.

In summary, the housekeeping amendment improves the planning process and better implements the intent of the Official Plan.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

On the November 2026 staff report, it was recommended that it be accepted for information purposes, but the following alternatives were listed in order of preference:

- *Option 1: Maintain the status quo. Given that the Township's by-law records only show three complaints on this topic over the past couple of years...*
- *Option 2: Council directs staff that this Section of the By-law be reviewed as part of the Township's Comprehensive Zoning By-law review.*

- *Option 3: Council can direct that a Zoning By-law Amendment be processed to permit shipping containers in the backyard of residential zones (e.g., Rosseau - R1 and lakefronts - SR1), subject to increased setbacks.*
- *Option 4: Council can direct staff to delete this section of the by-law and not regulate shipping containers.*

Council directed Option 3, which is the basis of this report.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

Per Council direction, the by-law is ready for consideration.

Prepared by:
T. Elgie

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:
Schedule A – Draft By-law
Schedule B – Public Comments

Schedule A to PL-2026-027

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-018

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 Storage Containers and Housekeeping Amendments"

WHEREAS the Council of The Corporation of the Township of Seguin provided direction to amend the Township of Seguin Zoning By-law No. 2006-125; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice of meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. That Section 3.6 v) 3 be deleted and replaced with:

   "Where a lot falls into two or more Zones, each portion of the lot shall be used in accordance with the permitted uses of this By-law for the applicable Zone; and, "

2. That Section 4.1.8 be deleted and replaced with:

   "Building Setbacks

   All accessory buildings and structures shall be setback at least 1.2 metres from all other separate, accessory buildings and structures."

3. That Section 4.1.12 be deleted and replaced with:

   "Accessory Structures, One and a Half or Two Storey

Draft

Only one guest cabin, or a one and one-half storey boathouse, or a one and one-half storey detached garage, or a legal non-conforming or legal non-complying two-storey boathouse, or a two-storey detached garage shall be permitted per lot."

4. That a new Section 4.16 be deleted and replaced with:

   "MULTIPLE ZONES ON ONE LOT

   Where a lot is divided into more than one Zone under the provisions of this By-law, each such portion of the lot shall be used in accordance with the Permitted Uses and zone requirements of this By-law for the applicable Zone as if it were a separate lot; however, the required yard provisions of this By-law shall be determined for the lot as a whole and shall not be increased or altered by the location of a Zone boundary within the lot."

5. That Section 4.37 be amended to include the following new zones:
   "
   - Highway Commercial (C3)
   - Village Light Industrial (M1)"

6. That a new Section 4.37.1 be included after Section 4.37:

   "4.37.1 Storage Containers – Residential Properties

   Storage Containers are permitted within the following Residential zones:

   - Rural Residential (RR)
   - Village Residential One Zone (R1)
   - Shoreline Residential Zones (SR1, SR2, SR3, SR4, SR5, SR6 and LSR)

   Notwithstanding the provisions of this By-law, storage containers shall adhere to the provisions of Section 4.1 and shall be used exclusively for the storage of goods and materials, and may not be used to accommodate work areas, shops, office uses or retail sales. Storage containers shall not be permitted within the front yard, or between the exterior front wall of the primary structure and the front lot line, or the exterior side yard.

   Storage Containers permitted in a Residential Zone per this provision shall be limited to an area of 30 square metres."

7. That Section 13 be amended to delete the definition "Eave Height, Boathouse or Boat Port " and add the following new definition:

   "Eave Height, Boathouse or Boat Port means the Vertical distance between the top of the dock/deck boards and the main roof eave line."

Draft

8. That Section 13 be amended to delete the definition “Container, Storage” and add the following new definition:

“Storage Container means an accessory structure that is pre-manufactured, transportable, enclosed container (including a shipping container/“sea-can”, rail container, or similar intermodal freight container), that:

a) is placed or kept on a lot primarily for the storage of goods, materials, equipment or similar items, and is not used for habitation, business occupancy, or the provision of services to the public;

b) is largely unmodified, such that it substantially retains its original structural form and appearance as a freight container, including a metal shell and cargo-type doors, and does not include additions such as porches, decks, permanent roofs/canopies, bay windows, or similar appurtenances;

c) may be located on the ground, on a foundation, on skids, or on a vehicle or trailer, whether or not the vehicle or trailer is licensed or capable of being moved; and

d) does not include a shipping container or similar unit that is incorporated into, or forms part of, the construction of a building for residential, commercial, industrial, institutional, or agricultural use, where the unit is converted or integrated as a building element.”

BY-LAW read a FIRST, SECOND and THIRD time and finally PASSED and ENACTED this 7th day of April, 2026.

_____
Ann MacDiarmid
Mayor

_____
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

_____ _____
Date Signature

Draft

Schedule B to PL-2026-027

Outlook

STORAGE CONTAINERS AND PROPOSED HOUSEKEEPING AMENDMENT

From Eric Nicolaisen <eric@nico.ca>
Date Thu 3/12/2026 2:03 PM
To Planning <planning@seguin.ca>

[You don't often get email from eric@nico.ca. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it my concern.

I would like to submit in writing that iI am highly opposed to any changes that would allow shipping containers (sea cans) on residential properties. They are an eyesore and they can negatively impact property value of neighbouring properties.

Temporarily use during a construction project is understandable and I have no objection to the temporary (e.g. six months) use of sea cans.

Regards,

Eric Nicolaisen
8 Southdale Rd
Seguin Ontario

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment Application R-2025-0025-H (Coombs)

From: Bradie Debes, Planner, Planning Department

Agenda Date: April 7, 2026 **Report No:** PL-2026-038

Executive Summary:

The purpose of the Zoning By-law Amendment is to request an exception to the Shoreline Residential One (SR1) Zone to permit the construction of a one-storey, one-slip boathouse on an existing dock on a lot with deficient frontage and an exceedance of lot coverage. The applicants wish to replace the recently demolished boathouse with a slightly larger boathouse.

It is recommended that any public and/or agency comments be given consideration, and if there are no concerns, that Council pass the Zoning By-law Amendment.

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment Application R-2025-0025-H (Coombs)

From: Bradie Debes, Planner, Planning Department

Agenda Date: April 7, 2026 **Report No:** PL-2026-038

Recommendation:

That Zoning By-law Amendment By-law 2026-026 be passed.

Background & Analysis:

Application No.:	R-2025-0025-H
Owners:	Douglas and Deborah Coombs
Agent:	Rian Allen, Allen Planning Consulting
Civic Address:	1643B Lake Joseph Road
Roll No.:	4903-010-006-03500

Proposal:

The purpose of the Zoning By-law Amendment is to request an exception to the Shoreline Residential One (SR1) Zone to permit the construction of a one-storey, one-slip boathouse on an existing dock on a lot with deficient shoreline frontage and an exceedance of lot coverage. The applicants wish to replace the recently demolished boathouse with a slightly larger boathouse.

The applicants demolished the 5.2 metre wide, one-slip, 37.94 square metre one-storey boathouse with a rooftop deck and propose to replace it with a new 4.9 metre wide, one slip, 46.0 square metre one-storey boathouse with a pitched roof and no sundeck. The proposed boathouse would be in the same location as the existing boathouse. The new boathouse is longer to accommodate larger, modern boats. The demolished dock was 17.0

metre wide and 53.7 square metres in area, and has been replaced with a new 12.2 metre wide, 100.5 square metre dock.

The following site-specific provisions are required:

	Permitted	Proposed
Maximum Lot Coverage within 60 Metres of the Shoreline	8%	8.8%
Maximum Whole Lot Coverage	8%	8.3%
Boathouse on a Lot with Less than 60 metres of Shoreline Frontage	Not permitted	One-storey, One-slip Boathouse (previously existing)

Figure 1: Key Map

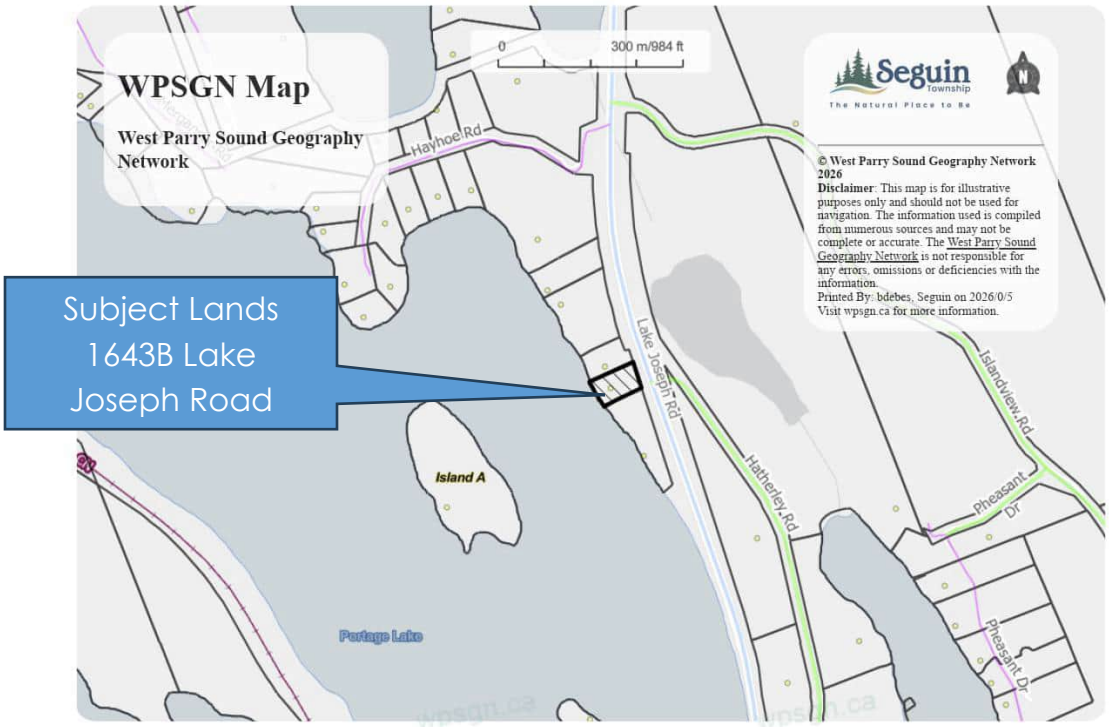


Figure 2: Proposed Site Plan

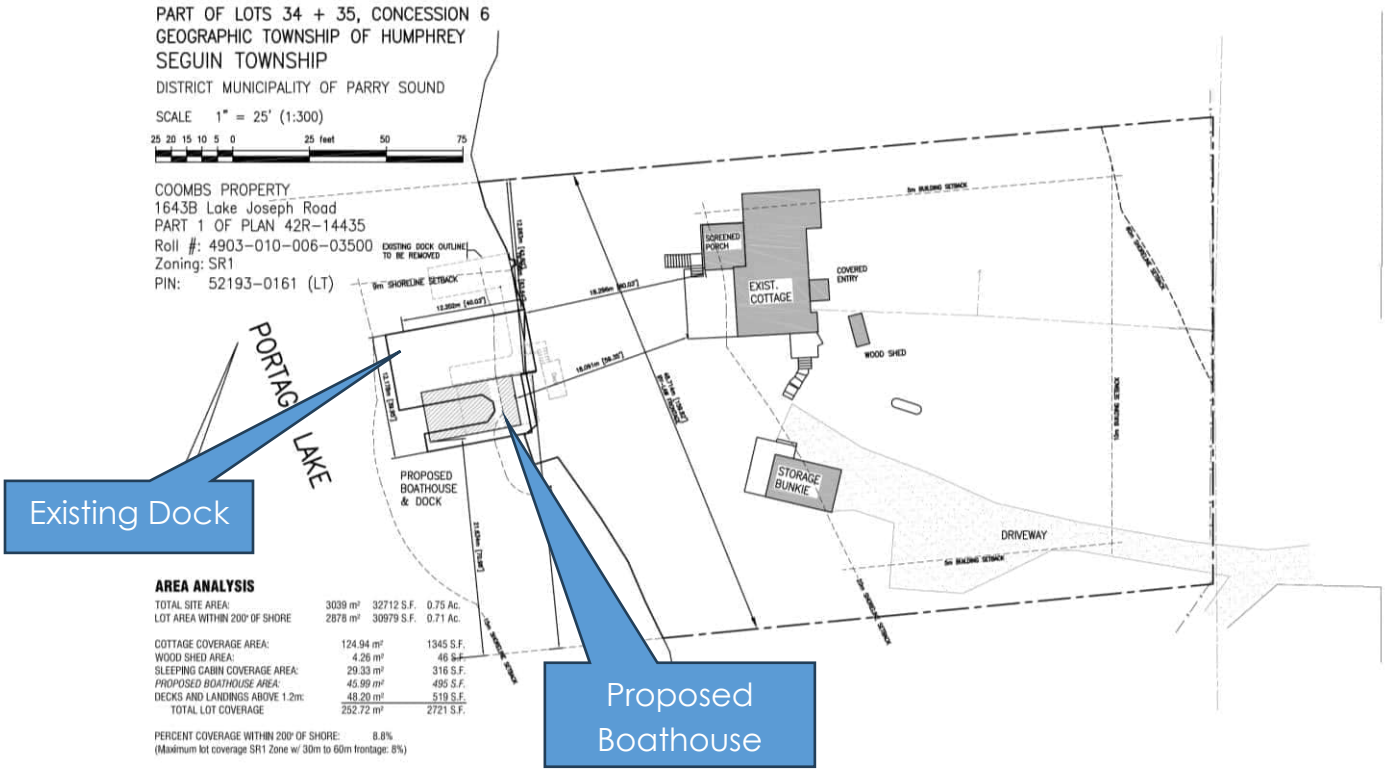
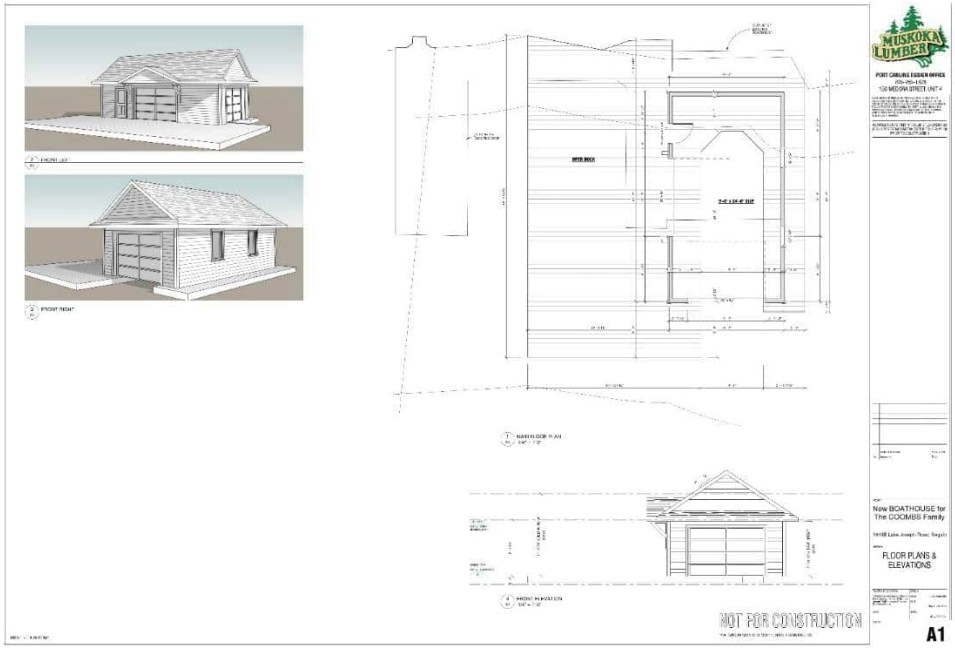


Figure 3: Proposed Boathouse Plan



Official Plan Designation: Shoreline Area
Zoning By-law 2006-125: Shoreline Residential One (SR1)
Access: Lake Joseph Road (Public, year-round maintained)
Lot Size and Frontage: +/- 0.30 hectares in area and +/- 48.7 metres of shoreline frontage on Portage Lake
Existing Development and Site Characteristics: The property is currently developed with a cottage, guest cabin, woodshed and dock. A one-storey, one-slip boathouse was recently demolished on the property. The property is well-vegetated with mostly mature, coniferous trees. The property contains rock outcrops throughout and slopes from the rear of the lot to the shoreline. Neighbouring land uses to the north and south are waterfront residential.

Comments:

Clerk: No comments received
Building: No comments received
Fire/By-law: No comments received
Public Works: No comments received
Treasury: No comments received

Public Participation & Access

Notice of the application was circulated and posted in accordance with the Planning Act. Notice was also posted on the Township's website.

Comments have been received from the Ministry of Transportation (MTO) noting no comments or concerns with the proposal, and are attached as Schedule C to this report.

Land Use Planning Policy

Planning Act

The applications have been reviewed per Section 2 of the Planning Act and are in accordance with the applicable provincial interests.

Provincial Planning Statement, 2024 (PPS) and Growth Plan for Northern Ontario (GPNO)

Pursuant to Section 3 of the Planning Act, all planning decisions must be consistent with the policies of the PPS.

The subject property is located in Rural Lands as defined by the PPS. The Rural Lands policies envision development that can be adequately serviced. Permitted uses include resource-based recreational uses, including recreational dwellings not intended as permanent residences. The application proposes a new boathouse in association with an existing residential use.

Section 4 of the PPS addresses matters relating to the wise use and management of resources. Natural features and areas shall be protected for the long term per Section 4.1.1. There are no natural features that have been identified on the property per Schedule C of the Official Plan.

The Zoning By-law Amendment application is consistent with the PPS and GPNO policies.

Township of Seguin Official Plan

The property is designated Shoreline Area by the Official Plan. The permitted uses in the Shoreline Area include low-density residential uses. Where a land use is permitted, accessory structures to such use are also permitted in the waterfront areas, such as docks and boathouses.

The purpose of the Shoreline Area designation is to maintain or enhance the quality of lake environments, preserve the visual appeal of the waterfront, and protect the natural aesthetics of the shoreline. As part of the Official Plan's objectives, it aims to control the density and intensity of development in waterfront areas to prevent adverse environmental impacts resulting from the development of waterfront properties.

Section C.3.1.3.6 notes that new development in shoreline areas shall be sensitive to the preservation of tree cover and vegetation to prevent erosion and potential nutrient loss.

migration. Further, site alteration and disturbance of vegetation along the shoreline shall be limited to minor alterations.

The applicant has proposed to locate the boathouse on the existing dock, and no additional in-water works are required. There is an existing path to the shoreline and, therefore, no vegetation removal is necessary to access the proposed boathouse.

The waterfront building design policies of Section 3.1.3.11 state that the design of all buildings shall have regard to appropriate setbacks and the protection of vegetative buffers along the lakefront and should be massed to recognize appropriate lake scale. Further, buildings shall be encouraged to orient themselves to the lake. Section C.3.1.3.11 notes that lot coverage shall be limited to a maximum of 10% within 60 metres of the shoreline.

The property is located on Portage Lake and contains 48.7 metres of shoreline frontage. A boathouse is permitted as an accessory structure on Portage Lake where frontage is equal to or greater than 60 metres. The applicants recently demolished a one-storey, one-slip boathouse and are proposing to construct a larger one-storey, one slip boathouse in the same location. The boathouse complies with boathouse width and length, projection, shoreline width and setback requirements within the Zoning By-law. It is staff's opinion that the boathouse will not visually impact adjacent lands or the natural quality of the shoreline.

The proposal increases the lot coverage to 8.8% of the total lot area and 8.3% of the area within 60 metres of the shoreline, which is less than the 10% policy within the Official Plan. The design of the boathouse is compatible with existing development and will preserve the character of the shoreline area.

In consideration of the above, the proposed Zoning By-law Amendment application conforms to the Official Plan.

Zoning By-law 2006-125

The lands are zoned Shoreline Residential One (SR1). The SR1 zone permits uses such as cottages, single detached dwellings, home occupations, and, where permitted, associated accessory structures such as docks and boathouses.

The minimum shoreline frontage required to permit a boathouse is 60 metres under the Zoning By-law. The subject property has 48.7 metres of frontage. The applicant is proposing to construct a new one-storey, one slip boathouse approximately 4.9 metres wide and 9.1 metres long in the same location as the previous boathouse. The boathouse will be slightly larger in size (+8.1 square metres), and length (+1.6 metres), but narrower in width (-0.3 metres). The boathouse will contain a gable roof, where the previous boathouse contained a flat roof with a sundeck.

Staff note that the existing dock was recently constructed, and a replacement dock that had supported the demolished boathouse. Figure 2 outlines the previous dock and boathouse footprint (grey hatched outline). The recently constructed dock was brought into compliance with the northern projected side lot line setback and is more centrally located on the property. The proposed cumulative shoreline width was also brought into compliance, which represents an improvement over the existing situation.

The applicant also requires an exception to permit increases in lot coverage. The proposal to construct a boathouse will result in a lot coverage of 8.3% for the entire property, and 8.8% within the first 60 metres of the shoreline, where 8% is permitted. The property is well vegetated with coniferous trees, which assists in mitigating the request.

The proposed boathouse will meet the shoreline structure requirements outlined within the Zoning By-law, including the minimum setback from the projected lot lines, cumulative shoreline width and projection, which is a good indication that the shoreline will not be congested with development. The proposed boathouse is modest in size and is under the maximum boathouse width and length of 11 metres as per the Zoning By-law.

The boathouse will not change the character of the property and will not lead to a situation where development dominates the natural environment along the shoreline. The existing shoreline vegetative buffer will be preserved.

The proposed application complies with the intent of the Zoning By-law.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

Council has three options on how to proceed with this Report:

- Option 1: Council can approve the application to permit the Zoning By-law Amendment, per Schedule A.
- Option 2: Council can defer the application for the Zoning By-law Amendment to address concerns.
- Option 3: Council can deny the application to permit the Zoning By-law Amendment.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the Planning Department's position that the application is consistent with the Provincial Planning Statement. The application will maintain the intent of the Seguin Official Plan and the provisions of the Zoning By-law. It is recommended that Council approve the proposed Zoning By-law Amendment.

Prepared by:

Bradie Debes
Planner

Reviewed by:

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

Schedule A – Draft By-law 2026-026

Schedule B – Planning Justification Report prepared by Allen Planning Consulting

Schedule C – Pubic Comments

Schedule D - Application

Schedule A to Staff Report PL-2026-038

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-026

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-010-006-03500, 1643B Lake Joseph Road, R-2025-0025-H

WHEREAS the Council of The Corporation of the Township of Seguin received and considered an application to amend the Township of Seguin Zoning By-law No. 2006-125 respecting lands described as "PCL 7047 SEC SS; PT LT 34 CON 6 HUMPHREY; PT LT 35 CON 6 HUMPHREY PT 1 42R14435; PT SHORE RDAL IN FRONT OF LT 34 & 35 CON 6 HUMPHREY (CLOSED BY LT221987) PT 2 42R14435; SEGUIN"; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice of meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. Map #25 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning a portion of those lands described as "PCL 7047 SEC SS; PT LT 34 CON 6 HUMPHREY; PT LT 35 CON 6 HUMPHREY PT 1 42R14435; PT SHORE RDAL IN FRONT OF LT 34 & 35 CON 6 HUMPHREY (CLOSED BY LT221987) PT 2 42R14435; SEGUIN" from the Shoreline Residential One (SR1) Zone to the Shoreline Residential One Exception One Hundred and Eighty Five (SR1-185) Zone, as shown on Schedule "A" attached hereto and forming part of this By-law.

2. Table 6.4 of Section 6.4, Residential Zones – Exceptions, is hereby further amended by adding Exception "185", as set out on Schedule "B" attached hereto and forming part of this By-law.

3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with the provisions of the Planning Act R.S.O. 1990, c. P.13 as amended, and the Municipal Act, 2001, S.O. 2001, c.25 as amended.

Schedule A to Staff Report PL-2026-038

BY-LAW read a **FIRST**, **SECOND** and **THIRD** time and finally **PASSED** and **ENACTED** this 7th day of April 2026.

_____
Ann MacDiarmid
Mayor

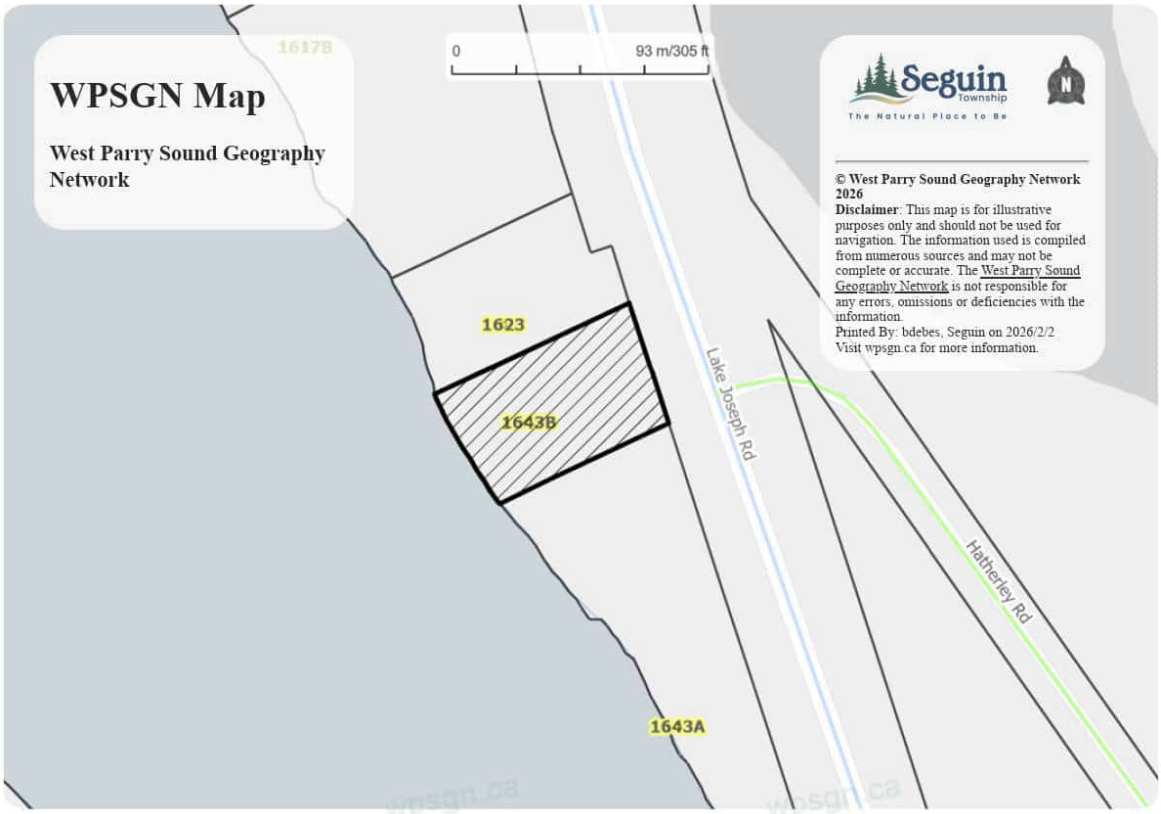
_____
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

_____ _____
Date Signature

Schedule A to Staff Report PL-2026-038

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-026 Schedule "A"
PCL 7047 SEC SS; PT LT 34 CON 6 HUMPHREY; PT LT 35 CON 6 HUMPHREY PT 1 42R14435; PT SHORE RDAL IN FRONT OF LT 34 & 35 CON 6 HUMPHREY (CLOSED BY LT221987) PT 2 42R14435; SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #25



Lands Rezoned from SR1 to SR1-185

Schedule A to Staff Report PL-2026-038

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-026

Amendment to Table 6.4 of Section 6.4, Residential Zones – Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-185	One storey, one slip boathouse			**Section 6.3 – Table 6.3** - Maximum Lot Coverage within 60 metres of the Shoreline – 8.8% - Maximum Lot Coverage (Entire Lot) – 8.3%	

Schedule B to Staff Report PL-2026-038

PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment Application

1634B Lake Joseph Road
Township of Seguin

November 24, 2025

Rian Allen MSc, RPP, MCIP

Allen
PLANNING CONSULTING

BRACEBRIDGE, ON
www.allenplanning.ca

PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment Application

1634B Lake Joseph Road

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Township of Sequin Official Plan, August 2025: 8

Township of Sequin Zoning By-law, December 2022: 11

Allen
PLANNING CONSULTING

1. Overview:

This Planning Justification Report has been prepared in support of a Zoning By-law Amendment application submitted under Section 34 of the *Planning Act*. The subject property is located at 1634B Lake Joseph Road on Portage Lake. The Zoning By-law Amendment proposes to permit the reconstruction of an existing one-storey boathouse on Portage Lake and with increased lot coverage.

2. Location:

The subject property is located at 1634B Lake Joseph Road on Portage Lake, within the municipal boundaries of the Township of Seguin, and is legally described as: *CON 6 PT LOTS 34 & 35 RP;42R14435 PARTS 1 & 2 PCL;7047 S/S*. A location map of the subject property is provided in **Figure 1** and a detailed location map in **Figure 2**.

Figure 1. Location Map



Figure 2. Detailed Location Map



3. Property Characteristics:

The subject property is approx. 0.304 hectares in area with approx. 48.7 metres of by-law frontage on Portage Lake. Access to the subject property is provided from Lake Joseph Road, a municipal, year-round publicly maintained road.

The subject property contains an existing one-storey dwelling with attached deck, and a one slip one-storey boathouse and associated dock, a bunkie/storage building, and a woodshed. The existing development is serviced with a septic system and potable water from Portage Lake. The terrain slopes from the rear of the lot towards the shoreline and is varied with steeper slopes in some locations. The shoreline is linear with no points of land or embayments. Bedrock outcrops are evident. The shoreline vegetative buffer provides visual screening of the onshore development from lake views. The neighbouring properties are used for waterfront recreational and residential purposes and contain similar buildings and uses, including boathouses.

Photographs of the subject property are provided in **Figures 3 to 6**.

Figure 3. Side of Existing Dwelling



Figure 4. Front of Existing Dwelling



Figure 5. Existing Boathouse and Dock



Figure 6. Existing Boathouse



4. Proposed Development:

The existing 5.2 metre wide, one-slip, 37.94 square metre one-storey boathouse with a rooftop deck is proposed to be removed and replaced with a new 4.9 metre wide, one slip 46.0 square metre one-storey boathouse with a pitched roof and no sundeck. The proposed boathouse is located in the same location as the existing boathouse. The new boathouse is longer to accommodate larger, modern boats. A new dock associated with the new boathouse is also proposed that is compliant with the Zoning By-law. The existing 17.0 metre wide, 53.7 square metre dock is proposed to be replaced with a new 12.2 metre wide, 100.5 square metre dock, which complies with the by-law.

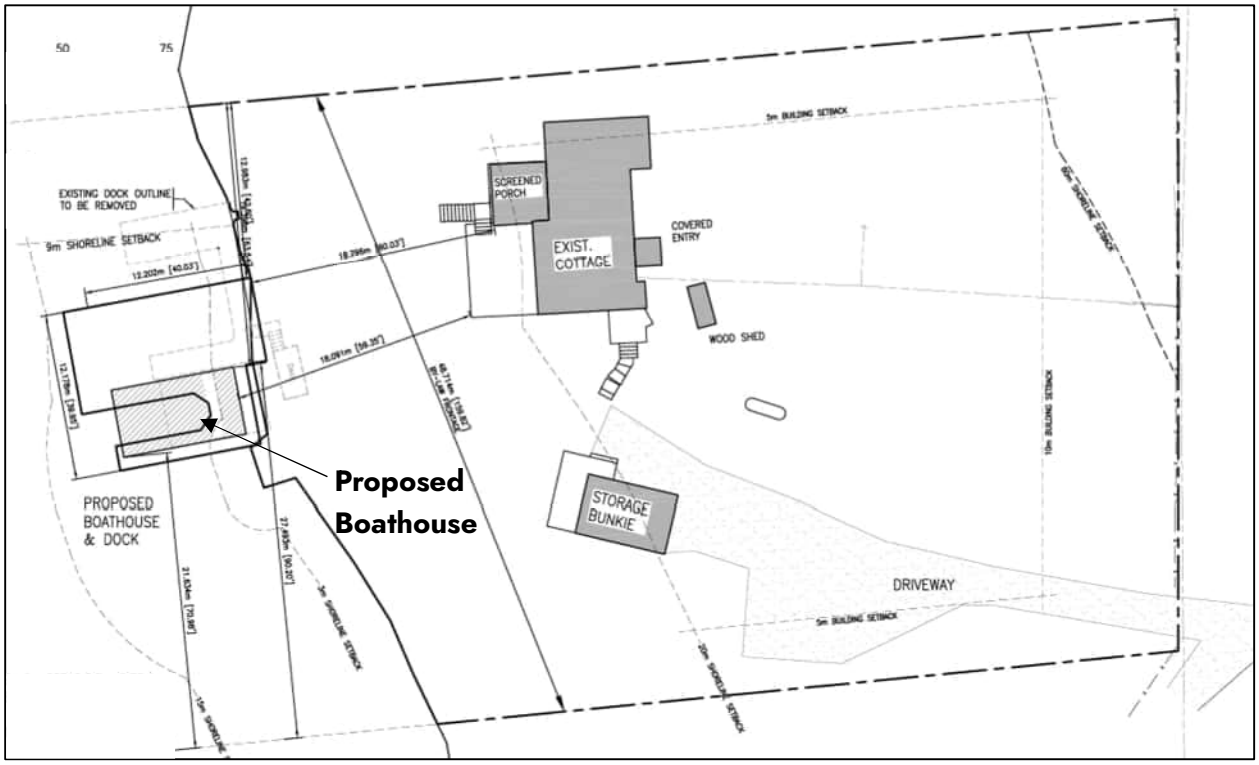
5. Proposed Zoning By-law Amendment Application:

The proposed Zoning By-law Amendment application includes the following exemptions to the Township of Sequin Zoning By-law:

1. Permit the enlargement of a boathouse on Portage Lake on a lot with less than 60 metres of frontage
2. Permit a lot coverage of 8.3% and a coverage of 8.8% within 60 metres of the shoreline

The proposed site plan is provided in **Figure 7**.

Figure 7. Proposed Site Plan



6. Planning Analysis:

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) issued under Section identifies provincial planning interests. Development applications are required to be consistent with provincial policy statements.

The subject property is located within the "Rural Area" and on "Rural Lands", as defined by the PPS. The rural policy section of the PPS recognizes the importance, diversity and character of Ontario's rural areas. The PPS identifies that Northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province. The Rural Areas and Rural Lands policies envision development, that can be adequately serviced. The policies most applicable to the Minor Variance are provided.

Section 2.5.1 describes the importance of Rural Areas in Municipalities, and states:

> *"Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; e) using rural infrastructure and public service facilities efficiently; f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; and h) conserving biodiversity and considering the ecological benefits provided by nature".*

Section 2.6.1 applies to Rural Lands in Municipalities, and states that the permitted uses are:

> *"b) resource-based recreational uses; c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services, and g) other rural land uses."*

Section 2.6 also directs that:

> *"6.2.2. Development that can be sustained by rural service levels should be promoted"*
>
> *"6.2.3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure"*

Section 4.1 applies to Natural Heritage and states that:

> *"4.1.6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements."*

The construction of boathouses is permitted by the PPS on waterfront lots in association with resource-based recreational and residential uses. No tree removal is required to construct the proposed

boathouse. No trees will be removed, and the existing vegetation will be maintained. No servicing changes are proposed, and the boathouse does not impact rural service levels. The boathouse will be constructed in accordance with the provincial and federal fishery requirements, and the required permits and approvals will be obtained. The proposed boathouse is located outside the environmental protection zoned areas on Portage Lake. The proposed Zoning By-law Amendment application has been reviewed against the applicable policies of the PPS and is found to be consistent and does not conflict with provincial policy.

Township of Sequin Official Plan, August 2025:

The Township Official Plan describes how lands will be used and developed and includes a series of goals and objectives and implements provincial planning policy. The policies that are particularly relevant to the proposed application are provided.

The subject property is designated Shoreline Area on Schedule A – Land Use. The permitted uses in the Shoreline Area include low density residential uses (Section C.3.1.2.a). Where a land use is permitted, uses normally accessory to such use are also permitted. Specific policies with respect to accessory buildings and structures in waterfront areas, such as docks, boathouses, gazebos and saunas are provided in the Section C.3.1 - Shoreline Area of this Plan and the specific policies shall be included in the Implementing Zoning By-law (Section B.1.3).

The goal of development in the Shoreline Area designation is to protect and preserve the quality of the water, protect the visual and aesthetic character of the lakes and rivers, protect the recreational, social, and environmental experiences, protect public safety by prohibiting development in areas subject to flooding or erosion, and respect the unique character of each lake (Policy E4.1).

Section C.3.1.1 includes the general objectives for the Shoreline Area designation which include b) ensuring that the quality of the lake environments are maintained or improved; c) preserving the visual qualities that attract people to the waterfront; d) maintaining and protecting the character of the shoreline residential areas; e) protecting the natural features of the Shoreline Area and the immediate shoreline including fish habitat; and f) ensuring that existing development is appropriately serviced.

The Residential Development Policies direct that new residential development shall consist primarily of single detached dwellings on separate lots (Section C.3.1.3.1) and Section C.3.1.3.3 indicates that new development in the Shoreline Area be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area's unique character.

The waterfront design policies of Section C.3.1.3.10, address the complex relationships between all of the elements of built form, the natural environment and the lake environment, and focuses on: the connections between people and these places; the relationship between buildings and the lake, natural areas and vegetative buffers, and other uses; the lake as public domain; the processes for ensuring successful lake communities.

The design objectives of the waterfront include: to improve the aesthetic quality of the Township's waterfront built form, and promote development which is based on good design principles; to enhance the unique character of the Township's waterfront areas by encouraging high quality design that is complementary and compatible with existing development; to be sensitive to the impact of light and sound on the lake environment; and, protect significant natural heritage values and ecological functions.

The waterfront building design policies of Section 3.1.3.11 state that: a) The design of new buildings should achieve a complementary design relationship to existing buildings; b) The design of all buildings shall have regard to appropriate setbacks and the protection or provision of vegetative buffers along the lakefront. Buildings should be massed to recognize appropriate scale and provide an appropriate building height at the waterfront and be architecturally articulated to provide visual variety and interest; c) Buildings shall be encouraged to orient themselves to the lake, where possible, and present their principal building facades with an appropriate building design to the lake; d) Building functions that do not directly require lake access, such as private garages, shall not face the lake; e) Roofscapes shall be an integral part of the design of a building and harmonize with the design of the rest of the building; and f) Buildings in the Shoreline Area will be designed and constructed to blend in to the natural environment and preserve the historic architectural characteristics of the area; and the Zoning By-law implementing this Official Plan will include regulations that will: i) limit lot coverage up to a maximum of 10 percent of the lot area within the front 60 metres of the lot, and impose total coverage regulations which may be less than permissible lot coverage; and vii) boathouses, which include boatports, may be permitted as established by the implementing Zoning By-law which will specify: a) lakes on which boathouses may be permitted subject to the character and natural features of the lakes. f) Council will require site plan approval for all new development in the Shoreline Areas.

Section C.3.1.3.12 included policies related to Protecting the Character of Shoreline Areas and indicates that buildings in the shoreline designation shall be sited to limit the removal of vegetation and to preserve significant landscape features in the Shoreline Areas such as peninsulas, islands, steep slopes, cliffs and narrow waterbodies. Development and redevelopment proposals shall be

designed and sited so that buildings are incorporated into the existing landscape and buffered from the waterbody. Development that does not protect the character of shoreline areas shall not be permitted.

The following applies to development in the shoreline designation: a) Natural features shall dominate the shoreline, with the Township generally requiring that up to 90 percent of the front 20 metres of a lot be maintained in a natural vegetative state. b) Vegetation buffers and landscaping are a major contributor to a quality lakefront. A high quality of natural area preservation and landscape design will be required to enhance the visual aesthetics of development and to enhance the site and waterfront compatibility. c) Landscaping shall be used to screen or buffer development from adjacent uses, and mitigate the visual impact of the development, where necessary. e) Landscaping can play an important role in delineating a site's side yards and often provides a visual break. Existing natural areas between uses should be preserved wherever possible f) Significant treed areas on a development site shall generally be preserved, maintained and integrated into the new landscape design.

Section C.3.1.3.13 provides policies related to Waterfront Site Design and directs that e) Site design shall generally not permit the alteration of the existing topography through filling, soil removal, or blasting, except where such activity minimizes visual impact. Development on steep slopes shall be subject to strict control and Site Plan Approval. f) Parking areas shall be well removed from the waterfront and visually buffered from the shoreline and adjacent lands.

The subject property is located on Portage Lake and is developed with an existing one-storey one slip boathouse. A boathouse is permitted as an accessory structure on LSR zoned lots and boathouses are permitted on Portage Lake. The proposed lot coverage increases the lot coverage to 8.8% of the total lot area which is less than the 10% permitted by Official Plan policy and maintains the low-density development pattern on Portage Lake. The character of the subject property and the waterfront area will not change. Limited tree and vegetation removal is required to construct the proposed garage and associated parking area, and the majority of the subject property will remain forested and naturally vegetated.

The proposed boathouse is longer than the existing boathouse to accommodate modern boats which are larger and require deeper water depths. The design of the boathouse is complementary and compatible with existing development.

The proposed Minor Variance application has been reviewed against the policies of the Township Official Plan and is found to conform and not conflict.

Township of Sequin Zoning By-law, December 2022:

The subject property is zoned Shoreline Residential (SR1) on Tile no. 25 in Comprehensive Zoning By-law 2006-125.

Section 6.2 of the SR1 zone permits a Cottage and Detached Dwelling as permitted uses. The subject property is developed with an existing detached dwelling. Section 4.1.1 applies to permitted accessory uses and the subject property is developed with accessory uses that are permitted in the SR1 zone.

Section 6.3 provides the SR1 zone requirements, including lot coverage. Table 6.3 indicates the maximum lot coverage for an SR1 zoned lot with between 30 metres and 60 metres of lot frontage is 8.0%. Footnote (1) indicates that the maximum coverage also applies to the area of the lot within 60 metres of the shoreline.

The new boathouse is 8.1 square metres larger than the existing. The existing lot coverage is 8.1% and 8.5% within 60 metres of the shoreline. The proposed lot coverage is 8.3% and 8.8% within 60 metres of the shoreline. The proposed lot coverage is 8.1 square metres greater than the existing coverage and exceeds the maximum permitted 8% coverage by 24.3 square metres.

Section 4.28 applies to shoreline structures. Section 4.28.1.j) permits one and a half storey boathouses on Portage Lake, however table indicates that boathouses are prohibited on lots with less than 60 metres of frontage. The subject property has 48.7 metres of frontage and is developed with an existing legal non-complying one-storey boathouse. The existing boathouse is proposed to be replaced with a new boathouse that is slightly larger in size (+8.1 square metres), and length (+1.6 metres) but narrower in width (-0.3 metres). The new boathouse will feature a peaked roof, and the existing roof top sundeck will be eliminated.

The proposed dock and boathouse will comply with the minimum 9.0 metre setback requirement of Table 4.3. The existing dock is setback 7.1 metres from the northernly lot line and does not comply. The new dock will be setback a minimum of 9.4 metres from the northernly lot line and brought into compliance with the by-law. The new dock will be more centrally located on the lot which represents an improvement over the existing situation.

Section 4.28.a) permits shoreline structures to occupy a maximum of 25% of the shoreline of a lot. The existing 17 metre wide dock occupies 35% of the shoreline of the subject property. The proposed new dock is 12.2 metres wide and occupies only 25% of the shoreline. The existing over width dock will be brought into compliance, which also represents an improvement over the existing situation.

Section 4.1.3 limits the maximum lot coverage of accessory buildings to be 5% of the total lot area. The proposed accessory building coverage, which includes the increased area of the new boathouse, is 4.2% and complies.

Section 4.17 applies to non-complying lots, buildings and structures. The subject property is considered an undersized lot with less than 60 metres of frontage, however existing buildings or structures may be enlarged, reconstructed, replaced, repaired and/or renovated provided that: i) the enlargement, replacement, reconstruction or renovation and/ or repair does not reduce the front yard, and/ or side yard, and/ or rear yard or increase the amount of floor area or volume or height in a required yard; ii) the building or structure is being used for a purpose permitted within the Zone in which it is located; and, iii) all other applicable Provisions of this By-law are complied with. The proposed boathouse is permitted to be replaced, but expansions are not permitted because the lot coverage is exceeded and boathouses are not permitted on lots with less than 60 metres of frontage.

Except for a small increase in lot coverage (+8.1 square metres) and the enlargement of an existing boathouse on Portage Lake located on a lot with less than 60 metes of frontage, the proposed development complies with all other requirements of the Zoning By-law.

7. Conclusion:

The subject property is developed with an existing one slip, one-storey boathouse and a new boathouse is proposed to replace the aging structure in the same location. The new boathouse will be slightly longer (+1.6 metre) and narrower (-0.3 metres) than the existing to better accommodate longer boats and provide additional space inside the boathouse. There is currently very limited room available in the existing boathouse because the boat slip occupies almost the entire length.

The additional boathouse area (+8.1 square metres) is small in size, and the increased area will not change the character of the subject property. The low-density character of development will be maintained and the existing shoreline vegetative buffer will not be impacted.

The Zoning By-law permits the development of boathouses on Portage Lake. Except for the increased lot coverage, the views, privacy or use of the neighboring properties will not be affected by the proposed boathouse. Elimination of the roof top sundeck removes an elevated sitting area located over the lake, which may also improve the privacy of the neighboring properties.

The new dock associated with the new boathouse complies and is not subject to this application, however the proposed changes to reduce the overall width and increase the northern setback brings the existing dock into compliance and represents an improvement over the existing situation.

A detailed review of the subject property, surrounding lands, and environmental features was completed for the proposed Zoning By-law Amendment application. In my professional opinion, the proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement, meets the requirements of the *Planning Act*, conforms with the Township Official Plans, and represents good planning.

Respectfully submitted,



Rian Allen MSc, MCIP, RPP
Principal Planner
Allen Planning Consulting Inc.

Outlook

Fw: External Circ - Coombs

From Kara Midzain <kmidzain@seguin.ca>
Date Mon 2/2/2026 10:02 AM
To Bradie Debes <bdebes@seguin.ca>

Kara Midzain
Planning Administrative Assistant
Seguin Township
(705) 732-4300 ext. 243

From: Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>
Sent: Friday, January 30, 2026 10:48 AM
To: Kara Midzain <kmidzain@seguin.ca>
Cc: Planning <planning@seguin.ca>
Subject: RE: External Circ - Coombs

Some people who received this message don't often get email from usman.akhtar@ontario.ca. Learn why this is important

RE: 1643B Lake Joseph Road, Seguin
Municipal File No. R-2025-0025-H – Zoning By-Law application

Hi Kara,

I have no comments or concerns with the development of a new one storey, one slip boathouse on the subject property. A MTO Building and Land Use permit will not be required.

Further information is available at: Highway corridor management | ontario.ca

Thanks,

Usman

From: Kara Midzain <kmidzain@seguin.ca>
Sent: January 13, 2026 9:20 AM
Subject: External Circ - Coombs

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning,

Please see attached Notice of Complete and Public Meeting for the following

Zoning By-Law Amendment Application
R-2025-0025-H
Mark Coombs and Debbie Williams
4903-010-006-03500

Kara Midzain
Planning Administrative Assistant
Seguin Township
(705) 732-4300 ext. 243

Township of Seguin
Application for
ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2025 - 0025 - H File Name: Coombs Civic Address: 1643B Lake Joseph Rd		December 2, 2025
Application Complete: ☒ Yes ☐ No	Fee Received: ☐ Yes ☐ No	

ROLL # 4903-010 006 035 00---------- **0000**

Did you pre-consult with the Township Planning Department? ☐ Yes ☑ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: _____

Attending Planner: _____

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: Agent

a) Registered Owner(s): Mark Coombs and Debbie Williams

(List all owners and contact information if multiple exist)

Mailing Address: 63 Clubhouse Drive, Huntsville, ON P1H 1B1

Home Phone: 416-618-7143 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: mcoombs478@gmail.com

b) Agent: Allen Planning Consulting (Rian Allen)

Mailing Address: 16 McNabb St. Bracebridge, ON, P1L 1R4

Home Phone: 705-394-8876 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: rian@allenplanning.ca

c) Planner: Same as agent

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 6

b) Lot(s): Part 34 and 35

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R14435 Part(s): 1 and 2

e) Geographic Township (former municipality): HUMPHREY

f) Civic Address: 1643B Lake Joseph Road

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
48.71	66	0.304

h) Official Plan (current designation of subject lands):

Shoreline Area

i) How does the application conform to the Official Plan:

See attached planning justificaiton

j) Are there any easements or right-of-ways affecting the subject lands?

☐ Yes
☑ No

If yes, indicate and describe the purpose of the easement or right-of-ways:

k) The subject land is within an area where zoning with conditions apply:

☐ Yes
☑ No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

l) The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

☐ Yes
☑ No

If yes, state the requirements:

m) The subject land is within an area of land designated under any provincial plan or plans:

☐ Yes
☑ No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

☐ Yes
☐ No

3. **ZONING BY-LAW AMENDMENT**

a) The current zoning of the subject land:

Shoreline Residential (SR1)

b) The nature and extent of the proposed rezoning:

Permit increased lot coverage and a larger boathouse

c) The purpose of the proposed rezoning:

Construct an enlarged boathouse in the same location to better accommodate boats

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

f) The application is to remove land from an area of employment:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

- ☑ Yes
- ☐ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner: May 2024

b) Existing uses of the subject land:

Waterfront residential

c) Length of time that the existing uses have continued:

d) Proposed uses of the subject land:

Waterfront residential - no change

******Attach a separate description if necessary*

e) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of building/ structure	Date Constructed
1. Dwelling	1960's
2 Sleeping Cabin/Storage	1960's
3. Boathouse	1960's
4.	

f) Location of all existing and proposed structures on the subject land (metric):

Existing:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Dwelling	20.9	3.5	-	+39
2. Sleeping Cabin/Stor	15	10.8	-	+36
3. Boathouse	-	19.1	-	+67
4. Wood Shed	32.1	16.4	-	+34

Proposed:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Boathouse	-	19.4	-	+67
2.				
3.				
4.				

***Attach separate sheet if more than 4 existing or proposed structures*

g) Dimensions of all existing and proposed structures on subject land.

Existing:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. Dwelling	124.94	124.94	1	13.8	12	4.8
2. Sleeping Cabir	29.3	29.3	1	6.6	4.2	4.78
3. Boathouse	37.94	37.94	1	7.4	5.1	3.0
4. Wood Shed	4.26	4.26	1	3.1	1.4	1.9

Proposed:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. Boathouse	46	46	1	8.9	4.9	3.3
2.						
3.						
4.						

h) What are the adjacent land uses:

To the north: Waterfront residential

To the south: Waterfront residential

To the west: Waterfront residential/Portage Lake

To the east: Waterfront residential/Lake Joseph Road

5. ACCESS

a) Access to the subject land is provided by:

- ☐ Provincial highway
- ☑ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☐ Private road / Right-of-Way
- ☐ Other road
- ☐ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- ☐ Private well
- ☐ Privately owned/operated communal well
- ☑ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: _____

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/ Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. DIRECTIONS: HOW TO GET THERE

Civic Address: 1643B LAKE JOSEPH RD

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Travel from Township Office to Lake Joseph Road. Travel south and Lake Joseph Road to subject property.

9. EXPLANATION

An explanation of how the application for an amendment to the Zoning By-Law is consistent with the policy statements issued under subsection 3(1) of the act:

See attached planning justification

10. PUBLIC CONSULTATION

A Proposed strategy for consultation with the public with respect to the application.

Planning Act requirements

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☐ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ☐ Indicate the area to be rezoned.
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☐ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☐ The current uses on land that is adjacent to the subject land.
- ☐ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☐ North arrow and scale.

AUTHORIZATION

I/We, MARK COOMBS & DEBBIE WILLIAMS, the registered owner(s) of the property described as:

Civic Address:	1643B LAKE JOSEPH RD
Roll Number:	4903 010 006 035 00
Legal Description:	CON 6 PT LOTS 34 & 35 RP;42R14435 PARTS 1 & 2 PCL;7047 S/S

hereby appoint **Allen Planning Consulting Inc.**, 16 McNabb Street, Bracebridge, Ontario, P1L 1R4 to act as agent in all planning matters for the property described above.

Signature(s) Date APRIL 29/25

MARK COOMBS Deborah Williams

Name(s)

FREEDOM OF INFORMATION & PRIVACY

Personal information contained in this form, collected and maintained pursuant to the *Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that *"personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;"* per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Municipality considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

Signature(s) Date april 29/25

MARK COOMBS Deborah Williams

Name(s)

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Rian Allen (Owner(s)/Agent) of the Town of Bracebridge in the County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Town of Bracebridge in the District of Muskoka this 18 day of November, 20 25.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Signature of Commissioner

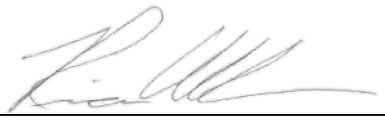
Amanda Marie Allen,
a Commissioner, etc., Province of Ontario,
for Allen Planning Consulting Inc.
Expires March 5, 2028

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).



November 18, 2025

Signature of Owner(s)/Agent | Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Prepared for: Mayor and Members of Council

Subject: Consent B-2026-01/02/03-H and Zoning By-law Amendment R-2026-003-H (Payerl)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: April 7, 2026 Report No: PL-2026-040

Executive Summary:

The purpose of the consent application is to create three rural lots with frontage on Highway 612.

The purpose of the associated Zoning By-law Amendment is to rezone the boundaries of the EP zone per the recommendations of an environmental impact study, and recognize any requirements from CN and CPR rail.

It is recommended that any public and/or agency comments be given consideration.

Staff recommend that the applications be approved.

Prepared for: Mayor and Members of Council

Subject: Consent B-2026-01/02/03-H and Zoning By-law Amendment R-2026-003-H (Payerl)

From: Taylor Elgie, MCIP, RPP, Director of Planning, Planning Department

Agenda Date: April 7, 2026 Report No: PL-2026-040

Recommendation:

That Zoning By-law Amendment By-law 2026-031 be passed; and

That Consent Applications B-2026-01/02/03-H be provisionally approved, subject to the conditions of approval outlined in Schedule B.

Background & Analysis:

Zoning By-Law Application:	R-2026-003-H
Consent Application:	B-2026-01/02/03-H
Owner:	Curtis Payerl
Agent:	John Jackson Planner Inc.
Subject Lands:	HUMPHREY CON 2 PT LOTS 34 35
Roll No.	4903-010-005-03700

The purpose of the consent applications is to sever three new lots. The lots will have frontages ranging from 90 metres to 161 metres, and areas ranging from 3 hectares to 7 hectares.

The purpose of the associated Zoning By-law Amendment is to rezone the boundaries of the EP zone per the recommendations of an environmental impact study, and recognize any requirements from CN and CPR rail.

The retained lot is developed with a detached dwelling and accessory residential outbuildings. It is near the CPR and CN Railways at the rear of the lands. There is a large wetland feature at the front of the property near the access. The majority of the property is well-treed and vacant. Lake Joseph is to the east, beyond the railways.

Neighbouring land uses are residential and rural.

The lots are proposed to be severed as follows:

Table 1.

Descriptions of Lands	Required Frontage	Proposed Frontage(+/-)	Required Area	Proposed Area(+/-)	Proposed Zoning
Retained Lot	90 m	161 m (Highway 612)	1.2 ha	10.4 ha	RR-xx, Portions of EP-xx
Severed Lot 1		90 m (Highway 612)		2.1 ha	RR-xx
Severed Lot 2		90 m (Highway 612)		2.2 ha	RR-xx
Severed Lot 3		90 m (Highway 612)		2.2 ha	RR-xx, Portions of EP-xx

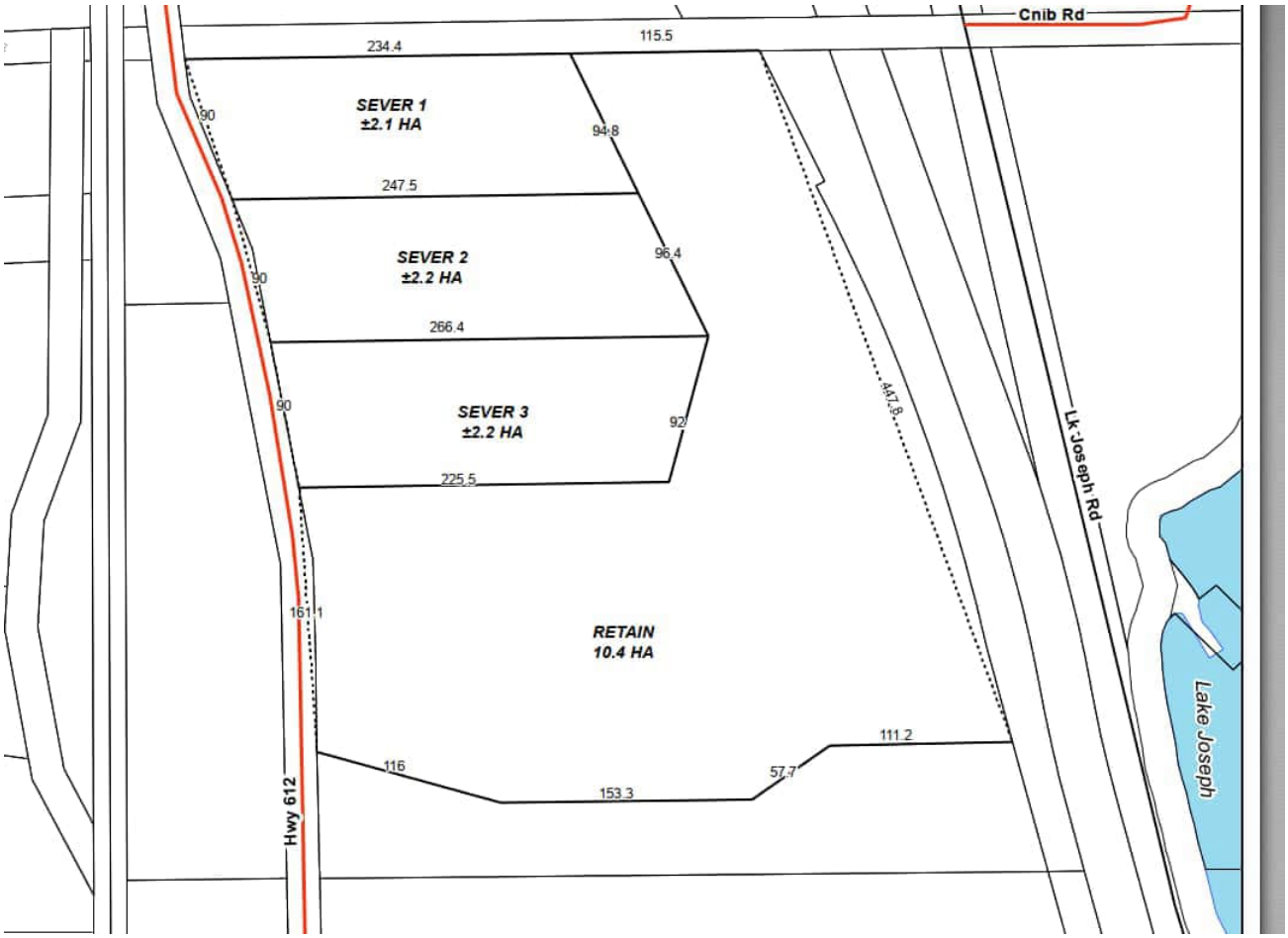


Figure 1: Key Map

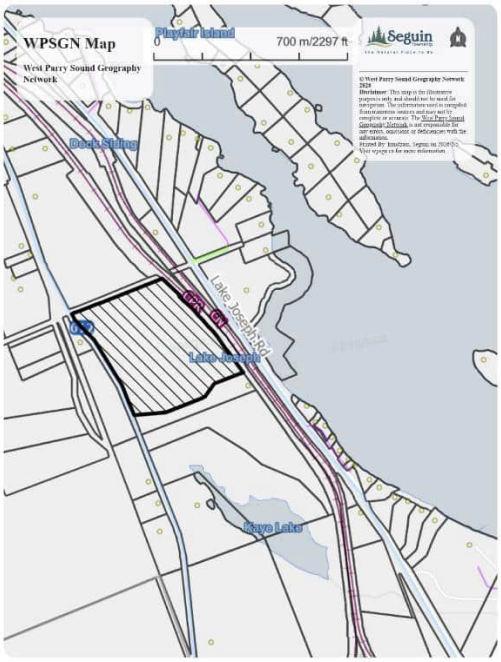


Figure 2: Rezoning Sketch (*disregard lot fabric*)



Official Plan Designation: Rural and Resource Area, Environmental Protection
Zoning By-law 2006-125: Rural Residential, and Environmental Protection
Access: Highway 612
Lot Size and Frontage: +/- 17.5 hectares and +/- 430 metres (Hwy 612)
Existing Development and Site Characteristics: Dwelling with attached Garage, Detached Garage, Outbuildings

Comments:

Clerk: No comments
Building: No comments
Fire/By-law: No comments
Public Works: No comments
Treasury: No comments

Public Participation & Access

Notice of the application was circulated and posted in accordance with the Planning Act. Notice was also posted on the Township's website.

At the time of writing this report, CN has provided comments. The proposed severed lots have been adjusted to meet CN requirements.

Land Use Planning Policy

Planning Act

The applications have been reviewed per Section 2 of the Planning Act and are in accordance with the applicable provincial interests.

Provincial Planning Statement, 2024 (PPS) and Growth Plan for Northern Ontario (GPNO)

Pursuant to Section 3 of the Planning Act, all planning decisions must be consistent with the policies of the PPS.

The subject lands are classified as Rural Lands in the PPS. Section 2.6.1 recognizes residential development, including lot creation, as a permitted use on Rural Lands if site conditions are suitable for appropriate sewage and water services. Staff note that a septic system exists on the proposed retained lands to service the existing dwelling.

Section 4 of the PPS and Section 6 of the GPNO address matters relating to the wise use and management of resources. It is noted under Section 4.1 of the PPS that natural features and areas shall be protected for the long term. An environmental report has been submitted in support of the application.

The applications are consistent with the policies of the PPS and with the guiding policies of the GPNO.

Township of Seguin Official Plan

The subject lands are located within the Rural and Resource Area designation in the Official Plan. Permitted uses within the Rural and Resource Area designation include low-density residential uses, small-scale industrial and commercial uses, agriculture, and forestry. The proposed application seeks to sever three new rural residential lots.

Section B.12.2.1 of the Official Plan lists requirements for new lot creation in all land use designations, such as frontage and area requirements, conformity to applicable Official Plan policies, and servicing requirements. The proposal conforms to the general lot creation policies.

In addition to the general Official Plan policies, Section B.12.2.5 of the Official Plan contains policies that apply to severances within the Rural and Resource Area designation. The creation of a new rural lot shall have a minimum lot size of 1.2 hectares and a minimum lot frontage of 90 metres. These policies are intended to recognize existing rural residential development character, land use compatibility and environmental features. The proposal conforms with this policy.

The proposed lot fabric ensures that no new undersized backlots are being created, which conforms with Sections B.12.2.4 and B.12.2.4.

As per Section C.1.1.3, Environmental Protection areas are to be protected from future development to preserve the natural environment. Any proposed alteration to Environmental Protection areas shall be supported by appropriate justification in the form of an EIS. The extent and exact location of the Environmental Protection designation boundaries are intended to be delineated in the implementing Zoning By-law in accordance with detailed mapping and will not require an amendment to the Official Plan.

A municipally directed Environmental Impact Study was submitted by Michalski Nielsen, which supports the lot creation. Conclusions from the EIS have indicated that the existing wetland feature boundaries are not correctly identified by the Township's zoning layers, and recommend that:

1. The lot creation is permissible.
2. Severed Lot A is to maintain a 30 m treed buffer from the wetland, other than a driveway, which may be 10 metres from the wetland.
3. Tree clearing should be limited in scope and occur in the fall and winter seasons.
4. Construction best management practices are recommended.

It is recommended that the lots be subject to site plan control to implement these recommendations. The EP zone should be amended to follow the EIS's findings per the figure below.



The property is adjacent to both the CN and CP Railways. Section B.14.1 requires a noise and vibration study to demonstrate that all proposals within 300 metres of the railway require a study to the satisfaction of the appropriate authority. At the time of writing this report, neither rail authority has responded. To ensure conformance with the intent of this policy, it is recommended that the lots be subject to site plan control.

A condition of consent will ensure that the lots can be serviced by a well per Section E.5.3.

The proposed applications conform to the policies of the Seguin Official Plan.

Zoning By-law 2006-125

The subject lands are zoned Rural Residential. Permitted uses in this zone include single detached dwellings.

The lands are proposed to be rezoned to a Rural Residential zone, and the EP zone will be modified per the findings of the EIS. It is recommended that the lots be subject to site plan control to ensure the EIS is implemented at the time of construction, and to address any requirements identified by the rail lines.

The proposed Consent and Zoning By-law Amendment applications comply with the Zoning By-law.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

Council has three options on how to proceed with this Report:

- Option 1: Council can approve the applications to permit the Consent and Zoning By-law Amendment, per Schedules A and B.
- Option 2: Council can defer the applications for the Consent and Zoning By-law Amendment to address concerns.
- Option 3: Council can deny the applications to permit the Consent and Zoning By-law Amendment.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the Planning Department's position that the applications are consistent with the Provincial Planning Statement. The applications will maintain the intent of the Seguin Official Plan and the provisions of the Zoning By-law. It is recommended that Council approve the proposed Consent and Zoning By-law Amendment.

Prepared by:

T. Elgie

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:
Schedule A – Draft By-law 2026-031
Schedule B – Draft Conditions of Approval
Schedule C – Environmental Report

Schedule A to Staff Report PL-2026-040

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-031

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903 010 005 03700, 143 HIGHWAY 612, R-2026-0003-H (Payerl)

WHEREAS the Council of The Corporation of the Township of Seguin received and considered an application to amend the Township of Seguin Zoning By-law No. 2006-125 respecting lands described as "PT LT 34-35 CON 2 HUMPHREY AS IN RO48877 E OF HWY578 EXCEPT PT 1 TO 7 42R4917; S/T & T/W RO73180; S/T INTEREST IN R073180; S/T HU2067; SEGUIN"; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice of meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. Map #28 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning a portion of those lands described as "PT LT 34-35 CON 2 HUMPHREY AS IN RO48877 E OF HWY578 EXCEPT PT 1 TO 7 42R4917; S/T & T/W RO73180; S/T INTEREST IN R073180; S/T HU2067; SEGUIN" from the RR zone to an EP-28 zone, as shown on Schedule "A" attached hereto and forming part of this By-law.

2. Table 11.3 of Section 11.4, Environmental Protection Zones – Exceptions, is hereby further amended by adding Exception "EP-28", as set out on Schedule "B" attached hereto and forming part of this By-law.

3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the Municipal Act, 2001, S.O. 2001, c.25, as amended.

BY-LAW read a FIRST, SECOND and THIRD time and finally PASSED and ENACTED this 7th day of April, 2026.

_____
Ann MacDiarmid
Mayor

_____
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

_____ _____
Date Signature

Schedule A to Staff Report PL-2026-040

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
By-law No. 2026-031 Schedule "A"
PT LT 34-35 CON 2 HUMPHREY AS IN RO48877 E OF HWY578 EXCEPT PT 1 TO 7 42R4917; S/T & T/W RO73180; S/T INTEREST IN R073180; S/T HU2067; SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #28



- EP to RR
- RR to EP-28

Schedule A to Staff Report PL-2026-040

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-031

Amendment to Table 11.3 of Section 11.4, Environmental Protection Zones – Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-28				Sections 11.2 and 11.3: - An adjacent Driveway in a RR zone is permitted, subject to a minimum setback of 10 metres from the EP-28 zone - Buildings and Structures shall be setback 30 metres from the EP-28 zone	Development within 120 metres of the EP-28 zone shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement the following: - the recommendations of the Michalski Neilsen Associates Limited Scoped Environmental Impact Study

Schedule B to Staff Report PL-2026-040

THE CORPORATION OF THE
TOWNSHIP OF SEGUIN

COUNCIL DECISION re: CONSENT APPLICATION

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin considered the following Application for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13.

SUBJECT:	Consent Application B-2026-01/02/03-H
Owner:	Curtis Payerl
Agent:	John Jackson Planner Inc.
Location:	*PT LT 34-35 CON 2 HUMPHREY AS IN RO48877 E OF HWY578 EXCEPT PT 1 TO 7 42R4917; S/T & T/W RO73180; S/T INTEREST IN R073180; S/T HU2067; SEGUIN*
Civic Address:	143a Highway 612
Assessment #:	4903-010-005-03700

THE PURPOSE AND EFFECT of the Consent is to create three new lots and a Block.

Lot #1 to be Severed
Area: 2.1 hectares +/-
Frontage: 90 metres +/-

Lot #2 to be Severed
Area: 2.2 hectares +/-
Frontage: 90 metres +/-

Lot #3 to be Severed
Area: 2.2 hectares +/-
Frontage: 90 metres +/-

LOCATION: Geographic Township of Foley

DECISION: PROVISIONAL APPROVAL
DATE: Apil 7, 2026

THE REASONS for Council's Decision are:

Given that the Minister of Municipal Affairs and Housing has delegated approval authority under Section 53 of the Planning Act to the Council, the Council is satisfied that the proposed Consent under Section 53 of the Planning Act is consistent with the 2024 Provincial Planning Statement, conforms to the Township's Official Plan, has regard to the regulations of the Zoning By-Law 2006-125, will provide for the orderly

development of the Township, and does not fall under the exclusive consideration of Section 51 of the Planning Act.

CONDITIONS:

The Township's Director of Planning shall not give Final Approval and shall not issue a Certificate regarding Consents B-2026-01/02/03-H (Payerl) until the Owner satisfies the following conditions of Provisional Approval.

If the Owner fails to satisfy the condition(s) of Provisional Approval as set out herein on or before the of , 2028, then this Provisional Approval shall lapse per Subsection 53(41) of the Planning Act.

That Consent Applications B-2026-01/02/03-H (Payerl) be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions, and that this approval applies to the lands described below and as illustrated in Appendix I to these conditions of approval:

1. That this approval applies, described as follows:

	Frontage (m)+/-	Area (ha)+/-
Lot 1 B-2026-001-H	90 metres	2.1 hectares
Lot 2 B-2026-002-H	90 metres	2.2 hectares
Lot 3 B-2026-003-H	90 metres	2.2 hectares
Retained Lot	161 metres	10.4 hectares

2. The owner shall have delivered to the Planning Official the following:

   (i) A plan of survey prepared by an Ontario Land Surveyor (electronic version in PDF format) indicating the parcel(s) to be conveyed, including all rights-of-way to each parcel (if any). All dimensions are to be provided in metric units.

   (ii) Three hard copies in registrable form of the document conveying the severed parcel(s) so the final consent may be endorsed thereon by the Planning Official.

3. That the Deed Stamping and Review Fee of $160.00 per deed with respect to this application shall have been paid for by the applicant.

4. That all Municipal taxes to date shall be paid in full.

5. That all Township fees and disbursements (legal, engineering, planning), if any, incurred by the Township with respect to these applications shall be paid for by the owner.

6. A payment in lieu of a parkland dedication for the severed parcels shall be paid in accordance with Section 51.1 of the Planning Act, acceptable to the Township of Seguin in cash or certified cheque.

7. Written confirmation from the approval authority that the severed parcels are satisfactory for the installation of a septic system for an individual dwelling.

8. The applicant receives confirmation from the MTO for access and entrance approval for the severed and retained parcels, as applicable.

9. That the lands be rezoned to ensure compliance with the Zoning By-law.

10. Confirmation from a hydrogeologist or qualified professional that the severed lots have sufficient quality and quantity of potable water.

11. The applicant shall enter into an agreement under Section 51(26) of the Planning Act with the Township of Seguin, requiring that:

    a. Warning Clauses and requirements of CN or CP rail are implemented, as applicable.
    b. Implement the recommendations of the Michalski Neilsen Associates Limited Scoped Environmental Impact Study

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is the day of , 2026.

Take notice that an appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service by selecting Seguin Township as the Approval Authority or by email to info@seguin.ca or by mail to 5 Humphrey Drive, Seguin ON, P2A 2W8 no later than 4:30 p.m. on the day of , 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The notice of appeal must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal. The fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario.

This application is also subject to Zoning By-law Amendment R-2026-003-H.

All written and oral public input was taken into consideration when the merits of this Planning Act application were determined, with appropriate measures being included as conditions of approval where required as part of the decision of the approval authority.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Mayor/Clerk Initials	

CERTIFICATION

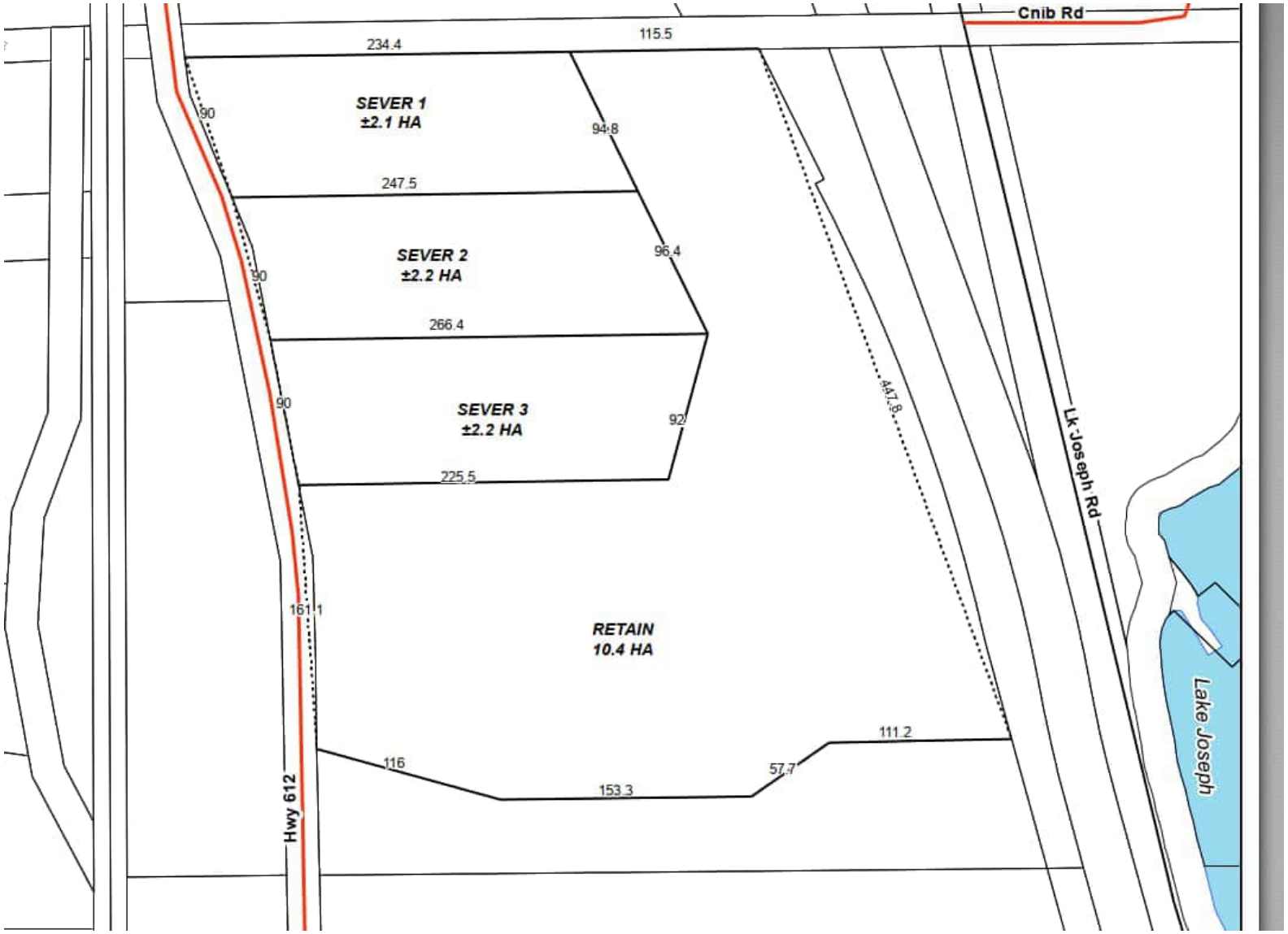
I, Taylor Elgie, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above-noted Application.

Dated this _____ day of _____, 2026.

_____
Taylor Elgie, MCIP, RPP
Director of Planning

Seguin Municipal Building
5 Humphrey Drive,
Seguin, ON. P2A 2W8

Appendix I


Cnib Rd
234.4
115.5
SEVER 1
±2.1 HA
90
94.8
247.5
SEVER 2
±2.2 HA
96.4
90
266.4
SEVER 3
±2.2 HA
90
92
225.5
447.8
Lk Joseph Rd
161.1
RETAIN
10.4 HA
Lake Joseph
111.2
116
57.7
153.3
Hwy 612

Schedule C to PL-2026-040

Michalski Nielsen
ASSOCIATES LIMITED

December 4, 2025

Kara Midzain
Planning Administrative Assistant
Township of Seguin
8 Humphry Drive
Seguin, ON P2A 2W8

Re: Scoped Environmental Impact Study in Relation to a Proposed Severance to Create Three New Rural Lots, 143A Highway 612, Concession 2, Pt. Lots 34 and 35, Township of Seguin (Curtis Payerl); Our File 3525

Dear Ms. Midzain:

Thank you for retaining Michalski Nielsen Associates Limited to prepare a municipally-led Scoped Environmental Impact Study (EIS) in support of the above-noted severance application.

1.0 Overview of Development Proposal and Purpose and Scope of this EIS

The subject property is a large rural parcel measuring (by my calculations) approximately 16.95 ha in area. It has a frontage of approximately 440 m on Highway 612 and a depth of between about 350 m (north end) and 425 m (south end). There is an existing dwelling near the southeast corner of the property. The rear of the property backs onto an area of steepening slopes, below which is a rail line. Lake Joseph is located over 100 m to the east of the rear property boundary, on the opposite side of the rail line and Lake Joseph Road.

Appendix A provides background mapping and aerial photography of the subject property. The first two maps were provided to me by the Township of Seguin and shows the proposed retained parcel at the south end of the property, which contains the existing dwelling. Three lots, each with 90 m of frontage and with depths varying between 350 m and 400 m, are proposed to be created; these lots will each have an area of ±3.3 ha. All of those proposed new lots are presently vacant. The additional maps in **Appendix A** were prepared by my office and show the approximate severance boundaries as dashed purple lines; for the purposes of my report, I have referred to the new lots as proposed Severed Lots A, B and C.

As shown in maps 3 – 6 in **Appendix A**, there is an area of wetland which I initially delineated based on air photo interpretation and which is largely within the proposed Retained Lot, but with a small triangle of that wetland extending into proposed Severed Lot A; I subsequently confirmed the boundaries of that

wetland in relation to the proposed severed lots during my field assessment. The dashed blue line showing the limits of this wetland on the subject property, has been added to the mapping by me. The blue stippling pattern, to the west of Highway 612, is the Province's wetland layer for unevaluated wetlands. While the area of wetland within the subject property has not been mapped by the Province, it does drain through a culvert beneath Highway 612 and contributes to that much larger area of wetland to the west that has been mapped by the Province. Both the area of wetland within the property and that occurring west of Highway 612 have been designated Environmental Protection in Schedule A, Land Use, to the Township of Seguin Official Plan.

Of additional note there is an area of MNR-identified unevaluated wetland, also designated as Environmental Protection in Schedule A to the Township's Official Plan, occurring a minimum 60 m north of proposed Severed Lot C (see the area of blue stippling on the aerial mapping in **Appendix A**). This wetland is primarily comprised of shrub thicket.

The Township of Seguin has required this municipally-led Scoped EIS to identify and assess development constraints associated with the proposed severed lots, including those relating to the above-noted, unevaluated wetland. As the retained lot is already developed, and as no land use changes are proposed on it, the focus of this assessment is on the proposed severed lots. The purpose of this EIS is also to ensure that development of the proposed severed lots can proceed in a manner that protects Endangered and Threatened species, Significant Wildlife Habitat, and otherwise respects the natural heritage policy direction of the Provincial Planning Statement, requiring an understanding of localized natural heritage constraints that are not mapped by either the Township or the Province but which nevertheless may be important to protect. Site-specific setbacks from important natural features, including the wetland that is designated Environmental Protection, are also to be established on the basis of the EIS findings. Additionally, this EIS includes practical recommendations on the build-out of the proposed severed lots, as deemed appropriate on the basis of my field investigations.

To complete this assessment, I first reviewed relevant background information for the property, including natural heritage mapping and available topographic information from the Province. I additionally obtained information on Species at Risk known to this locale, as well as the broader environs, from the Province's Natural Heritage Information Centre (NHIC) database.

A site inspection was carried out on October 18, 2025. While that visit occurred at the end of the growing season, its timing was fully appropriate for its intended purpose. During that visit, I first identified and flagged the approximate boundaries of the proposed severed lots along Highway 612. I then assessed opportunities for driveway access from that road into these lots (ensuring that there were no natural heritage, topographic, or sight line constraints in areas I deemed appropriate for that purpose). I then examined these lots, completing wandering transects to ensure I was covering the entirety of each proposed new lot. Although my inspection generally focused on lands within approximately 200 m of Highway 612, where it is most likely that a purchaser would construct a dwelling, I did examine these lots through their entire depth.

In the paragraphs following, I first provide an overview of site conditions and environmental constraints, on a lot by lot basis. This includes commentary on the suitability of these proposed severed lots for rural residential development. This is followed by a discussion of the potential for Species at Risk and Significant Wildlife Habitat. I then provide summary comments and recommendations regarding these proposed new lots and their future build-out.

2.0 Overview of Site Conditions and Environmental Constraints

2.1 Proposed Retained Lot and Associated Wetland

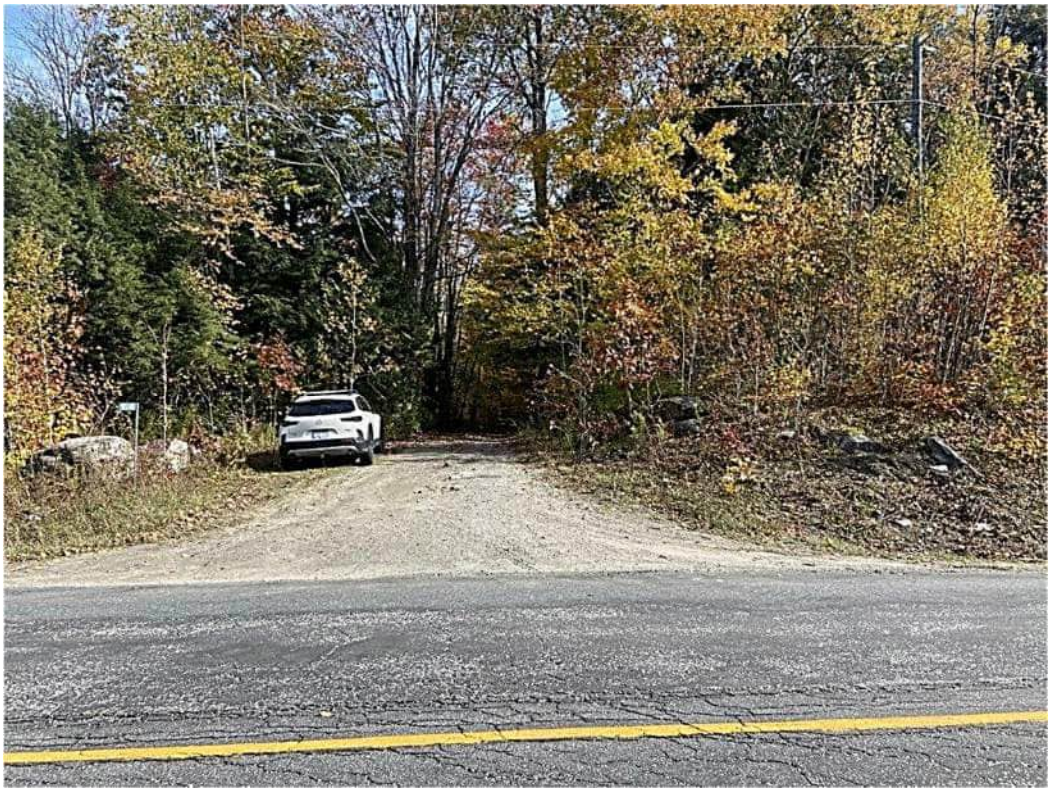
Photograph 1 shows the existing driveway into the retained lot, with the dwelling on that lot having been built towards the rear, a location that provides views over the adjacent rail line and Lake Joseph Road to Lake Joseph (note that the rear of proposed Severed Lot A provides some, albeit more limited, views out over the lake, however proposed Severed Lots B and C generally do not.

Photograph 2 provides a view from Highway 612 of the wetland that is largely within the proposed retained Lot, but with a narrow triangle of that wetland extending into proposed Severed Lot A (**Photograph 3**). This wetland is largely a shrub thicket, although is beginning to mature towards a treed swamp. Except under spring freshet conditions, the majority of this wetland would typically be wet underfoot but would not contain much standing water. Portions of the wetland immediately adjacent to Highway 612 are somewhat wetter because of the influences of road ditching and have more of a wet meadow character (**Photograph 3**).

Photograph 4 provides a view of the much larger, MNR-mapped, area of wetland on the opposite (west) side of Highway 612. That area of wetland is presently primarily characterized by shrub thicket. However, as is typical of wetlands in this area, conditions within it are influenced by beaver activity, which tend to be cyclical in nature (i.e., a beaver establishes a downstream dam that backs water up for a number of years; the dam eventually disintegrates and water levels decline; then a new beaver arrives and repeats the cycle). This wetland bears evidence of having been drier in the past decade, allowing for many trees to have established. However, numerous flooded out trees and reasonably large areas of cattails and reed grasses that are beginning to become more shrub dominated point to it subsequently having had flooded conditions. It is presently showing evidence of returning to a less flooded condition. During periods when water levels are higher within that wetland, they likely back up the culvert beneath Highway 612, influencing water levels within that portion of the wetland within the subject property that is most proximal to the road, but likely having an overall fairly limited impact on water levels within the wetland on the subject lands on the whole.

2.2 Proposed Severed Lot A

Photograph 5 provides a view of the most southerly portion of proposed Severed Lot A from Highway 612, with the pink flagging tape to the immediate right of the utility pole marking its approximate limit; the



Photograph 1. **Existing driveway into proposed retained lot, with existing residence located towards the rear of that lot (October 18, 2025).**



Photograph 2. **View of wetland within proposed retained lot, as seen from road (October 18, 2025).**



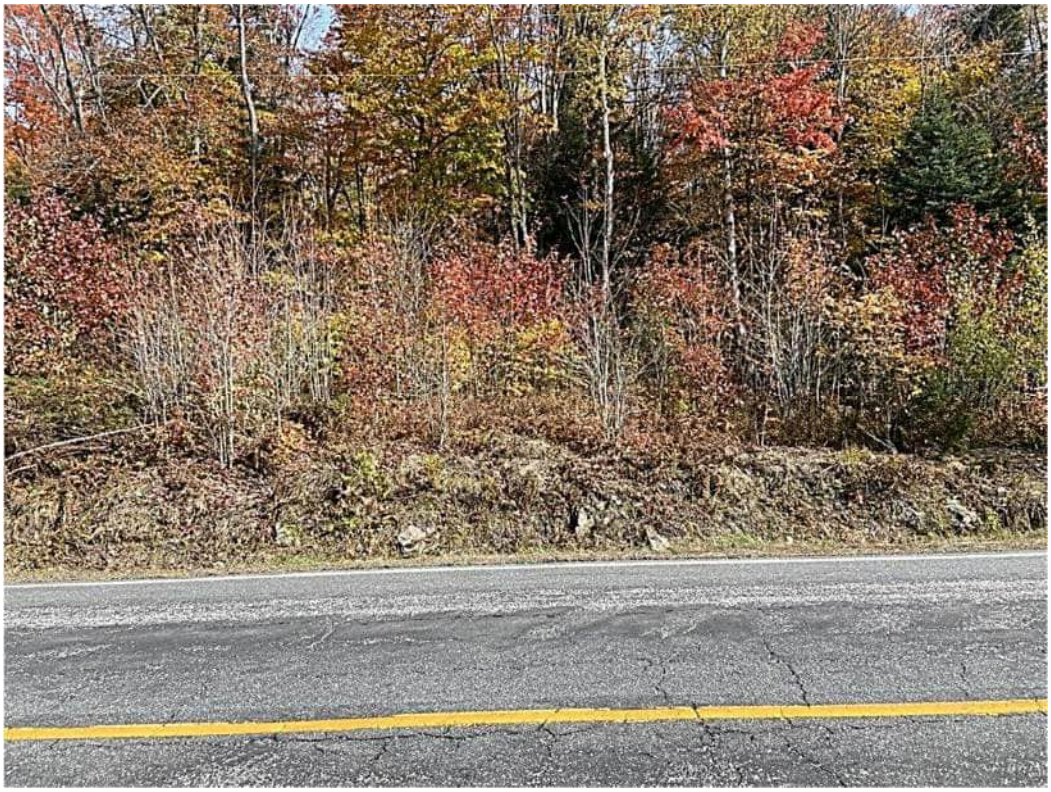
Photograph 3. **View of narrow triangle of wetland extending into edge of proposed Severed Lot A (October 18, 2025).**



Photograph 4. **View of wetland on west side of Highway 612, into which the wetland on subject property drains (October 18, 2025).**



Photograph 5. **View of proposed Severed Lot A from road. Pink flagging marks approximate south limit, with a narrow triangle of wetland extending into it (October 18, 2025).**



Photograph 6. **Additional view of proposed Severed Lot A from road, in an area north of wetland and providing good potential driveway access (October 18, 2025).**

road-side edge of the wetland extends 21 m into this proposed lot, but with the orientation of the remainder of the wetland being such that it does not extend more than 20 m back from the road at the lot boundary (and less moving into the lot itself), and that it is over 30 m away from this lot just 40 m back from Highway 612. The small area of wetland extending into this lot is influenced by the road-side ditch and is characterized by wet meadow. Adjacent woodland slopes of ±15% result in a very distinct wetland boundary within and adjacent to this proposed new lot.

Photograph 6 provides a view of the subject property from about 10 m to 20 m north of the wetland, with this portion of proposed Severed Lot A having quite gentle grades in from the road and being the preferred location for driveway access; sight lines along this portion of Highway 612 are very good. **Photograph 7** provides a view back towards the road from the southern half of this proposed lot, further illustrating the excellent opportunities for a driveway at this location. **Photograph 8** provides a view of the northern portion of proposed Severed Lot A, from Highway 612, with the initially steep slopes from the road making it less desirable, though certainly not impossible, to have a driveway entrance in this area.

Photographs 9 and **10** provide typical views of proposed Severed Lot A within approximately 125 m of the road. Slopes in this area are typically ±10%, locally up to 15%. This area contains well-drained, Sugar Maple dominated, deciduous forest, with scattered areas having Eastern Hemlock, but with less than 10% hemlock cover overall. This portion of this lot is very buildable throughout.

Photographs 11 and **12** provide views of proposed Severed Lot A between approximately 125 m and 250 m of the road. This portion of the lot typically has ±10% slopes and is dominated by well-drained, Sugar Maple dominated, deciduous forest. It does contain a small area in which bedrock is close to or at surface, but with this not being of sufficient size or otherwise having the attributes of a rock barren. This portion of the lot is very buildable throughout.

Photographs 13 and **14** provide views of the rear portion of proposed Severed Lot A, beyond 250 m of the road. This portion of the lot typically has very gentle slopes, of 5% to 10%. It is also dominated by well-drained, Sugar Maple dominated, deciduous forest. The rear portion of this lot is also buildable; while it is less likely that a purchaser would want to build this far back on the lot, the very back of the lot does offer some views over Lake Joseph.

In summary, apart from the small triangle of wetland in the one corner of this proposed lot, there are no other wetlands within it. Nor are there any seasonal depressions potentially acting as vernal pools, watercourses or minor drainage features, rock barrrens, areas of very steep slope, or other natural heritage or hazard features representing a constraint to development within this proposed lot. As such, proposed Severed Lot A is very buildable throughout and is very well suited as a rural residential lot . On the matter of the wetland constraint, moving back from Highway 612 this wetland is oriented away from this lot and as such virtually all portions of this lot on which a future owner may choose to build are more than 30 m back from the wetland. That said, the preferred entrance location on this lot is within 20 m of the most northerly tip of that wetland; as discussed in more detail later in this report, it is my opinion that a properly



Photograph 7. **South half of proposed Severed Lot A, beyond the area of wetland, has gentle grades in from the road which provide good opportunities for a driveway entrance (October 18, 2025).**



Photograph 8. **North end of proposed Severed Lot A from road. Pink flagging tape marks approximate north limit (October 18, 2025).**





Photographs 9 and 10. Typical views of proposed Severed Lot A within 125 m of the road, an area generally characterized by gentle terrain and good building opportunities (October 18, 2025).





Photographs 11 and 12. **Typical views of proposed Severed Lot A between 125 m and 250 m of the road, an area also characterized by gentle terrain and good building opportunities (October 18, 2025).**





Photographs 13 and 14. **Typical views of proposed Severed Lot A between 250 m and 400 m of the road, an area also characterized by gentle terrain and good building opportunities (October 18, 2025).**

designed driveway that is typically located at least 15 m of the wetland, and which maintains a minimum buffer of 10 m from it where it connects to Highway 612, would be fully compatible with the protection of this wetland and its ecological and water quality functions.

2.3 Proposed Severed Lot B

Photograph 15 provides a view north along Highway 612, beginning at the south end of proposed Severed Lot B and showing its entire frontage. **Photograph 16** gives a typical view of the road frontage of this lot, which provides excellent opportunities for driveway access over its entire length. There are also no sight line concerns along the road frontage of this lot.

Photographs 17 and **18** provide typical views of proposed Severed Lot B within 125 m of the road. This portion of the lot has very gentle, ±5% slopes, steepening to 10% to 15% within 15 m of the road. It contains well-drained, Sugar Maple dominated, deciduous forest, with less than 5% Eastern Hemlock cover. As is the case with the two proposed adjacent lots, the tree canopy contains small numbers of Red Oak, American Beech, Black Cherry, White Birch and Yellow Birch. The great majority of trees are young to mid-mature, with very few trees having a diameter of 25 cm or more. This portion of this lot is very buildable throughout.

Photographs 19 and **20** provide typical views of proposed Severed Lot B between approximately 125 m and 250 m of the road. This portion of the lot typically has gentle slopes of 5% to 10%, locally up to 15%. It is also dominated by well-drained, Sugar Maple dominated, deciduous forest.

Photographs 21 and **22** provide views of the rear portion of proposed Severed Lot B, beyond 250 m of the road. This area is generally characterized by very gentle slopes of ±5%, locally up to 10%, and is dominated by well-drained, Sugar Maple dominated, deciduous forest.

In summary, there are no wetlands, seasonal depressions potentially acting as vernal pools, watercourses or minor drainage features, rock barrens, areas of very steep slope, or other natural heritage or hazard features representing a constraint to development within this proposed lot. As such, proposed Severed Lot B is very buildable throughout and is very well-suited as a rural residential lot.

2.4 Proposed Severed Lot C

Photograph 23 provides a view north along Highway 612, beginning at the south end of proposed Severed Lot C and showing much of its frontage. **Photograph 24** provides a typical view of the road frontage of this lot, with excellent opportunities for driveway access over the majority of its length; the northernmost approximately 20 m of the road frontage of this lot has a short but steep embankment along the road right-of-way, and also has somewhat poorer sight lines owing to a small turn on the road, so is not preferred for a driveway entrance.



Photograph 15. **View north along Highway 612, showing proposed Severed Lot B (October 18, 2025).**



Photograph 16. **Typical view of proposed Severed Lot B from road. Driveway access is excellent across entire frontage of this lot (October 18, 2025).**





Photographs 17 and 18. **Typical views of proposed Severed Lot B within 125 m of the road, an area characterized by gentle terrain and good building opportunities (October 18, 2025).**





Photographs 19 and 20. **Typical views of proposed Severed Lot B between 125 m and 250 m of the road, an area also characterized by gentle terrain and good building opportunities (October 18, 2025).**

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Photographs 21 and 22. **Typical views of proposed Severed Lot B between 250 m and 400 m of the road, an area also characterized by gentle terrain and good building opportunities (October 18, 2025).**



Photograph 23. **View north along Highway 612, showing proposed Severed Lot C (October 18, 2025).**



Photograph 24. **Typical view of proposed Severed Lot C from road, with all but the northern-most portion of this lot providing for excellent driveway access (October 18, 2025).**

Photographs 25 and **26** provide typical views of proposed Severed Lot C within 125 m of the road. This area is characterized by quite gentle slopes of ±10%, locally up to 15%. It contains well-drained, Sugar Maple dominated, deciduous forest, locally with up to ±10% Eastern Hemlock.

Photographs 27 and **28** provide typical views of proposed Severed Lot C between approximately 125 m and 250 m of the road. Slopes within this portion of the lot, which generally grades to the northeast towards the wetland that occurs well north of this lot, are typically ±10%, locally 15% and very occasionally up to 20%. It is noted that 20% slopes are still considered moderate; even these isolated areas of increased slope remain appropriate for building. This area contains well-drained, Sugar Maple dominated, deciduous forest.

Photographs 29 and **30** provide typical views of the rear portion of proposed Severed Lot C, beyond 250 m of the road. This area is generally characterized by gentle slopes of ±5%, locally between 10% and 15%. This area also contains well-drained, Sugar Maple dominated, deciduous forest.

In summary, there are no wetlands, seasonal depressions potentially acting as vernal pools, watercourses or minor drainage features, rock barrens, areas of very steep slope, or other natural heritage or hazard features representing a constraint to development within this proposed lot. As such, Severed Lot C is very buildable throughout and is very well-suited as a rural residential lot.

3.0 Habitat Opportunities for Species at Risk

The Province's NHIC database was reviewed for records of Species at Risk of potential relevance to the subject lands. For the 1 km square that includes these lands, the following species was identified:

- Blanding's Turtle (Threatened)

Additional species of potential relevance that have been identified within a broader 5 km radius of these lands include:

- Snapping Turtle (Special Concern);
- Massasauga Rattlesnake (Threatened);
- a restricted record, which in this area is potentially for Eastern Hognosed Snake (Threatened);
- Eastern Wood -pewee (Special Concern);
- Wood Thrush (Special Concern);
- Canada Warbler (Special Concern);
- Eastern Whip-poor-will (recently downlisted from Threatened to Special Concern); and
- Red-headed Woodpecker (Endangered).

Recognizing that the records in the NHIC database are often incomplete, we have also considered other species potentially found within this portion of Seguin Township. In this regard, in addition to the above-noted species, wooded areas in this locale have the potential to provide roosting and maternity habitat for a





Photographs 25 and 26. **Typical views of proposed Severed Lot C within 125 m of road, an area characterized by gentle terrain and good building opportunities (October 18, 2025).**





Photographs 27 and 28. **Typical views of proposed Severed Lot C between 125 m and 250 m of road, an area also characterized by gentle terrain and good building opportunities (October 18, 2025).**





Photographs 29 and 30. **Typical views of proposed Severed Lot C between 250 m and 375 m of road, an area also characterized by gentle terrain and good building opportunities (October 18, 2025).**

variety of bat species (not because of habitat loss, but because of declines from a devastating fungal disease impacting bats throughout eastern North America).

Habitat opportunities for Blanding's Turtle and Snapping Turtle appear very limited within the subject lands, with the wetland area that is largely within the proposed Retained Lot having saturated soils, but generally not containing any standing water. That said, it is likely that the large area of wetland occurring to the west of Highway 612, to which the wetland within the subject lands drains, does provide some habitat opportunities for these species, particularly when beaver damming increases its extent of flooding. The shrub thicket wetland that is located a minimum 60 north of proposed Severed Lot C may also afford some further habitat opportunities. Given that these species are mobile, and will seek out other areas of habitat, sometimes even on a temporary basis, there is some potential for turtles to seek out temporary habitat opportunities within the wetland on the subject lands (particularly when beaver-related flooding creates better opportunities for them within wetland areas more immediately west of the road). It is noted that the smaller wetland within the subject lands lacks stumps, fallen trees or boulders around its edges which provide basking opportunities for turtles, and that it does not appear to contain open areas with sandy soil that are suitable for turtle nesting. Regardless, this wetland is to be protected, maintaining any potential it may have as turtle habitat.

Habitat opportunities for Eastern Massasauga Rattlesnake are very poor within the subject lands, as no areas of rock barren providing thermoregulation or nesting opportunities occur. That said, it is possible that this species could find suitable overwintering habitat within the larger wetland west of Highway 612, with a lower probability that any such suitable habitat might be found within the wetland within the subject lands; protection of the wetland within the subject property will ensure the protection of any habitat opportunities for this species within the lands.

Eastern Hog-nosed Snake is a habitat generalist, potentially found within most natural areas in Seguin Township. Feeding opportunities for this species are found within the larger areas of wetland west of Highway 612 and north of proposed Severed Lot C, but may potentially occur within the wetland within the subject lands as well; protection of the wetland within the subject lands, together with the protection of a majority of the woodland cover within the proposed severed lots, will ensure the protection of any habitat opportunities for this species.

Eastern Wood-pewee and Wood Thrush are forest dwelling birds which could potentially be found within the proposed severed lots. As Special Concern species, they are not afforded protection under the *Endangered Species Act*, however protection of their habitat remains an important consideration. There is some potential for these species to occur within forested portions of the subject lands. Protection of these species is appropriately addressed by limiting the extent of tree clearing within each of the proposed severed lots and through the timing of any such tree removals to avoid periods when birds may be using them for nesting.

Canada Warbler, also a Special Concern bird, is generally associated with wetter forest types, which are not found within the proposed severed lots. Recognizing that this species can utilize a broad range of forests, there remains some potential for them to occur within the proposed severed lots. Protection of this species is also appropriately addressed by limiting the extent of tree clearing within each of the proposed severed lots and through the timing of any such tree removals to avoid periods when birds may be using them for nesting.

Eastern Whip-poor-will, a species which has recently been downlisted from threatened to Special Concern, is found in areas where there is a mix of open and forested areas, with it nesting on the ground within the openings. In this area of the Province, they are most often found in areas where there are openings created by rock barrens. The proposed severed lots do not provide any habitat opportunities for this species.

Red-headed Woodpecker is primarily found in Southern Ontario, where its distribution is widespread but rare. It is found in open woodlands and woodland edges, often in such features as parks, golf courses and cemeteries. It is usually found in areas with numerous dead trees, which it uses for perching. The proposed severed lots do not provide suitable habitat for opportunities for this species.

The proposed severed lots, which consist entirely of woodland, do have potential as bat roosting and maternity habitat. While the generally young to mid-aged trees comprising the forest community within these proposed lots somewhat limits bat roosting and maternity habitat (which is most often, but not entirely, associated with mature and overmature trees containing cavities, fissures and peeling bark), there remains a likelihood that trees within these lands are contributing to bat habitat. Given that rural residential development on large lots will allow for much of that tree cover to be retained, protection of bats is appropriately addressed by limiting the overall extent of tree removals on each lot and through the timing of any such tree removals to generally avoid periods when bats may be using them.

4.0 Potential for Significant Wildlife Habitat

I have reviewed potential Significant Wildlife Habitat in relation to the proposed severed lots, with this property being located within the Province's Ecoregion 5E. In accordance with the Significant Wildlife Habitat Criteria Schedule for that Ecoregion, there is potential Significant Wildlife Habitat within or adjacent to the severed lots under the following habitat criteria:

Seasonal Concentration Areas of Animals

- **Bat Maternity Colonies** – potential exists through entire areas of proposed severed lots.
- **Turtle Wintering Areas** – some potential exists within the wetlands to both the west of Highway 612 and to the north of proposed Severed Lot C, with the wetland that is largely within the proposed Retained Lot appearing to have very limited potential.

It is noted that the extent of conifer cover within the proposed severed lots is very limited, with these areas having no potential to support deer overwintering (deer yarding).

Specialized Habitat for Wildlife

- **Woodland Raptor Nesting Habitat** – no evidence of such habitat was seen, but the possibility cannot be ruled out within the proposed severed lots, which are entirely forested.

- **Amphibian Breeding Habitat (Wetlands)** – the wetland that is largely contained within the proposed Retained Lot may meet this criteria, with it being likely that this feature supports early spring amphibian breeding. Both the wetland west of Highway 612 and the wetland located a minimum 60 m north of proposed Severed Lot C are als likely to meet this criteria.

Habitat for Species of Conservation Concern

- **Special Concern and Rare Wildlife Species** – as previously noted, the woodland areas within the proposed severed lots may provide nesting opportunities for Special Concern woodland birds.

With respect to all such potential Significant Wildlife Habitat, habitat opportunities can be properly protected through a combination of:

- protection and buffering of the wetland occurring within the subject lands;

- limiting the overall extent of tree removal on the property; and

- timing of tree removals to occur outside of the period when there is bird nesting and bat maternity habitat use, and generally outside of the period when bat roosting is occurring.

5.0 Summary Comments and Recommendations

The proposed severed lots generally have gentle terrain, with limited areas of more moderate terrain and no areas of steep slope. These lands are almost entirely forested, with the exception being a very small area of wetland extending into the southwest corner of proposed Severed Lot A. It is noted that the great majority of that wetland is within the proposed Retained Lot, and that the orientation of that wetland is away from proposed Severed Lot A; as such, this wetland is generally over 30 m from buildable lands on that proposed lot. There are otherwise no wetland constraints in association with the three proposed severed lots. Nor are there any constraints associated with seasonal depressions potentially acting as vernal pools, watercourses or minor drainage features, rock barrens, areas of very steep slope, or other natural heritage or hazard features representing a constraint to development. All three proposed severed lots are very buildable throughout, and as such are very well-suited as rural residential lots. Constraints associated with Species at Risk and Significant Wildlife Habitat within and adjacent to the proposed severed lots are limited and are based on attributes which are generally quite common within the broader area; in all cases, such

constraints are appropriately addressed through the protection of the wetland within the subject lands, limiting the overall extent of tree removals, and timing such tree removals to occur outside of periods of sensitive use.

In accordance with the findings of this report, Michalski Nielsen Associates Limited recommends that:

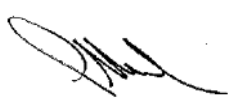
- **from an environmental perspective, the Township of Seguin permit these three new lots;**
- **the building envelope on Severed Lot A is to maintain a 30 m treed buffer from the wetland to its immediate south (i.e., the wetland that is primarily within the retained lot). There is to be an allowance for the initial portion of the driveway to be closer to the wetland in order to take advantage of preferred terrain conditions; that driveway is to preserve a minimum 10 m of vegetated buffer from the wetland where it enters from Highway 612, and is to be oriented such that its setback from the wetland increases to 30 m over as short a distance as is practical;**
- **tree clearing on each new lot is to be restricted to the minimum requirements for a driveway and to no more than an additional 0.3 ha for the building envelope and amenity area (including the sewage disposal system and any outbuildings);**
- **tree clearing in preparation for development of the three new lots is to occur between October 15 and April 15, avoiding periods when birds are nesting and when bats are occupying maternity habitat, and otherwise generally avoiding periods when bats are roosting; and**
- **good construction best management practices are to be implemented for any future earthworks, with this to include the proper installation and maintenance of silt fencing downgradient of all areas of earthworks, limiting the extent and duration of such earthworks, and stabilizing any disturbed areas through grading and seeding as soon as can be practically achieved.**

* * * * *

In closing, I trust this assessment is complete and meets the needs of the Township of Seguin. I would be pleased to answer any questions the Township or applicant may have.

Yours truly,

MICHALSKI NIELSEN ASSOCIATES LIMITED
Per:

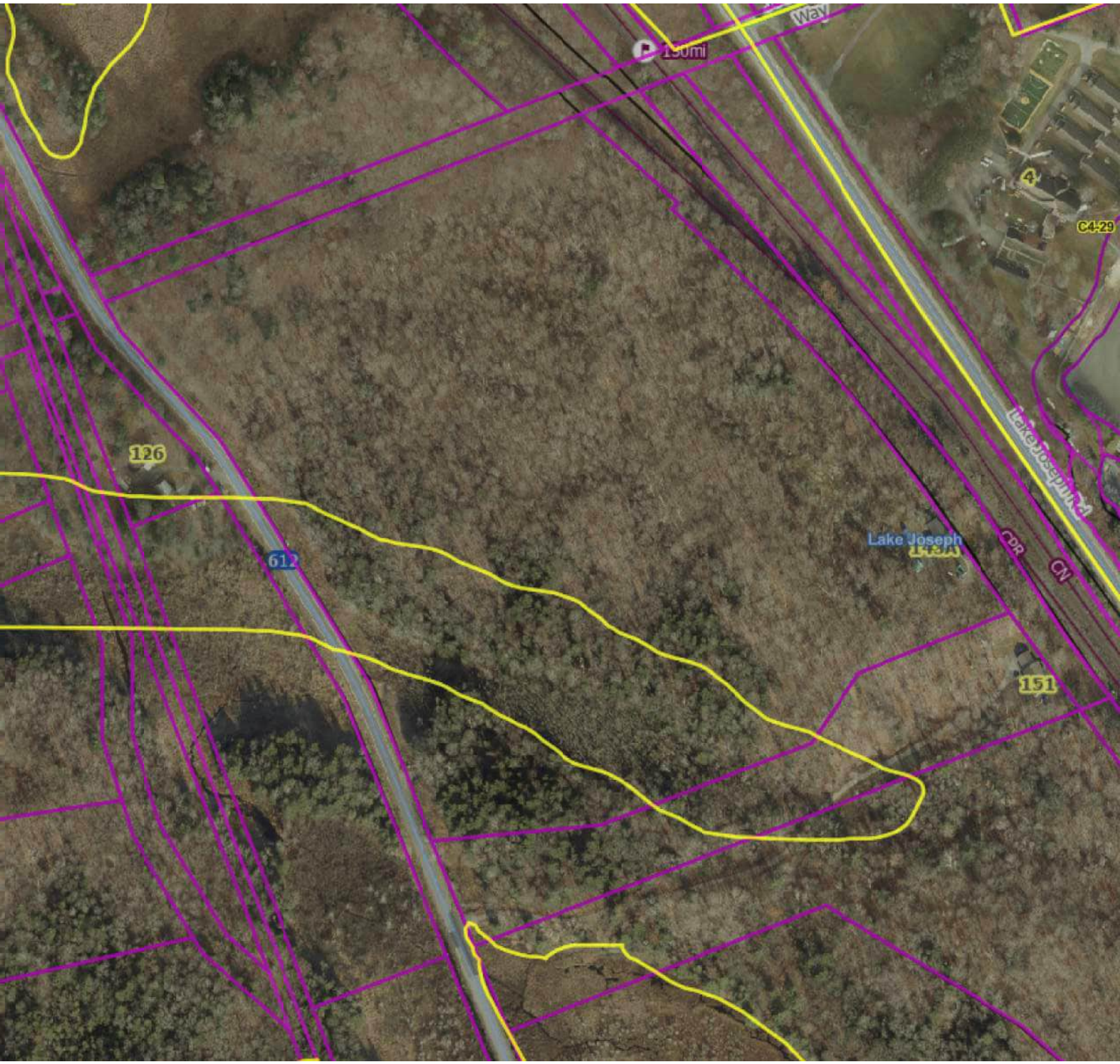


Gord Nielsen, M.Sc.
Ecologist
President

c.c.: Curtis Payerl

APPENDIX A – BACKGROUND MAPPING AND AERIAL PHOTOGRAPHY SHOWING THE THREE PROPOSED NEW LOTS


612
612
612
Lake Joseph Rd
Lake Joseph Rd
Lake Joseph Rd
1,147.39ft
291.27ft
98ft
281.60ft
60ft
282.67ft
364.59ft
189.28ft
52.88ft
449.71ft
380.22ft
381.71ft
295.08ft
295.94ft
329.82ft
295.58ft
74.02ft
90 m
90 m
90 m
Retained


Way
4
C4-29
126
612
Lake Joseph
CDR
CN
151

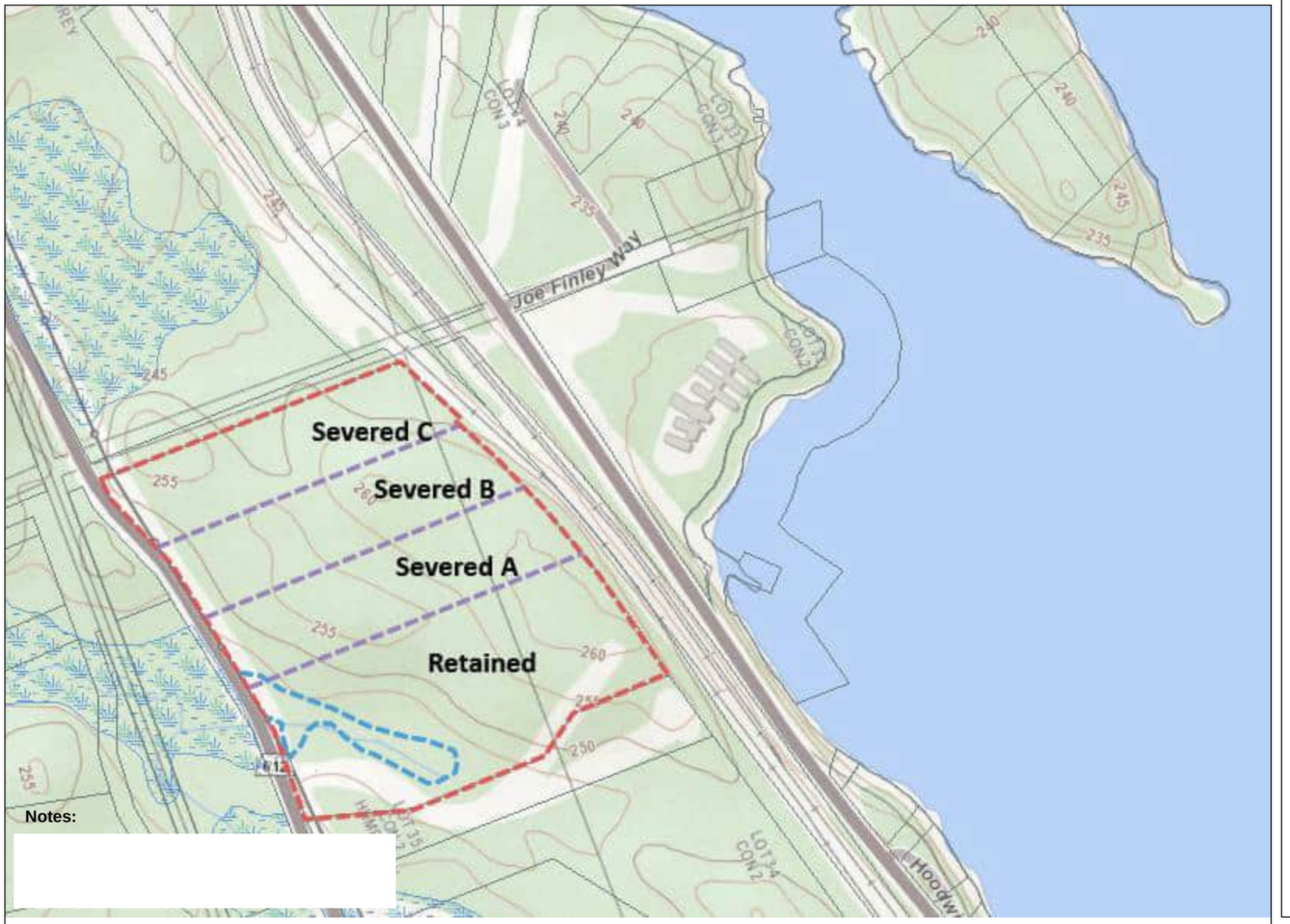
Ontario

Ministry of Natural Resources

Make-a-Map: Natural Heritage Areas

Proposed Lots

Map created:9/28/2025



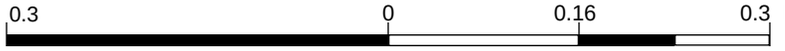
Notes:

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
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0.3 0 0.16 0.3 Kilometres

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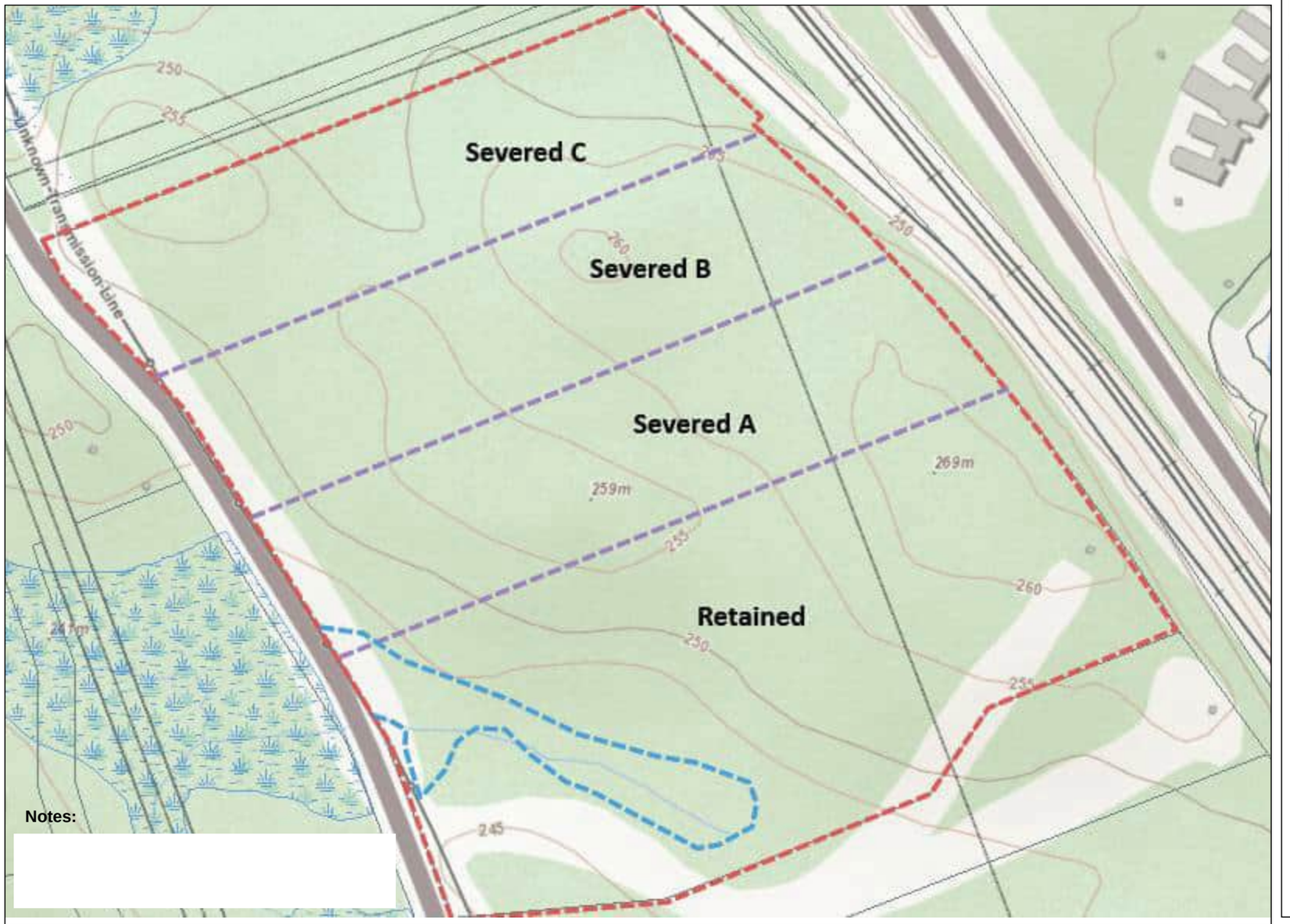
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Ministry of Natural Resources

Make-a-Map: Natural Heritage Areas

Proposed Lots

Map created:9/28/2025



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0.2 0 0.08 0.2 Kilometres

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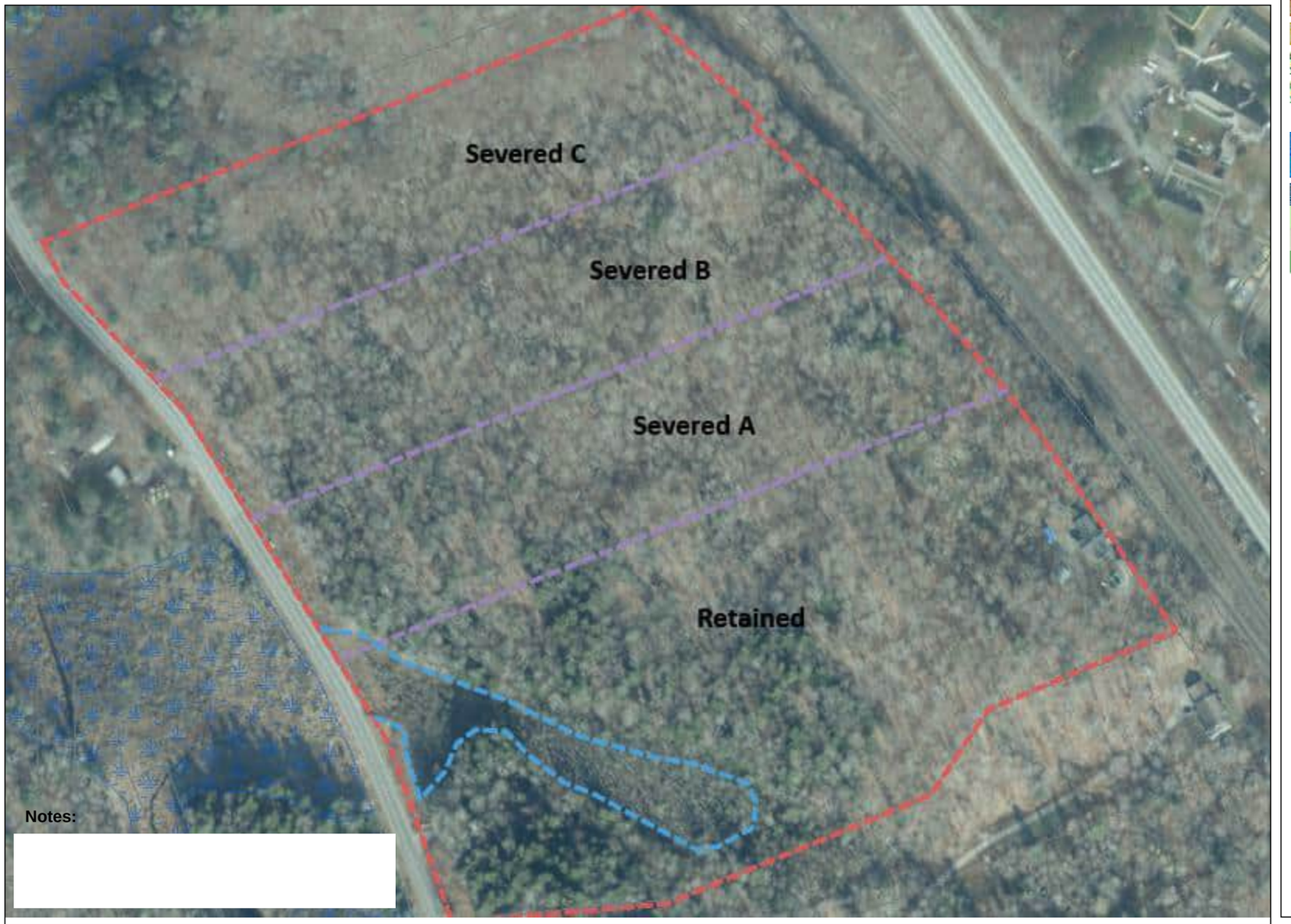
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Make-a-Map: Natural Heritage Areas

Proposed Lots

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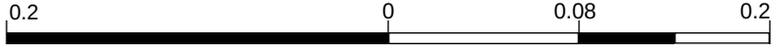
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0.2 0 0.08 0.2 Kilometres

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0.1 0 0.04 0.1 Kilometres

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Proposed Lots

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Schedule D to PL-2026-040

Outlook

2026-03-27_CN Comments_Seguin_612_N of Kaye Lake_B-2026-0001-02-03-H_R-2026-0003-H

From Alexandre Thibault <Alexandre.Thibault@cn.ca>
on behalf of
Proximity <proximity@cn.ca>
Date Fri 3/27/2026 3:07 PM
To Kara Midzain <kmidzain@seguin.ca>

Hello ,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is adjacent to CN's Main Line. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. The Guidelines for New Development in Proximity to Railway Operations reinforce the safety and well-being of any existing and future occupants of the area. Please refer to these guidelines for the development of sensitive uses in proximity to railway operations. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

- Safety setback of principal buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1. When there is no berm proposed the setback of principal buildings should be 120 meters from CN's right of way .

- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CNR and be substantiated by a drainage report to the satisfaction of the Railway.
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit. A work permit ensures that the proponents of the work, its authorized employees, servants, agents or contractors comply with CN's instructions and will take any safety precautions that CN may reasonably deem necessary in order to ensure that railway operations remain safe. A work permit can be requested with CN public work at permits.gld@cn.ca

We request that CN Rail and the proximity@cn.ca email be circulated on public notices and notices of decisions with respect to this and future land use planning applications with respect to the subject site.

Thank you and do not hesitate to contact us with any questions.

Best regards,

CN Proximity
E: proximity@cn.ca

What's New at CN | *Quoi de neuf au CN*

From: Kara Midzain <kmidzain@seguin.ca>
Sent: Wednesday, March 18, 2026 4:17 PM
To: Proximity <proximity@cn.ca>
Subject: Re: 2026-03-18_CN RES_Seguin_612_N of Kaye Lake_B-2026-0001-02-03-H_R-2026-0003-H

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Hello,

Based on the zoning of the property (RR), the permitted uses are as such:

Column 1	Column 2	Column 3
	ZON	
USE	RU	RR
Dwelling, Detached	√	√
Emergency Service Facility	√	
Equipment Storage Building	√	
Forestry	√	
Gasoline Pump Island, Accessory	√	
Group Home Type 1	√	√
Group Home Type 2		
Home Industry	√	
Home Occupation	√	√
Hunt Camp	√	
Kennel	√	
Livestock Facility	√	
Marine Sales and Service Establishment		
Nursery, Horticultural	√	
Produce Outlet, Accessory	√	
Produce Storage Building	√	
Recreation Trails	√	
Recreational Vehicle Sales and Service Establishment		
Saw Mill		
Workshop		
Veterinary Clinic		

ootnotes for Table 10.1

Kara Midzain
Planning Administrative Assistant
Seguin Township
(705) 732-4300 ext. 243

From: Alexandre Thibault <Alexandre.Thibault@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: Wednesday, March 18, 2026 4:12 PM
To: Kara Midzain <kmidzain@seguin.ca>
Cc: Proximity <proximity@cn.ca>
Subject: 2026-03-18_CN RES_Seguin_612_N of Kaye Lake_B-2026-0001-02-03-H_R-2026-0003-H

Hello Kara,

Thank you for contacting CN concerning this zoning By-Law application and consent application in subject to sever three new lots. Could you please indicate to us what type of development is possible on these lands.

Thank you .

CN Proximity
E: proximity@cn.ca

What's New at CN | *Quoi de neuf au CN*

From: Kara Midzain <kmidzain@seguin.ca>
Sent: Friday, March 13, 2026 11:39 AM
Subject: External Circulation - Payerl

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Good morning,

Please see attached notice of complete and public meeting for zoning by-law amendment and consent applications R-2026-0003-H & B-2026-0001-002-003-H Payerl.

Seguin Township
The Natural Place to Be

Kara Midzain
Planning Administrative Assistant
Seguin Township
(705) 732-4300 ext. 243

Shore/Concession Road Allowances

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Shore Road Allowance Application (Scott)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: April 7th, 2026 **Report No**: PL-2026-035

Executive Summary:

RAS-2024-0006-H is an application to purchase the Shore Road Allowance (SRA) in front of the subject lands at 46 Little Whitefish Shores on Little Whitefish Lake.

On November 3rd, 2025, and February 2nd, 2026, staff brought forward information reports addressing the concerns received from the neighbouring property owner.

Council directed staff to proceed with Option 2 of report PL-2026-009 to sell the shore road allowance.

Staff recommend that Council pass By-law 2026-023 to close and stop up the requested Shore Road Allowance, and to transfer the Shore Road Allowance to the abutting owner.

Prepared for: Mayor and Members of Council

Subject: Shore Road Allowance Application (Scott)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: April 7th, 2026 **Report No**: PL-2026-035

Recommendation:

That Council pass By-law 2026-023 to close and stop up part of the Original Shore Road Allowance (Parts 1-4 of Plan 42R-22935) in front of the subject lands at 46 Little Whitefish Shores Road, and to transfer the Shore Road Allowance to the abutting owner;

Background & Analysis:

APPLICATION NO:	Shore Road Allowance RAS-2024-0006-H
Applicants:	Sandra Scott-Tapia, Susan Scott-Mallett, Pamela McWhirter
Subject Lands:	*PT LT 97 CON A HUMPHREY AS IN RO198625; S/T & T/W RO198625 PARTIALLY RELEASED BY RO201525; T/W RO201526; S/T INTEREST IN RO198625; S/T BENEFICIARIES INTEREST IN RO198622; SEGUIN*
Civic Address:	46 Little Whitefish Shores Road
Roll No.:	4903-010-009-06700

On August 13th, 2024, an application was made to purchase part of the Original Shore Road Allowance (SRA) laid out along the shores of Little Whitefish in front of Lot 97, Concession A, designated as Parts 1-4 according to Plan 42R-22935 (figure 2).

Township Departments were circulated for comment, and no concerns were identified. Concerns were raised by the neighbours to the south; these concerns have been addressed as reflected in the Registered Plan 42R-22935. Part 3 will include an additional restrictive covenant, and Part 4 includes the extended existing Right-of-way.

Consent forms from the neighbours to the north have been obtained. Consent forms from the abutting neighbours to the south have not been obtained.

FIGURE 1: Property Description

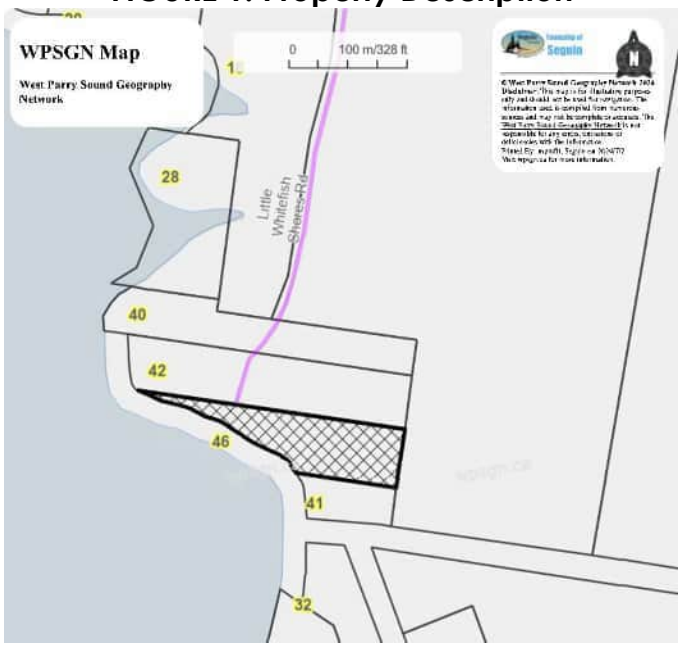


FIGURE 2: Aerial Photo

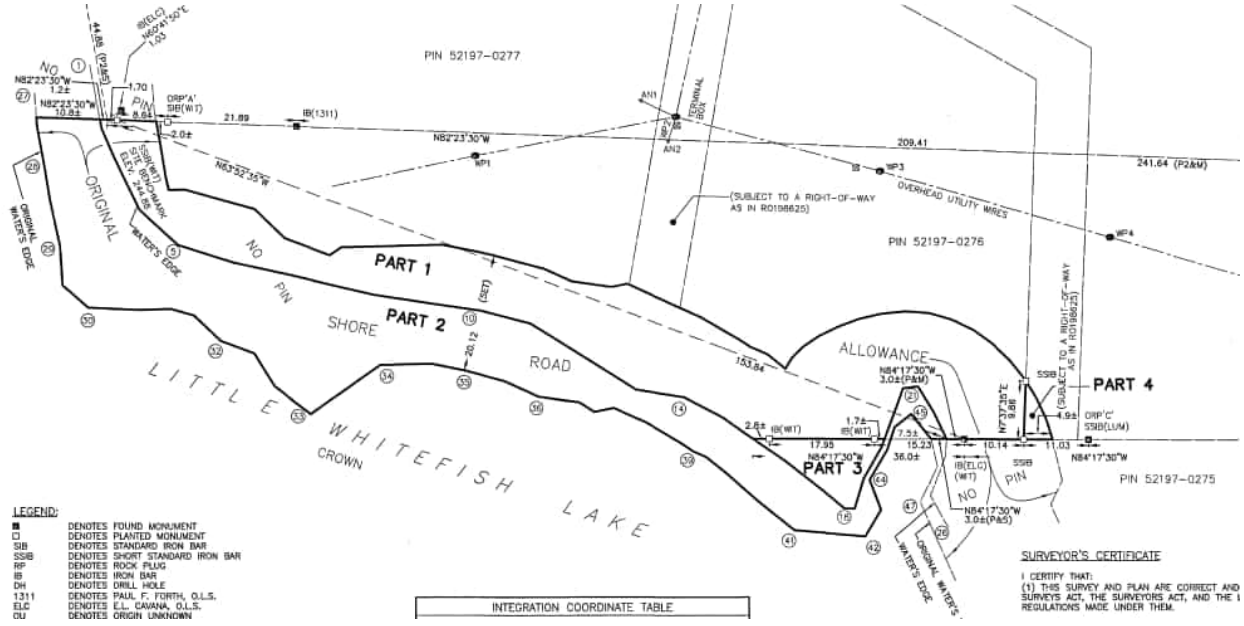


In 2013, the Council directed Staff to review the policy and procedures for the closing of Shore Road Allowances, and directed staff to proceed with the following approach:

Placing a restrictive covenant on the lands that places a specific prohibition on title that Council considers appropriate to advance the objectives of the Official Plan. This could be used to prohibit certain uses or structures contrary to the Township by-laws. The covenant could also be used to provide another level of protection for areas of natural vegetation and steep slopes.

The applicant has agreed to enter into a Restrictive Covenant agreement with the Township in order to purchase the SRA lands known as Parts 1 - 4 on registered plan 42R-22935. A draft of the Restrictive Covenant is attached in Schedule B of this report. Part 3 (Schedule C) will be subject to an additional restrictive covenant requiring that it remain in its natural state, with no structures permitted on this portion of the property.

FIGURE 3: 42R-22935



Financial Impacts:

Selling the requested Shore Road Allowance will have a positive financial impact on the Township. The cost of land is determined by the lake and the amount of frontage on the subject lands. The land value cost for this application is approximately $9,000.00.

Options/Alternatives:

Council has two options on how to proceed with the request to acquire the subject Shore Road Allowance.

Option 1: Sell the portion of the Shore Road Allowance to the applicant, as requested.

Option 2: Do not sell any portion of the Shore Road Allowance at this time.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the recommendation of the Planning Department that Council pass By-law 2026-023 (Schedule A) to close, stop up, and transfer those parts of the Original Shore Road Allowance designated as Parts 1-4 of Plan 42R-22935 in front of the subject property. By-law 2026-023 also authorizes Council to enter into a Restrictive Covenant Agreement (Schedule B) with the owner of the abutting lands that preserves the economic, environmental and social values of the transferred Shore Road Allowance.

Prepared by:



Melissa Profit
Planning Technician

Approved by:



Taylor Elgie, MCIP, RPP

Director of Planning



Jason Inwood
Chief Administrative Officer

Attachments:
Schedule A – By-law 2026-023
Schedule B- Restrictive Covenant
Schedule C- Restrictive Covenant

MP/TE/JI

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-023

TO CLOSE AND STOP UP THE ORIGINAL SHORE ROAD ALLOWANCE LAID OUT ALONG THE SHORES OF LITTLE WHITEFISH LAKE, IN FRONT OF LOT 97, CONCESSION A, IN THE GEOGRAPHIC TOWNSHIP OF HUMPHREY, NOW TOWNSHIP OF SEGUIN, IN THE DISTRICT OF PARRY SOUND, BEING DESIGNATED AS PARTS 1, 2, 3 AND 4, ACCORDING TO PLAN 42R22935.
AND TO SELL PARTS 1, 2, 3 AND 4, ACCORDING TO PLAN 42R22935.

WHEREAS pursuant to Sections 8, 9, 11 and 35 of the Municipal Act, 2001 S.O. 2001, Chapter 25 (the "Act") The Corporation of the Township of Seguin, hereinafter called the Corporation, is empowered to stop up and close any part of a highway over which it has jurisdiction.

AND WHEREAS pursuant to Sections 8, 9 and 11 of the Said Municipal Act, 2001, ante, the Corporation is empowered to sell any part of a highway that is legally stopped up and closed.

AND WHEREAS it is deemed expedient in the interest of the Corporation of the Township of Seguin, hereinafter called the Corporation, that the original unopened shore road allowance described in Schedule A hereto be closed, and thereafter Parts 1, 2, 3, and 4, according to Plan 42R22935 be sold and conveyed to the adjacent owners;

AND WHEREAS the adjacent owners have made a request to the Corporation for the purchase of part of the said original unopened shore road allowance being designated as Parts 1, 2, 3 and 4, according to Plan 42R22935.

AND WHEREAS the adjacent owners have agreed to accept the registration of restrictive covenants on the lands in accordance with the Corporation's policies.

AND WHEREAS public notice of the intention of the Corporation to close the said portion of the said shore road allowance has been in accordance with the municipality's by-laws regarding the same.

AND WHEREAS all objections submitted by persons, or their agents, claiming that their lands would be prejudicially affected by the by-law were duly considered by Council.

AND WHEREAS no persons who uses the road allowance for motor vehicle access to or from the person's land, with exception of the neighboring property to the south of Part 4 on Plan 42R22935, who will be granted an easement over Part 4 on Plan 42R22935 by the Corporation prior to the transfer of the lands.

AND WHEREAS the road allowance does not abut land owned by the Crown in right of Canada or lead to or abut on the bridge, wharf, dock, quay or other work owned by the Crown in right of Canada.

NOW THEREFORE the Council of THE CORPORATION OF THE TOWNSHIP OF SEGUIN enacts as follows:

DRAFT

1. THAT upon and after the passing of this By-law that part of the original unopened shore road allowance described in Schedule A hereto, be and the same is hereby closed and stopped up.

2. THAT upon and after passing of this By-law that part of the road allowance designated as Parts 1, 2, 3 and 4 according to Plan 42R22935, be sold and conveyed by the Corporation to the adjacent owner or owners forthwith after this By-law comes into effect for other lawful consideration and the sum of One Dollar ($1.00).

3. THAT the road allowance described in Schedule A hereto is declared surplus.

4. THAT the Mayor and Clerk be and they are hereby authorized and directed to sign all such conveyances as may be necessary and expedient for carrying out the provisions of this By-law, and to affix to such conveyances the Corporate Seal of the Municipality.

PASSED in Council , 2026.

Certified to be a true copy of
By-law No. 2026-023 passed in
Council, this 7th day of April, 2026

_____
CRAIG JEFFERY, Clerk

_____
ANN MACDIARMID, Mayor

_____
CRAIG JEFFERY, Clerk

DRAFT

SCHEDULE A

Part of the original shore road allowance laid out along the shores of Little Whitefish Lake, in front of Lot 97, Concession A, in the Geographic Township of Humphrey, now Township of Seguin, in the District of Parry Sound, being designated as Parts 1, 2, 3 and 4, according to Plan 42R22935.

DRAFT

RESTRICTIVE COVENANTS

MADE IN TRIPLICATE this day of , 2026

BETWEEN:

SANDRA PATRICIA SCOTT-TAPIA, SUSAN MARGARET SCOTT-MALLETT and PAMELA JEAN MCWHIRTER
COVENANTORS (Hereinafter called the **"OWNERS"**)

-and-

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COVENANTEE (Hereinafter called the **"TOWNSHIP"**)

The following restrictive covenants are hereby annexed to the lands described in this Application being

PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 97, CONCESSION A, GEOGRAPHIC TOWNSHIP OF HUMPHREY; PARTS 1, 2 AND 4 ON PLAN 42R-22935; TOWNSHIP OF SEGUIN

(Hereinafter referenced as the "**lands**")

for a period to expire 50 years from the date of registration of this Agreement and the benefit shall run with land now owned by The Corporation of the Township of Seguin (the "Township") being

PIN 52197-0330 RDAL BTN LT 100 AND LT 101 CON A HUMPHREY; RDAL BTN LT 100 AND LT 101 CON B HUMPHREY BTN SHORE RDAL ALONG WHITEFISH LAKE & SHORE RDAL ALONG LITTLE WHITEFISH LAKE; SEGUIN
PIN 52192-0897 RDAL BTN CON 13 AND CON A HUMPHREY E OF HWY94; SEGUIN
PIN 52192-0827 FIRSTLY: HUMPHREY DR PL 290; SECONDLY: PT LT 105 CON A HUMPHREY AS IN RO30999 & RO31014 (FIRSTLY); SEGUIN

The covenants shall be binding upon and enure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the owners of the lands and the owners of the Township lands.

These covenants are intended to enhance and preserve the economic, environmental and social values of the foregoing lands and to benefit the foregoing lands by protecting and preserving the natural state of the shoreline and shorelands of Little Whitefish Lake.

But for the imposition of the following restrictions and the intention of the parties for such restrictions to bind future owners of said lands, The Corporation of the Township of Seguin would not convey this shore road allowance to the abutting property owners.

USES, BUILDINGS, STRUCTURES

1. No part of the Lands shall be used for:

Renewable Energy Facilities
The purpose of installing, erecting, maintaining, and/or operating a renewable energy generation facility or project unless such renewable energy facility is exempt from the operation of these restrictive covenants (being encumbrances upon land) by operation of the applicable Provincial Legislation and Regulations governing, regulating and/or authorizing the installation, erection, maintenance and/or operation of renewable energy general facilities and/or projects.

Aeronautics
The storage or placement of any aircraft, including but not limited to airplanes, helicopters, gliders, etc. and/or any building or structure designed to, intended for, capable of and/or used for housing aircraft.

Landscaping
The creation of landscaped water features such as reflecting pools, waterfalls and other non-naturally occurring watercourses or water features.

Recreational Installations or Features
The establishment of slides, "zip" or rappelling lines and platforms, diving platforms or towers, unless the foregoing are located:

a) on a dock permitted under the then applicable Township Zoning By-law, attached to the lands, and
b) where such of the foregoing recreational installation features is or are located on that portion of the permitted dock which is located directly, on, over or above the water.

Boathouses and Docks
The erection of a boathouse and/or dock unless such boathouse and/or dock complies with the Township's Comprehensive Zoning By-law 2006-125 as it read and was in force on the date the Lands were conveyed by the Township to the owners. For further clarity, notwithstanding that the owners may apply under the provisions of the *Planning Act*, to vary or amend the provisions of By-law 2006-125 to permit a boathouse and/or dock:

- that is not permitted as the provisions read on the date the Lands were conveyed; or
  -that exceeds any regulated dimension which is stated as a maximum in such provisions as they read on the date the Lands were conveyed, or
  -that reduces any regulated dimension which is stated as a minimum in such provisions as they read on the date the lands were conveyed

such approval does not supercede the privity of this restrictive covenant and the Township's authority to enforce such restrictive covenant.

Buildings other than Boathouses or Docks
The erection of any building or structure, whether or not such building or structure requires a building permit, unless such building or structure complies with the Township's Comprehensive Zoning By-law 2006-125 as it read and was in force on the date the Lands were conveyed by the Township to the owners. For further clarity, notwithstanding that the owners may apply under the provisions of the *Planning Act*, to vary or amend the provisions of By-law 2006-125 to permit a building or structure:

- that is not permitted as the provisions read on the date the Lands were conveyed; or
  -that exceeds any regulated dimension which is stated as a maximum in such provisions as they read on the date the Lands were conveyed, or
  -that reduces any regulated dimension which is stated as a minimum in such provisions as they read on the date the lands were conveyed

such approval does not supercede the privity of this restrictive covenant and the Township's authority to enforce such restrictive covenant. For further clarity the foregoing restriction shall be read to include any buildings or structures entirely located above the ground within or suspended from trees or poles.

2. ENVIRONMENTAL PROTECTION ZONES

If the lands, or any part thereof, fall within an area identified by the Township as an Environmental Protection Zone, there shall be no use of said land, or any buildings thereon, except in accordance with Township zoning by-laws.

3. GENERAL

The foregoing restrictions apply notwithstanding any other restrictions imposed by Municipal By-law. Furthermore, for clarity, despite any conclusions by a court or other tribunal of competent jurisdiction otherwise that a Municipal By-law(s) does not prohibit the above, these restrictive covenants continue to operate to bind the land and prohibit the foregoing until such time as the Township, by by-law authorizes the deletion/ release or by by-law authorizes the modification of the restrictive covenant pursuant to section 4 below.

4. MODIFICATION

The Township or any successor municipal corporation, with the consent of the owners of the Lands, may alter or modify these restrictions in respect of the lands or any part thereof and such alteration or modification shall be evidenced by a municipal by-law. Furthermore, as a condition of the alteration or modification of these restrictive covenants the Owners agrees to the registration of a new restrictive covenant to give effect to the foregoing alteration or modification.

IN WITNESS WHEREOF the parties hereto have hereunto executed this agreement as follows:

By the OWNERS on the _____ day of _____, 2026

_____ Witness

_____ SANDRA PATRICIA SCOTT-TAPIA

_____ Witness

_____ SUSAN MARGARET SCOTT-MALLETT

_____ Witness

_____ PAMELA JEAN WCWHIRTER

By the TOWNSHIP on the _____day of _____, 2026

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

_____ ANN MACDIARMID, Mayor

_____ CRAIG JEFFERY, Clerk

Schedule C to Report PL-2026-035

RESTRICTIVE COVENANTS

MADE IN TRIPLICATE this day of , 2026

BETWEEN:

SANDRA PATRICIA SCOTT-TAPIA, SUSAN MARGARET SCOTT-MALLETT and PAMELA JEAN MCWHIRTER
COVENANTOR (Hereinafter called the **"OWNERS"**)

-and-

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
COVENANTEE (Hereinafter called the **"TOWNSHIP"**)

The following restrictive covenants are hereby annexed to the lands described in this Application being

PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 97, CONCESSION A, GEOGRAPHIC TOWNSHIP OF HUMPHREY; PART 3 ON PLAN 42R-22935; TOWNSHIP OF SEGUIN
(Hereinafter referenced as the "**lands**")

for a period to expire 50 years from the date of registration of this Agreement and the benefit shall run with land now owned by The Corporation of the Township of Seguin (the "Township") being

PIN 52197-0330 RDAL BTN LT 100 AND LT 101 CON A HUMPHREY; RDAL BTN LT 100 AND LT 101 CON B HUMPHREY BTN SHORE RDAL ALONG WHITEFISH LAKE & SHORE RDAL ALONG LITTLE WHITEFISH LAKE; SEGUIN
PIN 52192-0897 RDAL BTN CON 13 AND CON A HUMPHREY E OF HWY94; SEGUIN
PIN 52192-0827 FIRSTLY: HUMPHREY DR PL 290; SECONDLY: PT LT 105 CON A HUMPHREY AS IN RO30999 & RO31014 (FIRSTLY); SEGUIN

The covenants shall be binding upon and enure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the owners of the lands and the owners of the Township lands.

These covenants are intended to enhance and preserve the economic, environmental and social values of the foregoing lands and to benefit the foregoing lands by protecting and preserving the natural state of the shoreline and shorelands of Little Whitefish Lake.

But for the imposition of the following restrictions and the intention of the parties for such restrictions to bind future owners of said lands, The Corporation of the Township of Seguin would not convey this shore road allowance to the abutting property owners.

USES, BUILDINGS, STRUCTURES

No part of the lands described above shall be used for the construction, erection, placement, or maintenance of any buildings, structures, or improvements of any kind – whether permanent or temporary. This restriction applies to, but is not limited to, residential dwellings, garages, sheds, fences, walls, decks, mobile homes, temporary shelters, docks and any other man-made structures.

Furthermore, the subject property shall be maintained in as natural a condition as reasonably possible, and no activities shall be undertaken that would significantly alter the natural landscape, vegetation, or ecological character of the land, except as may be expressly permitted by The Corporation of the Township of Seguin by section 4 below.

3. GENERAL

The foregoing restrictions apply notwithstanding any other restrictions imposed by Municipal By-law. Furthermore, for clarity, despite any conclusions by a court or other tribunal of competent jurisdiction otherwise that a Municipal By-law(s) does not prohibit the above, these restrictive covenants continue to operate to bind the land and prohibit the foregoing until such time as the Township, by by-law authorizes the deletion/ release or by by-law authorizes the modification of the restrictive covenant pursuant to section 4 below.

4. MODIFICATION

The Township or any successor municipal corporation, with the consent of the owners of the Lands, may alter or modify these restrictions in respect of the lands or any part thereof and such alteration or modification shall be evidenced by a municipal by-law. Furthermore, as a condition of the alteration or modification of these restrictive covenants the Owners agrees to the registration of a new restrictive covenant to give effect to the foregoing alteration or modification.

IN WITNESS WHEREOF the parties hereto have hereunto executed this agreement as follows:

By the OWNERS on the _____ day of _____, 2026

_____ Witness

_____ SANDRA PATRICIA SCOTT-TAPIA

_____ Witness

_____ SUSAN MARGARET SCOTT-MALLETT

_____ Witness

_____ PAMELA JEAN WCWHIRTER

By the TOWNSHIP on the _____day of _____, 2026

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

_____ ANN MACDIARMID, Mayor

_____ CRAIG JEFFERY, Clerk

Prepared for: Mayor and Members of Council

Subject: Shore Road Allowance Application (RAS-2026-0001-H Green)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: April 7th, 2026 **Report No:** PL-2026-036

Executive Summary:

RAS-2026-0001-H is an application to purchase the remaining flooded land portions of the Shore Road Allowance in front of the subject lands at 21B Maplehurst Road on Lake Rosseau.

Staff recommend that Council pass By-law 2026-025 to transfer the requested portions of Shore Road Allowance to the abutting owner.

Prepared for: Mayor and Members of Council

Subject: Shore Road Allowance Application (RAS-2026-0001-H Green)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: April 7th, 2026 **Report No:** PL-2026-036

Recommendation:

That Council pass By-law 2026-025 to transfer portions of the Shore Road Allowance, designated as Part 1 according to Plan 42R-4879, to the abutting owner;

Background & Analysis:

APPLICATION NO:	RAS-2026-0001-H
Applicants:	Michael Green
Subject Lands:	*PT LT 6-7 CON 5 HUMPHREY; PT RDAL AROUND THE SHORE OF LAKE ROSSEAU IN FRONT OF LT 7 CON 5 HUMPHREY CLOSED BY RO74068 PT 2 TO 5 42R4879 & PT 2 TO 4 42R6336; S/T & T/W RO168003; SEGUIN*
Civic Address:	21B Maplehurst Road
Roll No.:	4903-010-002-23010

On January 5th, 2026 an application was made by the owner to purchase the "Flooded Lands" portion of the Original Shore Road Allowance (SRA) laid out along the shores of Lake Rosseau, in front of Lots 6 and 7, Concession 5, designated as Part 1 according to Plan 42R-4879.

The applicant wishes to purchase the flooded lands in order to construct a boathouse.

In 1977, By-law 77-6 was passed to close and stop up Parts 1 & 2 of Plan 42R-7796. Only a portion of the SRA was transferred to the abutting owner, as the Township did not sell flooded lands at that time.

As of 2009, the Ministry of Natural Resources and Forestry has authorized the Township to sell those parts of road allowance which are covered by water. A review of the subject lands determined that there are no concerns that would indicate that the lands should remain in Township ownership. Township Departments were also circulated for comment, and no concerns were identified.

FIGURE 1: KEY MAP

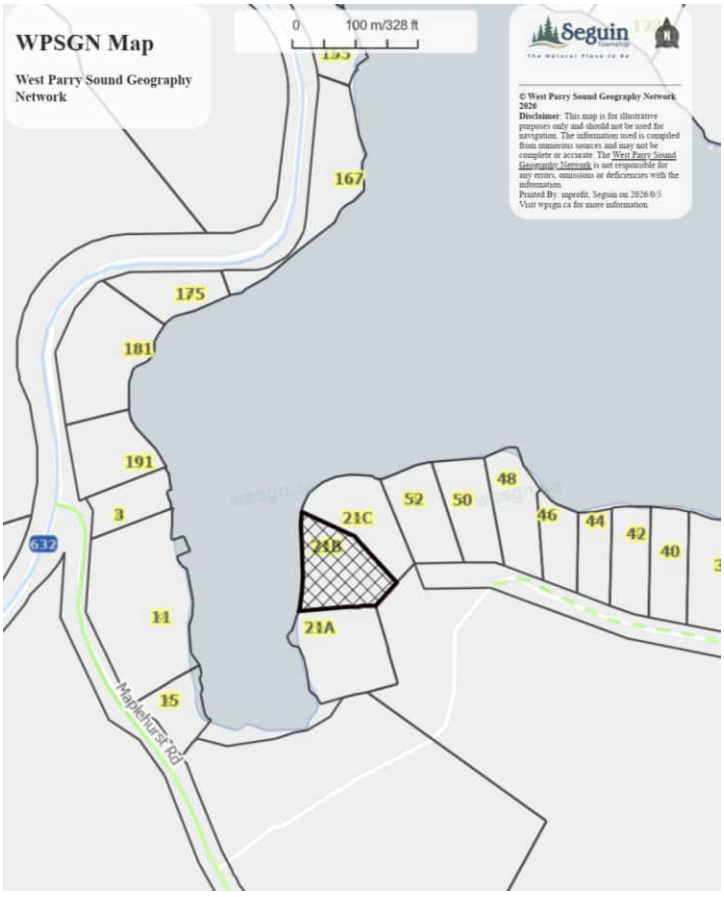
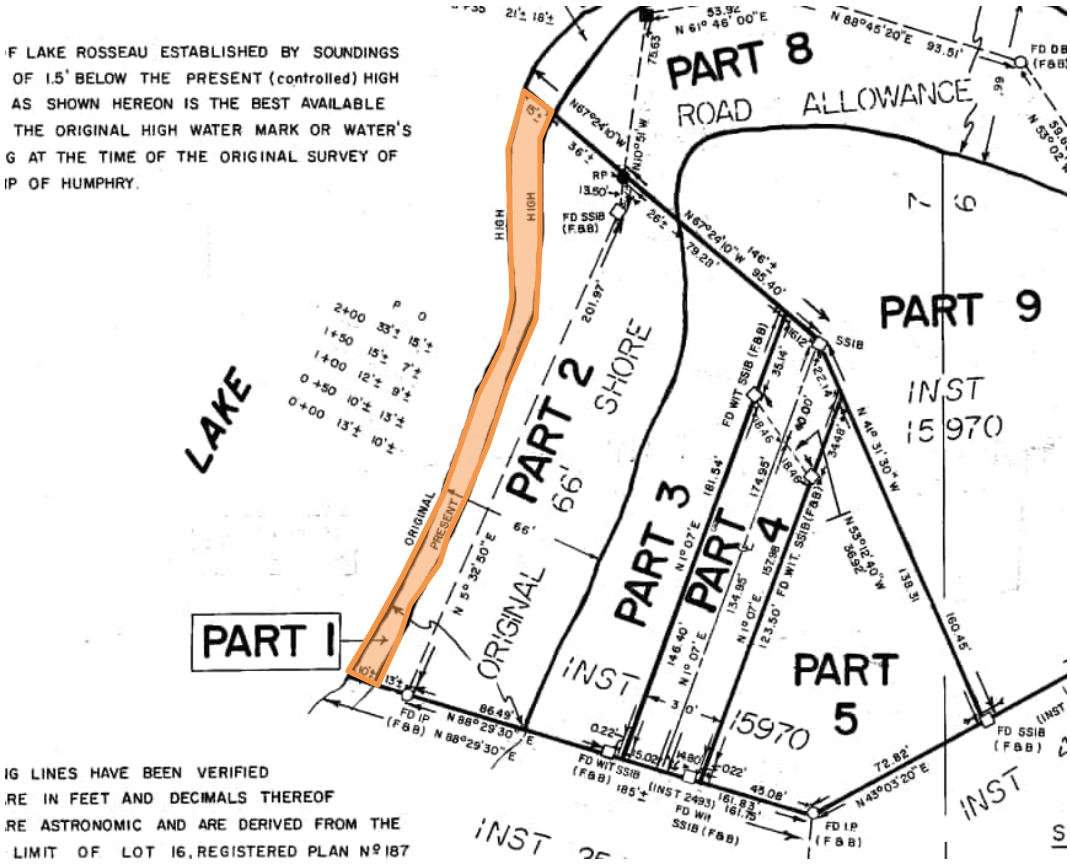


FIGURE 2: 42R-4879



Financial Impact:

There is no financial impact associated with this report. The cost of land is determined by By-law 2025-079. The land value cost for the requested flooded land portions of the shore road allowance is $1.00.

Options/Alternatives:

Council has two options on how to proceed with the request to acquire the subject Shore Road Allowance.

Option 1: Sell the requested portions of the Shore Road Allowance to the applicant, as requested.

Option 2: Do not sell the requested portions of the Shore Road Allowance at this time.

Staff recommends Option 1.

Strategic Plan Alignment:

Foundation – Provide Service Excellence

Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

It is the recommendation of the Planning Department that Council pass By-law 2026-025 (Schedule A) to transfer those parts of the Shore Road Allowance laid out along the shores of Lake Rosseau, in front of Lots 6 and 7, Concession 5, designated as Part 1 according to Plan 42R-4879, in the Geographic Township of Humphrey.

Prepared by:



Melissa Profit,
Planning Technician

Reviewed by:



Taylor Elgie,
Director of Planning
Reviewed by:



Jason Inwood,
Chief Administrative Officer
Attachments:

- Schedule A – Draft By-law 2026-025

Schedule A to Staff Report PL-2026-036

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-025

TO SELL PART OF THE ORIGINAL SHORE ROAD ALLOWANCE LAID OUT ALONG THE SHORES OF LAKE ROSSEAU, IN FRONT OF LOTS 6 AND 7, CONCESSION 5, IN THE GEOGRAPHIC TOWNSHIP OF HUMPHREY, NOW TOWNSHIP OF SEGUIN, IN THE DISTRICT OF PARRY SOUND, BEING DESIGNATED AS PART 1 ACCORDING TO PLAN 42R-4879.

WHEREAS by By-Law 77-6 passed on the 11th day of March, 1977 those portions of the original shore road allowance in front of Lots 6 and 7, Concession 5, designated as Part 1, according to Plan 42R-4879, in the Geographic Township of Humphrey, now Township of Seguin, District of Parry Sound, were closed and stopped up;

AND WHEREAS the adjacent owner has made a request to the Corporation for the purchase of part of the said original shore road allowance being designated as Part 1, according to Plan 42R-4879.

NOW THEREFORE the Council of THE CORPORATION OF THE TOWNSHIP OF SEGUIN enacts as follows:

1. THAT upon and after passing of this By-law that part of the original shore road allowance designated as Part 1, according to Plan 42R-4879 be sold and conveyed by the Corporation to the adjacent owner or owners forthwith after this By-law comes into effect for other lawful consideration and the sum of One Dollar ($1.00).

2. THAT the road allowance described in Schedule A hereto is declared surplus.

3. THAT the Mayor and Clerk be and they are hereby authorized and directed to sign all such conveyances as may be necessary and expedient for carrying out the provisions of this By-law, and to affix to such conveyances the Corporate Seal of the Municipality.

PASSED in Council April 7, 2026

Certified to be a true copy of
By-law No. 2026-025 passed in
Council, this 7th day of April, 2026

_____
ANN MACDIARMID, Mayor

_____
CRAIG JEFFERY, Clerk

_____
CRAIG JEFFERY, Clerk

DRAFT

SCHEDULE A

Parts of the original shore road allowance laid out along the shores of Lake Rosseau, in front of Lots 6 and 7, Concession 5, designated as Part 1 according to Plan 42R-4879, in the Geographic Township of Humphrey, now Township of Seguin, District of Parry Sound.

DRAFT

Delegations

The Corporation of the Township of Seguin
5 Humphrey Drive, Seguin, ON P2A 2W8
Fax: 705-732-6347
info@seguin.ca

Request To Be Heard By Council Form

Please Note: Delegations to Council are limited to 10 minutes in length, Persons desiring to present information to Council or to make a request of Council shall provide a completed "*Request to be Heard by Council*" form to the Clerk no later than 4:00 p.m. on the Monday preceding the next regularly scheduled Council Meeting. Where that Monday is a holiday, no later 4:00 p.m. on the Friday before the holiday. Submission of this form prior to the deadline does not guarantee granting of delegate status for the meeting date requested. The Clerk shall have discretion to limit the number of delegations in order to facilitate an orderly and timely meeting.

Please print

Date of Council Meeting You Wish to Attend: April 7, 2025

Name: Rotary Club Of Parry Sound, Chartered 1936

Group Being Represented: Above

Attending In-Person or Virtually Through Zoom: In Person

Telephone No.: 705-773-8077

Email Address: Parrysoundrotary@outlook.com, cheryldward@outlook.com stivrinsdeb@outlook.com

Address: 27 Meadowcrest Drive, McDougall, Ontario P2A 2W9

Please provide a brief outline of the topic/issue you wish to speak about. Attach a separate sheet if necessary.

Rotary would appreciate the opportunity to present to council with an update, introduce our new president, and share our plans for the 2026 3 Strikes against Cancer 3 pitch tournament.

Signature ***Date*** Feb 3/26

Staff Reports

Prepared for: Members of Council

Subject: Freedom of Information (FOI) Summary for the Year 2025

From: Donna McLeod, Clerk's Department

Agenda Date: April 7th, 2026 Report No: CL-2026-002

Executive Summary:

This report provides Council with a summary of the requests completed under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) for 2025.

This report has been prepared for Council's information.

48 requests were processed in 2025 and 45 were completed in 2025 within the legislated timeframe and 3 requests were carried over to 2026. The total revenue generated from requests in 2024 was $3221.46.

Prepared for: Members of Council

Subject: Freedom of Information (FOI) Summary for the Year 2025

From: Donna McLeod, Clerk's Department

Agenda Date: April 7th, 2026 Report No: CL-2026-002

Recommendation:

That Council receives this report as information.

Background & Analysis:

At the regular meeting of Seguin Council held December 10th, 2012, Council enacted By-law No. 2012-100 delegating all the powers and duties granted or vested in the Head of The Corporation of the Township of Seguin for the purposes of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) to the Clerk. The following is a summary of FOI requests completed by the Clerk's Department in 2025.

- 45 general records requests were completed in 2025. The vast majority were related to development.
- 44 requests were completed within the legislated timeframe.
- The total revenue generated from request in 2025 was $3221.46

Financial Impacts:

Fees for request under the Municipal Freedom of Information and Protection of Privacy Act (including the related search and preparation time and copies) are set by provincial legislation.

Options/Alternatives:

This report is for information purposes only and there are no options or alternatives for Council to consider.

Strategic Plan Alignment:

This matter is not directly tied to the Goals and Objectives of the Strategic Plan and is an administrative function undertaken by staff.

Conclusion:

That Council receives this report as information.

Prepared by:

Donna McLeod,
Clerk's Department

Reviewed by:

Craig Jeffery,
Clerk

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Prepared for: Mayor and Members of Council

Subject: NOHFC Funding Application – Rosseau Memorial Hall

From: Dominique O'Brien, Director of Community Services

Agenda Date: April 7, 2026 **Report No:** CS-2026-002

Executive Summary:

This report seeks Council approval to proceed with the 2nd stage funding application to the Northern Ontario Heritage Fund Corporation (NOHFC) - Enhance Your Community Program intended to fund the Rosseau Memorial Hall Revitalization project.

Prepared for: Mayor and Members of Council

Subject: NOHFC Funding Application – Rosseau Memorial Hall

From: Dominique O'Brien, Director of Community Services

Agenda Date: April 7, 2026 **Report No:** CS-2026-002

Recommendation:

That Council support, by way of resolution, the NOHFC Enhance Your Community Program Stream 2nd stage funding application for the Rosseau Memorial Hall Revitalization project.

Background:

The Rosseau Memorial Hall Revitalization project includes a comprehensive renovation of the existing building interior and a new rear addition. ERA Architects is currently finalizing the design, and the building permit application process has begun. RLB/P2i Strategies continues to provide project management, coordinating schedule, and procurement readiness.

Staff submitted the Stage 1 application to the NOHFC Enhance Your Community Program in December 2025 and received notice in February 2026 that the project was eligible and would proceed to Stage 2 for further review and evaluation.

Financial Impact:

The Township has identified $1.9 million in capital funding toward the Rosseau Memorial Hall Revitalization project, and the NOHFC Enhance Your Community Program (Stage 2) request is $2 million. All remaining project costs beyond the Township and NOHFC contributions would be funded through private donors, using a combination of naming rights opportunities and fundraising events/campaigns led in partnership with the community. Consistent with NOHFC Stage 2 requirements, a Council resolution is required to confirm support for the Stage 2 application, the Township's financial contribution, and the Township's commitment to cover any potential cost overruns to ensure the project can be completed as proposed.

Strategic Plan Alignment:

Goal #1: Lead

1.1 Advocate for infrastructure and services that support a healthy, active, and engaged community.

Goal #2: Grow

2.3 Create Opportunities to be an attractive tourism destination.

Conclusion:

This funding opportunity aligns with the Township's goals of enhancing and growing community events. Securing this funding will provide significant benefits to the community.

Dominique O'Brien
Director of Community Services

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Renewal of the Agreement for Emergency Response Services for the Township of the Archipelago

From: Sean Carroll, Director of Emergency Services/Fire Chief

Agenda Date: April 7, 2026 **Report No:** FS-2026-001

Executive Summary:

The current agreement with Seguin Fire Services for emergency response in the Southern areas of The Archipelago expired December 31, 2025. The Archipelago does not operate its own fire department and has used Seguin Fire Services to provide coverage under a formal agreement.

Seguin Fire Services has continued to provide emergency response coverage under the expired agreement until a new agreement has been approved. The renewed agreement will become effective upon approval from council and will expire on December 31, 2028. The proposed agreement includes mapping to better identify response coverage areas, a revised fee schedule, and designates Humphrey Station 40 as the responding station to the agreement coverage areas.

This agreement allows Seguin Fire Services to attend to incidents as listed in the agreement within the boundaries of The Archipelago's jurisdiction. Fees are based on a per response basis to recoup costs associated with the actions taken by Seguin Fire Services.

Prepared for: Mayor and Members of Council

Subject: Renewal of the Agreement for Emergency Response Services for the Township of the Archipelago

From: Sean Carroll, Director of Emergency Services/Fire Chief

Agenda Date: April 7, 2026 **Report No:** FS-2026-001

Recommendation:

That council approves the attached proposed Emergency Response Services Agreement.

Background & Analysis:

As per the current Emergency Response Agreement, Seguin Fire Services responds to incidents in the Southern Archipelago, including motor vehicle extrication, snowmobile response during winter months, and medical assistance as requested by West Parry Sound EMS. Updates in the revised agreement identify Humphrey Station 40 as the responding station, redefines response boundaries in Southern Archipelago eliminating response to remote areas within The Massasauga Provincial Park and updates fees for the agreement term.

Financial Impacts:

The fee schedule reflects a 6% increase to address rising operational costs. The renewed agreement rates are:

- First Hour: $720.00
- Each additional half hour: $430.00

Strategic Plan Alignment:

Collaboration - We recognize that our organization, businesses, and region thrive when people from diverse backgrounds, with broad experiences, come together to create solutions that help everyone live, work, and play better.

Conclusion:

Given the limited number of emergencies Seguin Fire Services have been called to in The Archipelago coverage area while under previous emergency response agreements and the minimal impact on Seguin Fire Services capacity, staff recommend approval of this agreement.

Prepared by:

Sean Carroll
Director of emergency services/Fire Chief

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

Schedule "A" Proposed Emergency Response Services Agreement

This Agreement made in duplicate, this day of , 2026.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

- hereinafter referred to as "Seguin"

-and-

THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

-hereinafter referred to as "The Archipelago"

WHEREAS By-laws have been duly enacted by the Councils' of the parties hereto, respectively, pursuant to Section 9 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, to authorize an agreement between the said parties, relative to the provision of certain emergency response services by SEGUIN within the described area of the said TOWNSHIP OF THE ARCHIPELAGO.

NOW THEREFORE in consideration of the mutual covenants and agreements herein contained, it is mutually agreed between the parties hereto, as follows:

1. In this Agreement:
   a) "Fire Department" means the Township of Seguin Fire Department;
   b) "Fire Chief" means Chief or designate of the Fire Department;
   c) "Response Area" means the geographic area of the South portion of The Archipelago, excluding the area within The Massasauga Provincial Park, as identified in Appendix III;
   d) "Emergency Response Services" means and includes **only** the following:
      i) Extrication or support services for Motor Vehicle Accidents,
      ii) Snowmobile Response Unit and support services responses,
      iii) Medical Assist responses when requested by the West Parry Sound Base Hospital Ambulance Service.

2. Seguin will supply "Emergency Response Services" to The Archipelago, in the "Response Area" except as hereinafter limited or excluded. Such Services will be provided in a manner consistent with the level of service outlined in the current by-law establishing and regulating the Fire Department.

3. Subject to section 4 herein, the "Emergency Response Services" shall be provided until such time as the emergency incident requiring the provision of such services has been terminated. The "Fire Chief" or designate shall be in charge of the scene of the emergency,

all operations related thereto, including arranging for additional assistance that may be required and the determination as to the termination of the emergency incident. The provision of the Emergency Response Services shall include all required reporting after termination of the emergency event and response.

4. Notwithstanding section 3, Seguin may may:

a) refuse, in its sole discretion, to supply "Emergency Response Services" or any component thereof to a call for response if the Fire Chief determines that the personnel and/or apparatus and equipment are required for and/or responding to an incident or incidents within the Township of Seguin or is otherwise unavailable;

b) order the return of such personnel, apparatus and/or equipment that is responding to or is at the scene of an incident in the Response Area if the Fire Chief determines that the personnel and/or apparatus and equipment are required for an incident or incidents within the Township of Seguin.

The Fire Chief or designate will advise The Archipelago where and when possible of the inability of Seguin to provide the Emergency Response Services to the Response Area.

5. Notwithstanding anything contained herein,

a) No liability shall attach or accrue to The Archipelago by reason of any injury or damage sustained by the personnel, apparatus or equipment of the "Fire Department" while engaged in the provision of "Emergency Response Services" in the "Response Area" save and except any such injury or damage that is occasioned or incurred as result of the negligence of The Archipelago.

b) No liability shall attach or accrue to "Seguin" for failing to respond or supply any of the "Emergency Response Services" in the "Response Area" during such times as the "Fire Department" are otherwise engaged in emergency response activities or are unavailable for any other reason.

6. The fire apparatus and personnel of the "Fire Department" that may be available to respond to calls to respond to incidents within the "Response Area" are described in Appendix II of this Agreement subject to the limitation set out in section 4 above.

7. Seguin shall defend, indemnify and save harmless The Archipelago its elected officials, officers, employees and agents from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever, including but not limited to bodily injury, sickness, disease or death or to damage to or destruction of tangible property including loss of revenue or incurred expense resulting from disruption of service, arising out of or allegedly attributable to the negligence, acts, errors, omissions, misfeasance, nonfeasance, fraud or willful misconduct of Seguin, including without limitation , its directors, officers, employees, agents, contractors and subcontractors, or any of them, in connection with or in any way related to the delivery or performance of Emergency Response Services. This indemnity expressly excludes any non-delivery of Emergency Response Services pursuant

to section 4 of this Agreement. This indemnity shall be in addition to and not in lieu of any insurance to be provided by Seguin in accordance with this Contract and shall survive this Contract.

8. Seguin agrees to defend, indemnify and save harmless The Archipelago from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever arising out of or related to the Seguin's status with WSIB. This indemnity shall be in addition to and not in lieu of any proof of WSIB status and compliance to be provided by the Supplier in accordance with this Contract and shall survive this Contract.

9. Seguin warrants that it has the appropriate type and amount of insurance for a municipal corporation of the size and composition similar to Seguin and which municipal corporation has established a fire department staffed primarily by volunteer firefighters.

10. This Agreement shall be in force for the period commencing on January 1st, 2026 and expiring on December 31st, 2028.

11. Notwithstanding Item #7 above, this Agreement may be terminated, at any time, by either party giving written notice to the other party, three (3) months prior to the desired termination date.

12. The Archipelago agrees to pay Seguin for protection at the rate described in Appendix I. Payment will be due within thirty (30) days of billing

13. The "Fire Department" will supply The Archipelago with a detailed report on all responses to the "Response Area". The report shall include the following:

i. Time call received
ii. Name and civic address of caller
iii. Time units leaving hall
iv. Time units on scene
v. Name incident commander
vi. Time situation under control
vii. Time of loss stopped
viii. Time units leaving scene
ix. Time back in service

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

Signed on behalf of The Township of Seguin

_____

Mayor

_____

Clerk

Signed on behalf of The Township of The Archipelago

_____

Reeve

_____

Clerk

APPENDIX I

PAYMENT AS PER AGREEMENT
BETWEEN TOWNSHIP OF SEGUIN AND TOWNSHIP OF THE ARCHIPELAGO

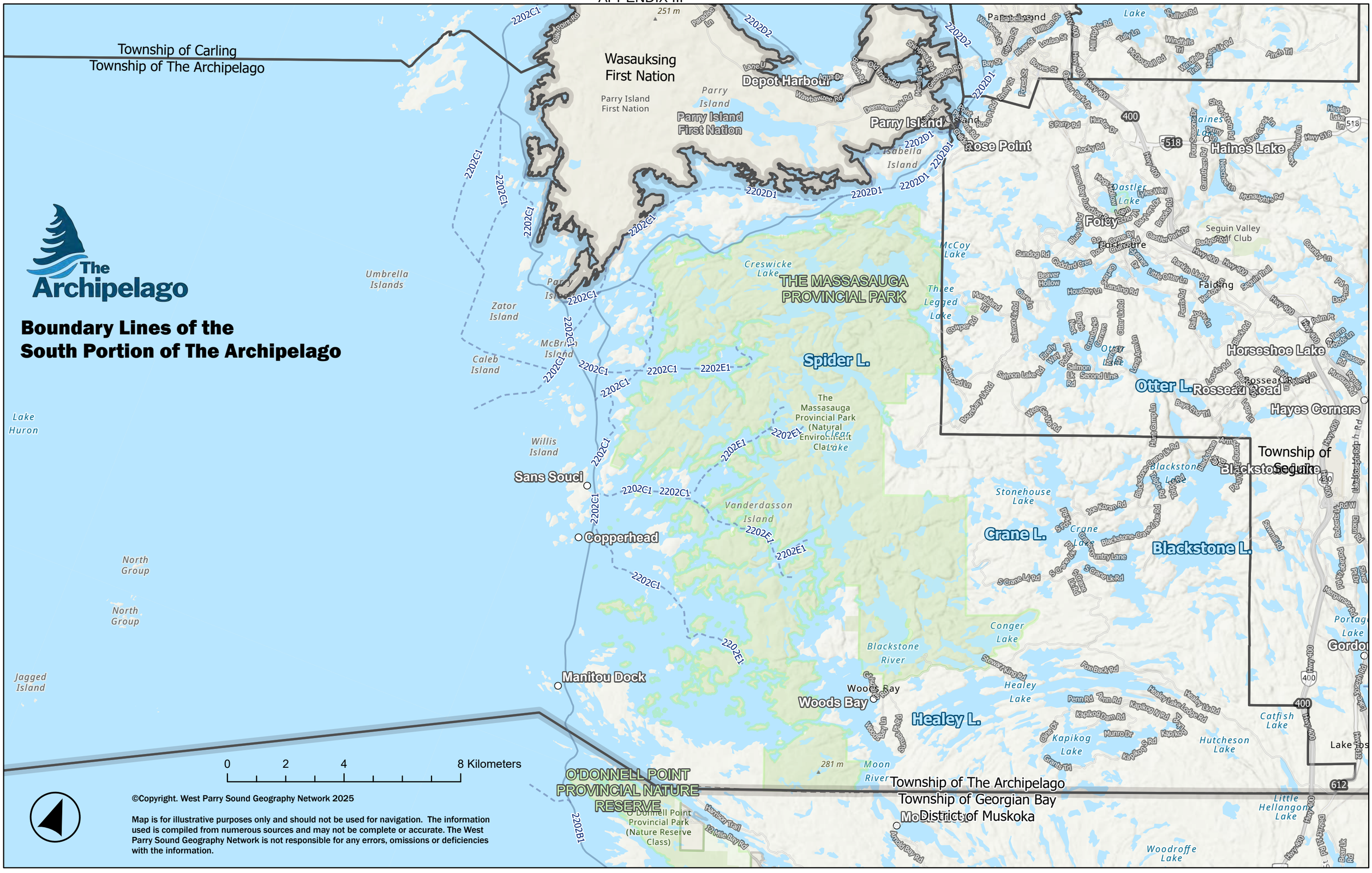
THE ARCHIPELAGO AGREES TO PAY SEGUIN:

THE RATE OF (FOR THE YEAR 2026)	SEVEN HUNDRED AND TWENTY ($720.00) DOLLARS PER HOUR, FOR THE FIRST HOUR AND FOUR HUNDRED AND THIRTY ($430.00) DOLLARS FOR EACH ADDITIONAL HALF HOUR OR ANY PART THEREAFTER.
THE RATE OF (FOR THE YEAR 2027)	SEVEN HUNDRED AND TWENTY ($720.00) DOLLARS PER HOUR, FOR THE FIRST HOUR AND FOUR HUNDRED AND THIRTY ($430.00) DOLLARS FOR EACH ADDITIONAL HALF HOUR OR ANY PART THEREAFTER.
THE RATE OF (FOR THE YEAR 2028)	SEVEN HUNDRED AND TWENTY ($720.00) DOLLARS PER HOUR, FOR THE FIRST HOUR AND FOUR HUNDRED AND THIRTY ($430.00) DOLLARS FOR EACH ADDITIONAL HALF HOUR OR ANY PART THEREAFTER.

APPENDIX II

SEGUIN FIRE RESPONDING TO OCCURRENCES IN THE "RESPONSE AREA"

Fire apparatus and personnel of the "Fire Department" shall be Dispatched from Humphrey Station 40 and be appropriate to the situation.



The Archipelago

Boundary Lines of the South Portion of The Archipelago

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Map is for illustrative purposes only and should not be used for navigation. The information used is compiled from numerous sources and may not be complete or accurate. The West Parry Sound Geography Network is not responsible for any errors, omissions or deficiencies with the information.

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Rogers Radio Tower Offer to Share

From: Sean Carroll, Director of Emergency Services/Fire Chief

Agenda Date: April 7, 2026 **Report No:** FS-2026-002

Executive Summary:

Seguin Fire Services makes use of four local tower sites within Seguin Township for antenna installation for radio communications. As we move forward with migrating the radio system to a digital format, we are required to sign an Offer to Share (Schedule "A") for a Rogers tower site identified as "Edington" (C3450), as we are required to install new equipment on this tower to support the digital radio system.

Prepared for: Mayor and Members of Council

Subject: Rogers Radio Tower Offer to Share

From: Sean Carroll, Director of Emergency Services/Fire Chief

Agenda Date: April 7, 2026 **Report No:** FS-2026-002

Recommendation:

That council approves the attached Offer to Share with Rogers Communications Inc. for the "Edington" (C3450) tower site.

Background & Analysis:

Seguin Fire Services is in the process of migrating from analog radio communications to a digital radio system. This project is being completed by Spectrum Telecom, who was awarded the job through RFP 2025-014. The fire service has antennas on four tower sites within Seguin Township located at the Humphrey Fire Hall, Rosseau Fire Hall, Vista Radio (CKLP) tower located at Hoddy's Side Rd. in Foley and on Rogers Communications tower located at 585 Blackwater Lake Rd. in Orrville.

New equipment will be installed at all four tower sites to support the digital radio system requiring a structural analysis to be completed on the CKLP and Rogers tower sites. Rogers has asked that we enter an updated Offer to Share as the current Site Sharing License Agreement was signed in 2011 and identified only the antenna positioned on the tower.

At this time, Vista Radio has asked for an updated structural analysis to be completed with an agreement to follow once the analysis is done. The Offer to Share gives Seguin Fire Services the ability to continue making use of the Rogers Communications tower as a critical component of our emergency operations communications system.

Financial Impacts:

Costs to complete the structural analysis for both the Vista Radio and Rogers Communications tower sites have been quoted at $14,250.00 and scheduled to be completed the week of April 6. A one-time Documentation Preparation charge of $1000.00 will be applied upon acceptance of the Offer to Share. Funds for the cost of these items are included in the digital radio migration budget. Rogers Communications will not be charging Seguin Fire Services a monthly license fee.

Strategic Plan Alignment:

Provide service excellence - Consistently aim to enhance the quality and efficiency of Township services, balancing person-to-person contact with modern service delivery.

Conclusion:

Staff recommend that council approve the proposed offer to share the Rogers Communications Edington tower site as to allow Seguin Fire Services continued use of the tower to support emergency radio communications.

Prepared by:

Sean Carroll
Director of emergency services/Fire Chief

Reviewed by:

Jason Inwood
Chief Administrative Officer

Attachments:

Schedule "A" Offer to Share

March 12, 2026

Township of Seguin Fire Services

RE: OFFER TO SHARE
Rogers Communications Inc.: "Edington" (C3450)
Project # 250223-C3450-A
Township of Seguin Fire Services: (N/A)

Rogers Communications Inc. ("Rogers") **conditionally** approves the Proposal to Share submitted November 3, 2025, from Township of Seguin Fire Services. ("Requestor") for Rogers' site: **" Edington" (C3450)**

Rogers conditionally approves the following Work:

Request type	Quantity	Type	Elevation	RRUs / Lines
Install	One (1)	Cambium C030045B021A	50.00m	One (1)CAT6

1. **Township of Seguin Fire Station'** ***should maintain a minimum of 1.0 m vertical spatial clearance between Rogers' antennas and*** **Township of Seguin Fire Station'** ***proposed antennas.***

2. ***Ensure that*** **Township of Seguin Fire Station'** ***antennas are not blocking existing Rogers antenna coverage.***

3. **Township of Seguin Fire Station'** ***is expected to exercise extreme caution during antenna and associated base station equipment installation including coaxial cables in order not to cause damage to existing Rogers' equipment. Any damage to Rogers' equipment caused during the installation process by*** Township of Seguin Fire Station' ***will be corrected by*** **Township of Seguin Fire Station'** ***at their own expense.***

Note: The requestor is to contact Rogers prior to completing STA's if Rogers interpretation of information provided in the requestor's co-locate form deviates from the requestor's scope of work. Specific attention should be made to all RRU, power and fibre cable details.

CONDITIONS:

1. The requestor shall complete and submit the following:

- The requestor shall direct their inquiries to **Trylon** for Climb Audit, STA and Design Drawings
- Structural Analysis Report using the latest version of CSA S37 Standard
- Design drawings of requestor proposed scope of work installation
- Climb Audit Report to be completed within 6 months of the tower analysis
- Environment Canada site specific Wind report
- Engineer of Record to contact Rogers approved vendors for onsite damping measurement and damper design, applicable for Monopoles and Shrouded Tri-poles (See Guideline P03031R- Rogers Approved Vendors for on-site Damping Measurement and Damper Design) available to consultants on Rogers External SharePoint

2. The requestor must have the structure analysed and have the antenna mounting arrangements and tower reinforcing for the antenna addition (if required) designed by the tower supplier to meet the S37 Code requirements. The structural analysis must include all existing (confirmed by on site visit and tower audit) antennas & following Rogers future antenna **additions**:

Note: The Requestor is to contact Rogers prior to completing the tower analysis if Rogers' interpretation of information provided in the Requestor's Proposal to Share Form deviates from the Requestor's scope of work. Specific attention should be made to all RRU/RHU, power and fibre cable details.

Prior to commencing construction of the site and installation of equipment (the "Work"), the Requestor must fulfill the conditions contained in this letter and have returned three (3) original executed copies of Rogers Site Sharing License. In addition, for greater certainty, no Work shall be approved to commence until all applicable conditions set out in this Offer to Share letter have been satisfied to Rogers sole satisfaction as evidenced by a final written authorization from Rogers to the Requestor to commence Work.

Rogers grants this approval subject to the following:

1) The Requestor shall complete at its own expense the following:
   a) A Tower Analysis (TA) report using the latest version of CSA Standard CSA-S37.
      i) The TA report is to be completed by **Trylon.**
      ii) The TA report shall be addressed to the Requestor and Rogers.
      iii) The tower analysis shall be performed using the following two case scenarios:

3. CONDUCT STRUCTURAL ANALYSIS AS FOLLOWS:

Case 2: existing tower loading as per site climb audit, plus future antenna loading as shown in latest structural analysis by the engineering firm (in the case of a tower where no previous analysis has been performed, future loading from the tower design), plus imminent future loading listed in the CAL, plus any ongoing Rogers project and other incoming co-location loading, plus the new incoming co-locator proposed loading

If Case 2 passes all CSA Standards and no reinforcing is required, there is no need to proceed with Case 3.

Case 3: Case II less the new incoming co-locator proposed loading

Third party is to reinforce the tower as recommended in the tower analyses conducted for Case 2.

It is 3rd party's responsibility to check their pinwheels and mounts for fall arrest load in accordance with Canada Occupational Health and Safety Regulations, Section 12.10.

Co-locator must check pinwheel's main boom members, T-booms and H-frames (if longer than 1.2m on either side), their connection points, pinwheel spine, and spine U-bolts for a force of 17.8kN applied at any point of the boom using factored ultimate capacity. This value is independent of wind loading (to simulate fall arrest load).

iv) The Requestor must have the structure analysed and have the antenna mounting arrangements and tower reinforcing for the antenna additions (if required) designed by the tower supplier. The structural analysis must include all existing (confirmed by an on-site visit and survey) antennas and following Rogers future loadings additions:

Future Type	Quantity	Antenna Model	Elevation	RRUs/Lines
----------	---------	----------	----------	----------

Note:

1. ***New configuration of I.F/future levels mentioned in the above table replaces previous I.F/future levels***
2. ***Do not include "Futures" in LCII and LCIII. They are reserved for Rogers future project.***

Please copy us on any correspondence.

Approval conditional to Safety Code 6 compliance

v) The Requestor is to ensure **Trylon** conducts an onsite visual inspection and performs a tower audit inventory of all existing tower attachments.

vi) If applicable, the TA report shall also include the loading requirements of any existing licensee(s) on the tower. The Requestor shall contact any licensee directly to obtain and verify its existing and/or pre-approved future loadings.

vii) Should **Trylon** in its TA report, recommend a change or changes in antenna location(s), said change or changes shall not be deemed to be approved by Rogers, but will be subject to Rogers' further review and approval.

viii) The TA report and any drawings must be in accordance with the latest version of CSA Standard CSA-S37, "Antennas, Towers and Antenna Supporting Structures", Rogers standards and specifications, and must be in accordance with good engineering practices and applicable building codes.

If applicable, the TA report shall also include the loading requirements of any existing licensee(s) on the tower. The Requestor shall contact any licensee directly to obtain and verify its existing and/or pre-approved future loadings.

ix) Neither Rogers receipt of nor reliance on the TA Report, or the drawings provided by the Requestor, the Tower Company or its consultants, limits the Requestor's responsibility for the structural adequacy of the tower or any deficiency or error in the TA Report.

b) Upon Rogers acceptance of the TA Rogers shall require the Requestor provide Mount Detail drawings for Rogers review and approval. Should the Requestor prepare said drawings prior to Rogers' acceptance of the TA report or drawings, the Requestor does so at its own risk and understands Rogers may at its discretion require said drawings and report be re-done.

c) Should the results of the TA report conclude that reinforcing of the tower and/or foundation(s) is required; the Requestor shall provide Rogers with Reinforcing Detail drawings for Rogers review and approval, which shall include Roger's future loading requirements. Any reinforcing costs are the responsibility of the Requestor.

d) The Requestor shall provide a cumulative Safety Code 6 report.

e) The Requestor shall provide a Site Plan showing the proposed location of the Requestor's cable runs and waveguide(s), and any proposed changes to Rogers compound, fencing, gate, etc., for Rogers review and approval. The Requestor agrees to use the same quality, height and grade of fencing as Rogers existing fence.

f) The Requestor shall provide Grounding Detail drawings that showing interconnections with Rogers shelter and tower grounds, for Roger's review and approval.

g) If the site does not have an existing generator, the Requestor must provide a detailed site plan granting Rogers enough space to bring a temporary generator on-site when required.

h) All of the Requestor's aerial/overhead power feeding into Rogers compound must have a 5.00m clearance of fence and gate to ensure that a boom truck can be set up to work on the tower when required.

i) A detailed survey by cable and conduit detectors should be carried out before actual digging of any trench to avoid any damage to existing underground cables and conduits. The Requestor will bear full responsibility for any underground damages during their work.

j) The Requestor must obtain Rogers approval prior to commencing any and all work within Rogers leased premises and in accordance with Rogers contractual rights granted in the lease agreement signed between Rogers and landlord.

k) The Requestor shall be responsible for obtaining all approvals directly from the appropriate authority/land owner for any and all work performed outside Rogers lease premises.

2) All reports, details and drawings shall be delivered to Rogers in an electronic form acceptable to Rogers, as well as a single hard paper copy.

3) All reports, details and drawings shall include an Engineer's stamp, as applicable, and to Rogers' satisfaction.

4) Rogers approved contractor(s) must perform the Work. Prior to the commencement of the Work, the Requestor shall provide Rogers with the company name, contact name and telephone number of all proposed contractors for Roger's approval.

5) The Requestor shall immediately repair any damages to Rogers' site, or shall immediately reimburse Rogers for any repairs Rogers is required to make, in its sole opinion, as a result of any damage caused to the site by the Requestor, its contractor(s), employee(s) or authorized agent(s)

6) Prior to the commencement of the Work, the Requestor shall obtain any approval(s) and permit(s), if such approvals and permits are necessary, required by the municipality or by any other permitting authority, and shall provide a copy to Rogers, including a copy of Transport Canada's approval of the tower installations, if such approval is necessary.

The Requestor shall also be responsible for obtaining all necessary consents and approvals required for the occupancy of and access to any support structures (i.e., poles, conduit and carrier strand) located both inside and outside of Rogers leased premises, whether owned by a third party, Rogers or an affiliate of Rogers.

7) The Requestor agrees to arrange for its own separate AC electrical service to the site.

8) The Work conducted by the Requestor, its contractor(s), employee(s) or authorized agent(s), must follow all safety rules required by Labour Canada, and the Health and Safety Act.

9) At Rogers request, the Requestor shall perform a comprehensive underground locate check of buried wires, cables, pipes and other services. All underground trenching within Rogers compound is to be hand dug to avoid damaging any grounding wires and underground services.

10) The Requestor agrees it shall not contact Rogers' landlord for any reason unless Rogers has provided the Requestor with written approval that it may enter into discussions with the landlord.

11) The Requestor or its contractor(s) shall not commence any construction until Rogers Real Estate provides written confirmation or approval to the Requestor that consent to the licensing has been granted from Rogers' landlord.

12) The Requestor shall not commence the Work until it has provided evidence of public liability and property damage insurance for an amount of $5 million per occurrence with Rogers added as an additional insured. Rogers name on the insurance certificate shall read Rogers Communications Inc.

13) No Work shall commence until the Requestor has agreed to the specific site access instructions and work schedule to be provided by the Rogers FSC Ontario department.

14) The Requestor's proposed Work shall not cause any interference to Rogers' equipment or its operation, nor will it restrict or prevent safe access to Rogers' equipment. Should such interference occur, and not be corrected within 24 hours of written notification, the Requestor agrees that Rogers

has the right to take whatever action it deems reasonable to correct such interference at the Requestor's sole cost.

15) All Work and materials shall be in accordance with Rogers' rules and procedures for tower access and site work and in accordance with sound Engineering practices.

16) The Requestor agrees that at no times with hazardous materials be brought on to the site, for any reason, by the Requestor, its contractor(s), employee(s) or authorized agent(s).

17) All conditions in this Offer to Share must be completed to the satisfaction of Rogers in its sole discretion ***within six (6) months*** from the date of this Offer to Share letter, failing which, this Offer to Share is null and void and the Requestor must resubmit a new Proposal to Share form to Rogers for review.

18) The Requestor agrees to submit within sixty (60) days after the Work is completed in Roger's sole opinion, "As-Built" tower drawings that clearly show mounts, antennas, cables, lines, waveguides and any other relevant equipment; and, an "As-Built" site plan that clearly shows shelter location, electrical service routing, grounding details and fencing modifications to Rogers.

19) The Requestor also agrees to hire an independent Professional Engineer to inspect the completed Work and to submit a post Inspection Report to Rogers that provides details on any deficiencies, errors or omissions, within sixty (60) days after the Work is completed in Rogers' sole opinion. For more certainty the Professional Engineer cannot be the same engineer or firm who designed the installations, or the contractor who installed the Equipment.

20) The Requestor shall provide its 24 hour emergency contact name and phone number to Rogers prior to the Work commencing.

License Fees and other Charges:

Based on the proposed equipment and Work details, the Total License Fee will be **$N/A** per month, plus applicable taxes.

A one-time Documentation Preparation Charge of **$1,000.00**, plus applicable taxes is payable upon acceptance of this Offer to Share by Requestor ("Licensee") and is to be included with the submission of the executed Offer to Share to Rogers.

Monthly License Fee: This amount is payable on a monthly basis and is subject to change. This fee will escalate by 3% each year (save and except for Generator and Propane Tank Fees) on the anniversary date of the commencement date set out in the Site Sharing License.

Head Agreement Fee: This fee is payable when an increase in Rogers rent payable to Rogers' landlord is directly attributed to the Requestor's proposal to share the site.

One Time Documentation Charge: This charge is for the preparation, finalizing, execution and delivery of this Offer to Share, payable with the submission of this signed Offer to Share by the Requestor. This charge is non-refundable. Taxes will be added as applicable.

The Requestor agrees to pay any and all legal costs incurred by Rogers as a result or consequence of the Requestor sharing (co-locating at) the site.

Rogers “Draft” Fee Schedule is attached to this Offer to Share as a Schedule for reference purposes.

The delivery of all documents to Rogers as set out in this letter shall mean delivery in one (1) single package to the Rogers Real Estate Department to the attention of Ermelinda Harvey.

Should you have any questions regarding this letter, please contact Ermelinda Harvey @647-267-2854 or by e-mail at: Ermelinda.Harvey@rci.rogers.com.

Please execute two (2) original copies of this Offer to Share and return one (1) copy to the attention of Ermelinda Harvey.

Rogers Communications Inc.



Ermelinda Harvey
Colocation Analyst, National

Dated this 12th day of March, 2026.

Township of Seguin Fire Services

Township of Seguin Fire Services accepts the terms and conditions within this Offer to Share letter agreement.

_____

Name:
Title:

I have the authority to bind the Corporation.

Prepared for: Mayor and Members of Council

Subject: Official Plan Amendment (OPA-2025-0003-H), Zoning By-law Amendment (R-2025-0013-H), and Draft Plan of Subdivision (CON-2025-0001-H) (Rosseau Springs)

From: Jamie Robinson, BES, MCIP, RPP & Graham Richards, CD, MES (MHBC Planning on behalf of the Township of Seguin)

Agenda Date: April 7th, 2026 Report No: PL-2026-011

Executive Summary

The Applicant has applied for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a 49-lot low-density rural residential development to proceed by way of a Plan of Subdivision in the Rural and Resource Area.

The Official Plan Amendment proposes to modify the policies of the Rural and Resource Area designation to facilitate the proposed 49-lot rural residential subdivision. The Township Official Plan (Township OP) does not permit residential development of this scale or subdivision development in the Rural and Resource Area designation.

The Zoning By-law Amendment proposes to recognize a reduced lot area and lot frontage from the current Zoning By-law standards, as well as an increased lot coverage and reduced exterior side yard requirements.

Staff recommends that the applications be denied for the following reasons:

- The Provincial Planning Statement (PPS) and Township OP focus growth to settlement areas. The proposed rural residential subdivision is not in a settlement area.
- On a local or regional scale, the proposed rural residential subdivision does not focus growth to settlement areas.
- The proposed rural residential subdivision does not have regard to the matters of provincial interest, specifically the orderly development of safe and healthy communities and the appropriate location of growth and development.

- The proposed rural residential subdivision does not have regard to the requirements of Section 51(24) of the *Planning Act.*
- The proposed subdivision is out of character with other rural development in the area. The area is generally characterized by large, dispersed rural lots with lake-based recreational development surrounding the perimeter of lakes.
- The proposed development is not consistent with the PPS and does not conform to the Township OP.
- The proposed subdivision is not located within a settlement area and would not be in the public interest.

Prepared for: Mayor and Members of Council

Subject: Official Plan Amendment (OPA-2025-0003-H), Zoning By-law Amendment (R-2025-0013-H), and Draft Plan of Subdivision (CON-2025-0001-H) (Rosseau Springs)

From: Jamie Robinson, BES, MCIP, RPP & Graham Richards, CD, MES (MHBC Planning on behalf of the Township of Seguin)

Agenda Date: April 7th, 2026 Report No: PL-2026-011

Recommendation:

That Official Plan Amendment application OPA-2025-0003-H be denied;

That Zoning By-law Amendment application R-2025-0013-H be denied; and

That Draft Plan of Subdivision application CON-2025-0001-H be denied.

Background & Analysis:

Background

Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision were received by Rosseau Springs Limited (the Applicant) for the lands known as Part of Lots 6, 7, and 8, Concessions 4 and 5 in the former Humphrey Township (the Subject Lands) as shown in Figure 1.

The purpose of the proposed Official Plan Amendment is to permit a 49-lot rural residential development to proceed by way of a Plan of Subdivision in the Rural and Resource Area. The current Township OP policies do not permit lot creation in the Rural and Resource Area by Plan of Subdivision.

The proposed Zoning By-law Amendment is to implement the Official Plan Amendment and rezone the Subject Lands from the Rural (RU) Zone to a site-specific Rural Residential Exception (RR-72) Zone that includes a reduced lot area, lot frontage, and exterior side yard, and increases the maximum permitted lot coverage.

Planning Analysis

This section describes the existing land use context, including the current policy and regulatory framework. This includes a discussion of applicable planning policies and regulations and how they apply to or affect the Subject Lands, including the Provincial Planning Statement (PPS), the Township of Seguin Official Plan (Township OP), and the Township of Seguin Zoning Bylaw (Township ZBL).

Planning Act (1990)

The *Planning Act* is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. Under Section 2 of the *Planning Act*, municipalities are required to have regard to matters of provincial interest. Table 1 lists the matters of provincial interest and provides an analysis of how each was addressed.

Based on a review of the proposal, the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision do not have regard to matters of provincial interest identified in Section 2 of the *Planning Act*.

Table 1: *Planning Act* Section 2 Analysis (Matters of Provincial Interest)

Section 2	Analysis
(a) the protection of ecological systems, including natural areas, features and functions	An Environmental Impact Study was completed, and determined that there were no impacts on natural heritage features or their functions, provided recommended mitigation measures were implemented.
(b) the protection of the agricultural resources of the Province	Not applicable – The Subject Lands are not actively farmed and are Class 7 soils: no capability for agriculture under the Canada Land Inventory rating for soil.
(c) the conservation and management of natural resources and the mineral resource base	No natural resources or mineral resources are on or adjacent to the Subject Lands.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest	Not applicable – No significant architectural, cultural, historical, archaeological, or scientific features are on or adjacent to the Subject Lands.

(e) the supply, efficient use and conservation of energy and water	The supporting studies demonstrate that the site can be serviced by individual on-site wells. In terms of the big picture, the planning documents focus growth to settlement areas to make more efficient use of energy and water. In comparison to settlement area development, the proposed rural residential subdivision does not make efficient use of or conserve energy and water.
(f) the adequate provision and efficient use of communication, transportation, sewage, water services and waste management systems	The Subject Lands have access to existing transportation networks and, in accordance with the supporting studies, can be serviced with individual on-site water and wastewater services.
(g) the minimization of waste	The proposed rural residential subdivision will have a minor increase in household waste that can be accommodated by municipal waste management systems.
(h) the orderly development of safe and healthy communities	The proposed rural residential subdivision is not within an existing settlement area, and is not an expansion to an existing settlement area. The proposed rural residential subdivision is not an orderly development.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	Not applicable. However, all aspects of detailed design are required to comply with the Accessibility for Ontarians with Disabilities Act (AODA).
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities	No educational, health, social, cultural, or recreational facilities are included as part of the proposed subdivision. Existing facilities in the Township have sufficient capacity to provide services to occupants of the proposed development.
(j) the adequate provision of a full range of housing, including affordable housing	The proposed rural residential subdivision proposes only detached dwellings as a housing option; no affordable housing or additional residential units are included.

(k) the adequate provision of employment opportunities	No employment opportunities are included as part of the proposed rural residential subdivision.
(l) the protection of the financial and economic well-being of the Province and its municipalities	The proposed rural residential subdivision, if approved, would provide additional tax revenue for the Township of Seguin. However, the proposed subdivision is not located within a settlement area and would require the assumption of additional roads and the expansion of the geographic footprint of municipal services, thereby increasing Township expenditures in comparison to development proposed within a settlement area.
(m) the co-ordination of planning activities of public bodies	The proposed subdivision will be required to proceed through all required planning approvals under the *Planning Act* in coordination with applicable municipal agencies and approval authorities.
(n) the resolution of planning conflicts involving public and private interests	The proposed subdivision will be subject to public consultation through the planning approval process. This report provides a summary of the comments received and responses to the comment that have been received.
(o) the protection of public health and safety	The Subject Lands are currently vacant, have no natural hazards present, and no soil or slope stability issues were identified.
(p) the appropriate location of growth and development	The proposed rural residential subdivision is not within a settlement area nor adjacent to an existing settlement area boundary, and is not an appropriate location for growth and development.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	The proposed rural residential subdivision does not promote sustainable development as it proposes detached dwellings in a rural residential layout that is car-oriented.

(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	The proposed rural residential subdivision does not include public spaces, such as parkland or natural trail systems.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate	The proposed subdivision provides a built form that does not provide economies of scale in heating and cooling, and requires expansion of existing infrastructure.

Provincial Planning Statement (2024)

The Provincial Planning Statement (the "PPS") is the statement of the Provincial government's policies on land use planning and is intended to provide policy direction on land use matters which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS. The PPS provides a variety of general policies aimed at sustaining healthy, liveable and safe communities. These policies include promoting efficient development and land use patterns, accommodating an appropriate range of residential and other uses, and promoting cost-effective development patterns and standards.

Section 2.3 outlines policies for settlement areas and settlement area boundary expansions, and states that settlement areas shall be the focus of growth and development. The proposed subdivision is not located within an existing settlement area and is not consistent with the PPS. In identifying a new settlement area or allowing a settlement area boundary expansion, the Township shall consider several factors, including the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses, and if there is sufficient capacity in existing or planned infrastructure and public service facilities. The proposed subdivision is not located within a settlement area and is not located adjacent to a settlement area boundary, and is a rural area that is not an appropriate area for a new settlement area. The Subject Lands do not provide a unique setting in comparison to other rural lands elsewhere in the Township. In considering the residential growth needs of the Township, there is no justification to designate additional lands outside of the existing settlement areas or the MZO lands for additional residential growth.

Sections 2.5 and 2.6 outline policies for rural areas and rural lands in municipalities. Residential development, including lot creation where site conditions are suitable for the provision of appropriate sewage and water services, is permitted. A

Hydrogeological Study was prepared by EXP Services Inc. (dated July 20, 2023), and determined that the Subject Lands are capable of supporting individual on-site sewage and water services, provided that the recommended mitigation measures are implemented.

Section 2.9 outlines policies on energy conservation, air quality, and climate change. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that support the achievement of compact, transit-supportive, and complete communities, and that support energy conservation and active transportation. The proposed subdivision provides car-oriented development that will not contribute to reducing greenhouse gas emissions and does not provide an integrated active transportation network.

Section 3.2 outlines policies on transportation systems and states that they should be safe, energy efficient, facilitate the movement of people and goods, and be appropriate to address projected needs. Efficient use should be made of existing and planned infrastructure. A Traffic Impact Brief was prepared by Tatham Engineering (dated September 14, 2022) to examine existing conditions, anticipated trip generation, and transportation impacts associated with the proposed development. Based on a review of the Subject Lands, the traffic added by the proposed future development will not cause any operational issues and will not add significant delay or congestion to the local roadway network.

Section 3.6 outlines policies on sewage, water, and stormwater. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Where municipal sewage services and municipal water services are not available, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support the protection of the environment and minimize potential risks to human health and safety. Where municipal or private communal services are unavailable, individual on-site sewage services and individual on-site water services may be used, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. A Hydrogeological Study was prepared by EXP Services Inc. (dated July 20, 2023), and determined that the Subject Lands are capable of supporting individual on-site sewage and water services, provided that recommended mitigation measures are implemented.

Section 3.6.8 outlines policies for stormwater management planning and that stormwater management is to be integrated with sewage and water services to

ensure that the systems are optimized, feasible, and financially viable over the long term, and are to minimize or where possible, prevent increases in contaminate loads, minimize erosion and changes in water balance, mitigate risks to human health, safety, property and the environment, maximize vegetative and pervious services, and promote best management practices. A Stormwater Management Report was prepared by EXP Services Inc. (dated August 3, 2023) and provides a preliminary strategy for meeting stormwater quantity and quality control objectives for the Subject Lands.

Section 3.9 outlines policies on public spaces, recreation, parks, trails, and open space. Healthy, active, and inclusive communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity. Additionally, access to publicly accessible parklands, facilities, and public spaces should be promoted. The proposed subdivision does not provide parklands or public facilities, and is designed as a car-oriented development that lacks pedestrian access and community connectivity.

Chapter 4 of the PPS outlines policies on the wise use and management of resources, including protecting natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources for their economic, environmental and social benefits. The Subject Lands are not located in or adjacent to any provincially significant natural heritage features as shown in Provincial mapping. However, the Subject Lands contain wetlands as shown on the Township mapping. An Environmental Impact Study was completed by FRi Ecological Services (revised version dated June 2025). Based on a review of the Subject Lands, there will be no negative impacts on the identified natural heritage features and areas, provided that recommended mitigation measures are implemented. Mitigation measures include setbacks, erosion and sediment controls, and tree removal timing restrictions.

Section 4.6 outlines policies on cultural heritage and archaeology and requires that built heritage resources and cultural heritage landscapes be conserved. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. A Stage 1 and 2 Archaeological Assessment was completed by Horizon Archaeology Inc. (dated September 4, 2022). No archaeological resources were encountered, and the Assessment recommended that no further archaeological assessment is required.

Based on a review of the proposal and applicable policies of the PPS, the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision are not consistent with the PPS.

Township of Seguin Official Plan (2006)

The Township of Seguin Official Plan (the Township OP) guides planning and zoning decisions for the Township and sets forth several goals, including, but not limited to, directing development and population growth to existing settlement areas, providing opportunities for economic development, and maintaining the quality of the natural environment.

The Subject Lands are designated Rural and Resource Area and Environmental Protection in Schedule A of the Township OP. Additionally, Natural Heritage Features and Wetlands are mapped on the Subject Lands in Schedule C of the Township OP.

Section A.2 of the Township OP outlines the goals and objectives for the Township, and provides the broad policy framework for the development of policies and guidelines within the Township OP. Section A.2.3 outlines policies for growth and settlement, and states that the majority of growth is to be directed towards existing settlement areas. Additionally, development in the Rural and Resource Area will be limited to individual lots through the process of infilling, and large residential developments outside of settlement areas will be limited. The proposed rural residential subdivision is not located within an existing settlement area and does not propose individual lots through infilling.

Section A.2.5 outlines the goals and objectives for the Rural and Resource Areas, and it is a goal of the Township OP to protect, maintain, and enhance the rural open space character of lands outside of settlement areas. Objectives include restricting development that has a negative impact on the open and natural character of the rural area, and discouraging the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area. The rural residential plan of subdivision proposes a density and form of lots that will have a negative impact on the open and natural character of the rural area.

Section B.12 outlines policies for the subdivision of land, and a plan of subdivision is the preferred means of land division. Section B.12.2.5 provides policies on new lots for residential purposes in the Rural and Resource Area. In accordance with the Growth Management Goals and Objectives of the Township, OP to focus growth to settlement areas and maintain the rural character of the Township, only

a limited number of new lots for residential purposes can be created in the Township. On June 2nd, 2025, Council adopted Township-initiated Official Plan Amendment No. 12, which modified rural severance policies. New lots created in the Rural and Resource area shall have a minimum lot area of 1.2 hectares for rural residential lots, shall have a minimum lot frontage of 150 metres (or 90 metres if fronting onto a year-round municipally maintained road), and be located at least 300 metres from the limits of the shoreline of a high-sensitivity, over-threshold lake. The proposed subdivision is not located within an existing settlement area and does not meet the minimum lot area or lot frontage requirements.

Section C.1.3 outlines the policies for the Rural and Resource Area designation. It is an objective of the designation to permit limited new rural residential development, and permitted uses include detached residential dwellings. While the proposed rural residential subdivision provides detached residential dwellings as a built form, it is not considered a limited residential development from a local or regional perspective. In the context of the Township OP, limited lot creation could be considered as lot creation that conforms to the consent policies of the Township OP. In contrast, non-limited lot creation would generally be lot creation that proceeds by plan of subdivision.

In a more regional context, the creation of 49 new lots by plan of subdivision is not limited as the Township has seen 50 new lots created in five years, between 2020 and 2025.

The Applicant has submitted a site-specific Official Plan Amendment to seek relief from Section B.12.2.5 of the Township OP and permit the creation of 49 lots in the Rural and Resource Area through a plan of subdivision. While the proposed Official Plan Amendment does not request relief from the size and frontage requirements, Township-initiated Official Plan Amendment No. 12 was adopted after the submission was received, and relief from these policies is sought through an accompanying Zoning By-law Amendment. The draft Official Plan Amendment, included as Attachment 1, accounts for the relief from lot size and frontage requirements. As previously outlined, the proposed Official Plan Amendment does not conform to the policies in the Township OP, as it is located outside of a settlement area.

Section B.12.3 outlines subdivision development policies and that Council shall be satisfied that the approval of the development is not premature and is in the public interest, the lands can adequately support the proposed development, the lands are adequately serviced with schools, parkland and open space, community facilities and other amenities, and the subdivision conforms with the

"Environment-First" policies of the Township OP. The proposed subdivision would conform to the "Environment-First" policies of the Township OP through the implementation of the recommended mitigation measures outlined in the EIS prepared by FRi Ecological Services. However, the proposed subdivision is premature and not in the public interest as it is outside of a settlement area and is not adequately serviced with schools, parkland and open space, community facilities, and other amenities.

The *Planning Act* establishes criteria in Section 51(24) that the approval authority must have regard to when approving a Plan of Subdivision. These include, but are not limited to, health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality. Table 2 outlines the specific criteria and how each is addressed.

Based on a review of the proposal and applicable policies of the Township OP, the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision do not conform to the Township OP and do not support the overall goals and objectives of the Township OP.

Table 2: *Planning Act* Section 51(24) Analysis

Section 51(24)	Analysis
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2	The proposed subdivision is not consistent with the PPS and does not have regard to the applicable matters of provincial interest in Section 2 of the *Planning Act* as outlined in Table 2.
(b) whether the proposed subdivision is premature or in the public interest	The proposed subdivision is premature, as there is no demand or demonstrated demand for the proposed level of lot creation outside of a settlement area. In terms of public interest, the public interest with respect to growth management is established by the PPS and the Township OP. The establishment of a rural residential subdivision of this magnitude is not contemplated by the PPS or the Township OP. As a result, the proposed subdivision is not in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any	The Subject Lands are currently designated Rural and Resource Area, and Environmental Protection in the Township of Seguin Official Plan. The Draft Plan of Subdivision does not conform to the Official Plan. It is noted that the OPA submitted to facilitate the development proposes to amend the Official Plan designation of the property to specifically permit the rural residential subdivision in the Rural Resource Area designation, which is a designation that does not permit residential development of the scale that is proposed. The subdivision, proposed OPA, and ZBA do not conform to the growth management concept of the Official Plan. Further, it is our opinion that the OPA itself is not consistent with the growth management policies of the PPS and is not good planning. There are no adjacent plans of subdivision. The proposed subdivision is located outside of a settlement area in the Rural and Resource Area.
(d) the suitability of the land for the purposes for which it is to be subdivided	The Subject Lands are currently vacant, have no natural hazards present, and no soil or slope stability issues were identified. Based on the technical studies that have been completed, the proposed land appears to be suitable for accommodating the proposed rural residential subdivision from a technical perspective.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing	No affordable housing units are proposed as part of this subdivision.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	Access into the proposed subdivision is proposed from Provincial Highway 632, Maplehurst Road, and Summit Drive. New municipal roads within the subdivision will be continuous and will provide connectivity to existing roadways. Based on the material submitted in support of the application, the existing and proposed roads appear to be able to safely support the additional traffic created by the proposed rural residential subdivision.
(f) the dimensions and shapes of the proposed lots	The dimensions and shapes of the proposed lots are regular.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	An Official Plan Amendment and Zoning By-law Amendment to permit the proposed subdivision. If approved, it would be subject to comprehensive conditions of draft approval and a Subdivision Agreement.
(h) conservation of natural resources and flood control	Several wetlands have been mapped on the Subject Lands, and buffers have been established in the proposed Zoning and through the lot configuration.
(i) the adequacy of utilities and municipal services	In accordance with the supporting studies that were submitted, the Subject Lands have adequate access to hydro power and communication utilities, but no access to municipal water and wastewater services.
(j) the adequacy of school sites	The Near North District School Board, the Simcoe Muskoka Catholic District School Board, and the Conseil Scolaire Public Du Nord-Est De L'Ontario (CSPNE) have been circulated the application for Draft Plan of Subdivision approval for review and comment.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	No lands within the proposed rural residential subdivision are proposed to be conveyed or dedicated for public purposes.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	The proposed rural residential subdivision does not optimize the efficient use and conservation of energy, as it does not adhere to the growth management concept of the PPS or Township OP, and proposes single-detached dwellings in an estate residential layout that is car-oriented.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*.	Not applicable – The proposed subdivision, if approved, would not be subject to Site Plan Control under the Township Site Plan Control By-law.

Township of Seguin Zoning By-law (2006)

The Subject Lands are currently zoned Rural (RU) and Environmental Protection (EP) in Map #27 of the Township of Seguin Zoning By-law 2006-125. The proposed detached dwellings are a permitted use within the RU Zone. However, due to the proposed lot sizes, a Zoning By-law Amendment is proposed to implement a site-specific Rural Residential (RR) Zone to permit the proposed residential use and grant relief from certain zone provisions. The proposed amendments are shown in Table 3, and a draft Zoning By-law has been included as Attachment 2.

The proposed zoning amendments will permit an increase in density through a reduction in lot sizes and lot coverage, thereby providing a more efficient use of the Subject Lands. However, the proposed lot sizes do not meet the intent of the Official Plan of protecting and maintaining the rural open space character of lands outside of settlement areas in the Rural and Resource Area designation.

Table 3: Summary of Proposed Zoning By-law Amendments

Provision	Required (RR Zone)	Proposed	Relief
Lot Area (Minimum)	1.2 ha	0.4 ha	0.8 ha
Lot Frontage (Minimum)	90m	30m	60m

Provision	Required (RR Zone)	Proposed	Relief
Coverage (Maximum)	5%	10%	5%
Front Yard (Minimum)	10m	10m	No Change
Exterior Side Yard (Minimum)	10m	5m	5m
Interior Side Yard (Minimum)	5m	5m	No change
Rear Yard (Minimum)	10m	10m	No change
Building Height (Maximum)	10m	10m	No change

Financial Impact:

The proposed subdivision will generate additional revenue from new ratepayers. However, additional expenditures will be required for the assumption of new public roads and other municipal services (i.e., waste management).

If the applications are denied, the applicant may appeal to the Ontario Land Tribunal (OLT), which will have additional costs for the Township, as representation will be required at the hearing.

Options/Alternatives:

Council has three options on how to proceed with this Report:

- Option 1: Council can approve the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision in principle. If Council chooses this option, Council should direct staff to prepare conditions of draft plan approval for consideration at a subsequent Council Meeting.
- Option 2: Council can defer the applications for the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to provide Staff an opportunity to review comments and provide responses to comments.
- Option 3: Council can deny the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.

Strategic Plan Alignment:

Foundation – Practice fiscal responsibility

Trusted with the taxpayer dollar, make decisions and plan for a healthy financial future, investing responsibly and utilizing funding resources when possible.

Conclusion:

It is our opinion that the applications are not consistent with the Provincial Planning Statement and will not conform to the Township of Seguin Official Plan. It is recommended that Council deny the applications for the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.

Prepared By:

_____
Jamie Robinson, BES, MCIP, RPP
Township Planning Consultant
(MHBC Planning)

_____
Graham Richards, CD, MES
Township Planning Consultant
(MHBC Planning)

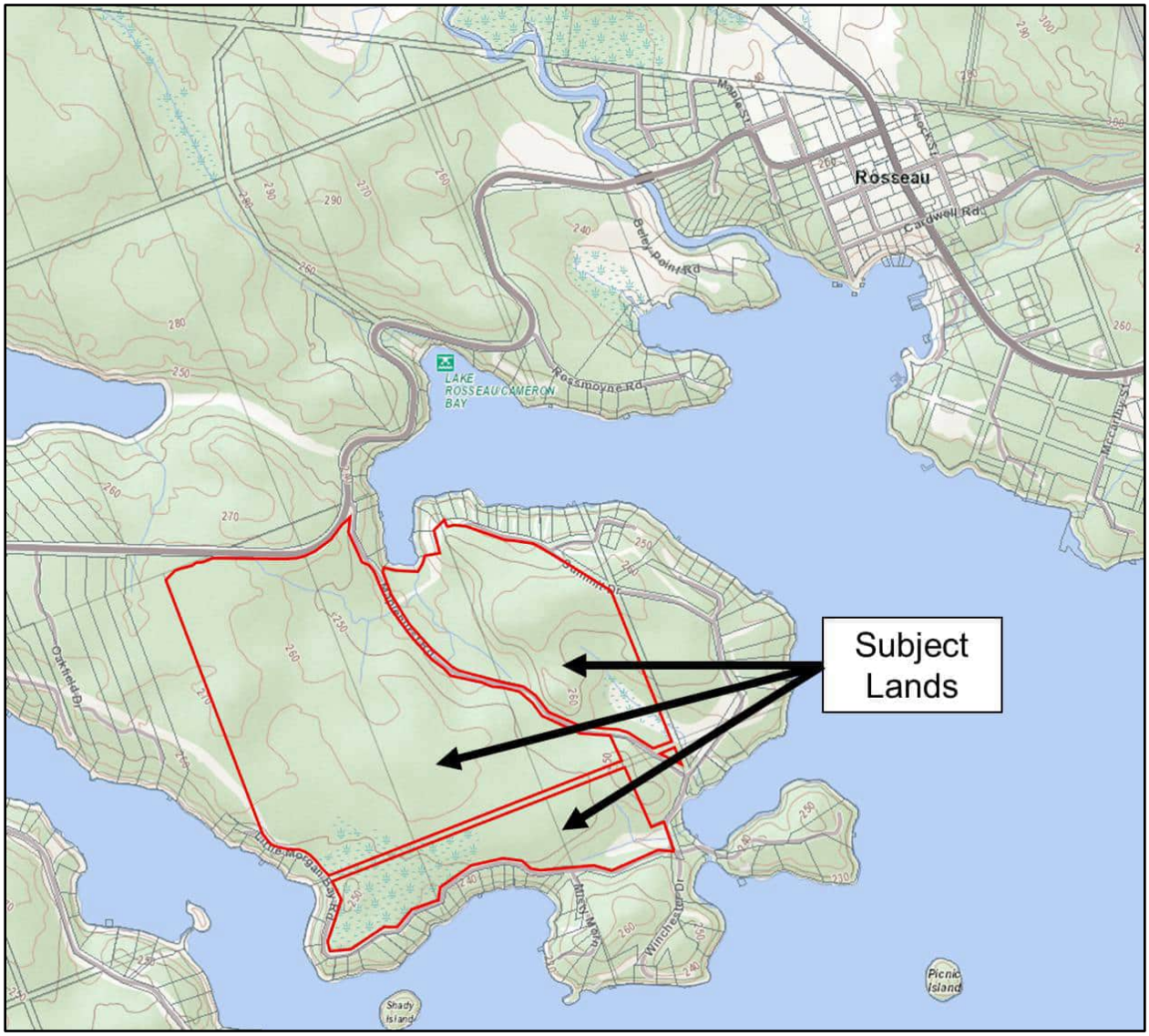
Reviewed By:

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Taylor Elgie, MCIP, RPP
Director of Planning

_____
Jason Inwood
Chief Administrative Officer

Attachments:
Schedule A: Draft Official Plan Amendment
Schedule B: Draft Zoning By-law Amendment
Schedule C: Public Meeting Report PL-2025-088 (September 15, 2025)
Schedule D: Public Comments received since last Public Meeting Report

Figure 1: Key Map



Schedule A to Staff Report PL-2026-011

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-030

Being a By-law to adopt Amendment No. 15
to the Official Plan for the Township of Seguin

Whereas The Corporation of the Township of Seguin is empowered to amend its Official Plan as required;

And Whereas Sections 17, 21, and 22 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended, provide Council such authority to amend its Official Plan;

And Whereas the policies of the Official Plan of the Township of Seguin are approved and in force and effect at this time;

And Whereas Council has considered the appropriateness of amending the Official Plan in regard to all lands within the Township of Seguin;

And Whereas the Council of the Corporation of the Township of Seguin deems it necessary and desirable to adopt an amendment to the Official Plan of the Township of Seguin;

Now Therefore the Council of the Corporation of the Township of Seguin enacts as follows:

1. Amendment No. 15 to the Township of Seguin Official Plan attached to and forming part of this By-law, is hereby adopted;

2. That the attached explanatory text constitutes Amendment No.15 to the Official Plan is hereby adopted.

3. This By-law shall come into force and take effect as of the date of final passing thereof.

Read a FIRST, SECOND and THIRD time, ENACTED and PASSED this 7th day of April, 2026.

DRAFT

Mayor Ann MacDiarmid

Craig Jeffery, Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

Date

Signature

DRAFT

Official Plan Amendment No. 15

TO THE TOWNSHIP OF SEGUIN
OFFICIAL PLAN

Rosseau Springs Limited OPA-2025-0003-H

This Amendment applies to:

CON 5 PT LOTS 6 TO 8 RP 42R14741 PART 2, HUMPHREY CON 5 PT LOTS 6 AND
7 RP 42R14741 PT PART 5, CON 4 PT LOTS 6 TO 8 RP 42R14741 PARTS 6 & 8
TOWNSHIP OF SEGUIN;
Roll No. 490301000223200, 490301000222800,
490301000200950, 490301000204000

DRAFT

AMENDMENT NO. 15

TO THE TOWNSHIP OF SEGION
OFFICIAL PLAN

The attached explanatory text constituting Amendment Number 15 to the Official Plan for the Township of Seguin, was prepared and adopted by the Council of the Corporation of the Township of Seguin, by By-law Number 2026-030 in accordance with the provisions of Sections 17, 21 and 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

DRAFT

Corporate Seal
Of Municipality

_____

CRAIG JEFFERY, CLERK

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Township of Seguin consists of two parts:

PART 1 – THE PREAMBLE	Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.
PART 2 – THE AMENDMENT	Consisting of the following text and constitutes Amendment No. 15 to the Official Plan of the Township of Seguin.

DRAFT

Introduction

Part 1 - The Preamble
1.1 Purpose
1.2 Location

Part 2 - The Amendment
2.1 Preamble
2.2 Details of the Amendment
2.3 Implementation
2.4 Interpretation

DRAFT

Part 1 – The Preamble

1.1 Purpose

The purpose of the proposed amendment to the Township of Seguin Official Plan is to establish a site-specific exception to the Official Plan to permit the development of a 49-lot rural residential subdivision.

Section B.12.2.5 of the Township of Seguin Official Plan does not permit residential development in the Rural and Resource Area through a plan of subdivision, limits lot creation to consents only, and limits the size and frontage of lots. Due to the number of lots proposed and the lot sizes, an amendment to Section B.12.2.5 of the Official Plan is required.

1.2 Location

The Official Plan Amendment applies to the lands legally described as Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, Township of Seguin, District of Parry Sound.

DRAFT

Part 2 – The Amendment

2.1 Preamble

All of this part of the document entitled "Part 2 – The Amendment" consisting of the attached text that constitutes Amendment No.15 to the Official Plan of the Township of Seguin.

2.2 Details of the Amendment

The Official Plan of the Township of Seguin is amended as follows:

Section B.12.2.5 Rural and Resource Area – New Lots for Residential Purposes of the Township of Seguin Official Plan is amended by adding Section B.12.2.5.

"Section B.12.2.5.

Notwithstanding Section B.12.2.5, the creation of 49 lots by plan of subdivision shall be permitted on the lands legally described as Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, Township of Seguin, District of Parry Sound. These lots shall be permitted a minimum lot area of 0.4 hectares and a minimum lot frontage of 30 metres."

2.3 Implementation

The provisions of the Official Plan of the Township of Seguin regarding the implementation of that Plan shall also apply to this Amendment. In all other respects, the Township of Seguin Official Plan shall apply.

2.4 Interpretation

The Official Plan of the Township of Seguin, as amended from time to time, shall apply in regard to this Amendment.

DRAFT

Schedule B to Staff Report PL-2026-011

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-029

"Being a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, to amend By-law No. 2006-125, the Zoning By-law of the Township of Seguin"

490301000223200, 490301000222800, 490301000204000, 490301000200950,
R-2025-0013-H

WHEREAS the Council of the Township of Seguin deems it advisable to amend By-law No. 2006-125 with respect to the lands described in this By-law; and

WHEREAS Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended; and

WHEREAS pursuant to Section 34(17) of the *Planning Act,* R.S.O., 1990, Council determines that no further notice is required in respect of the proposed By-law;

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plan of the Township of Seguin as is currently in force and effect; and

NOW THEREFORE the Council of the Corporation of the Township of Seguin hereby enacts as follows:

1. THAT Zone Map #27 of Schedule A to By-law No. 2006-125 is hereby amended by changing the zone category of certain lands legally described as Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, Township of Seguin, District of Parry Sound, from the "Rural (RU) Zone" to the "Rural Residential Exception (RR-72) Zone" and "Environmental Protection (EP) Zone" as illustrated on Schedule A to this By-law.

2. THAT Section 10.4 Rural Zones – Exceptions, Table 10.3, is hereby further amended by adding the Rural Residential Exception 72, as set out on Schedule "B" attached hereto and forming part of this By-law.

DRAFT

3. THAT this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Seguin, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

4. THAT the Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

BY-LAW read a FIRST, SECOND, and THIRD time and finally passed and ENACTED this 7th day of April 2026.

_____
Ann MacDiarmid
Mayor

_____
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid will not exercise the power to veto this by-law.

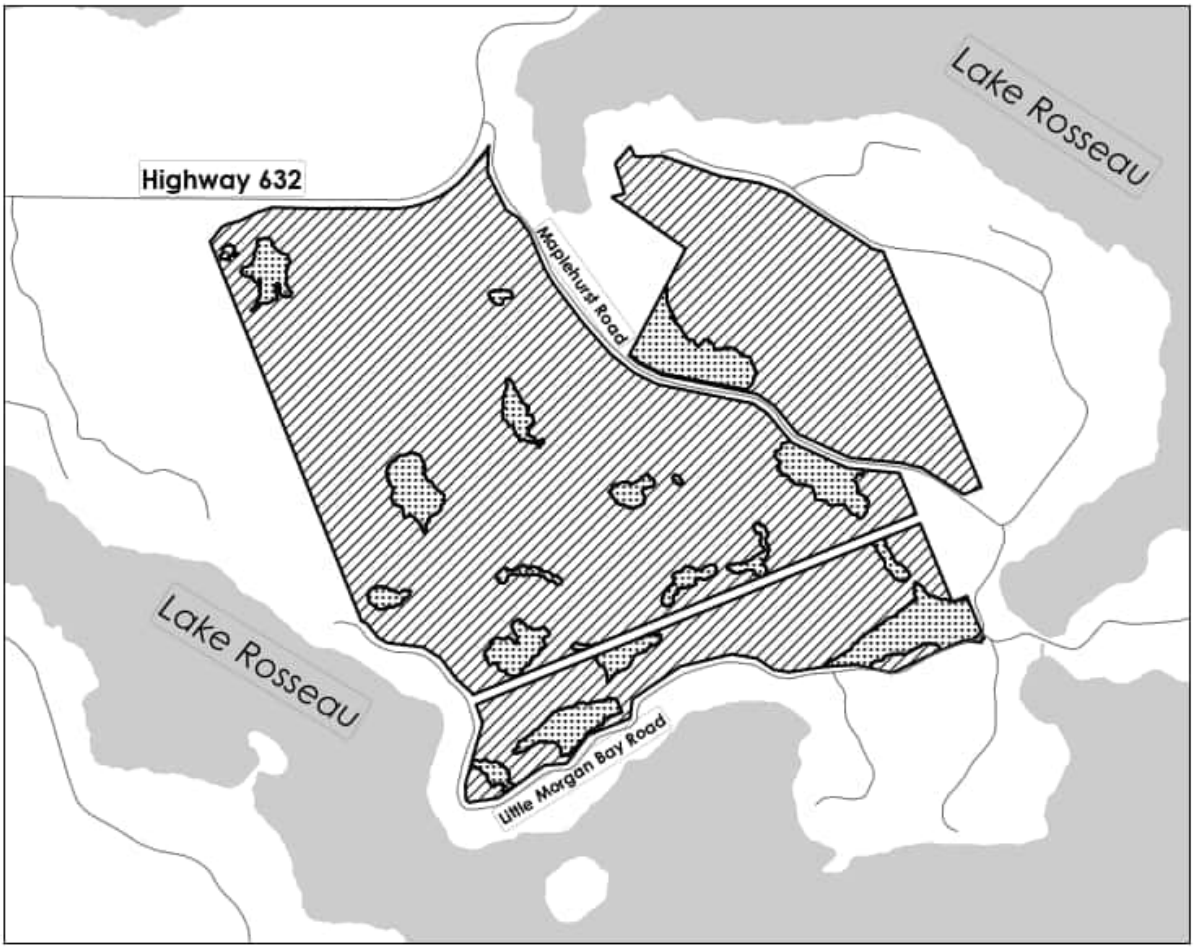
_____ _____
Date Signature

DRAFT

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

Schedule "A" to By-law No. 2026-029

CON 5 PT LOTS 6 TO 8 RP 42R14741 PART 2, *HUMPHREY CON 5 PT LOTS 6 AND 7 RP 42R14741 PT PART 5*, *CON 4 PT LOTS 6 TO 8 RP 42R14741 PARTS 6 & 8* SEGUIN
Zoning By-law 2006-125 – Schedule A – Map 27



Lands to be rezoned to Rural Residential Exception 72 (RR-72) Zone

Lands to be rezoned to Environmental Protection (EP) Zone

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

SCHEDULE "B" TO BY-LAW NO. 2026-029

Amendment to Section 10.4 Rural Zones – Exceptions, Table 10.3

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RR-72				• Lot Area (Minimum): 0.4 ha • Lot Frontage (Minimum): 30m • Coverage (Maximum): 10% • Exterior Side Yard (Minimum): 5m	

DRAFT

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Official Plan Amendment (OPA-2025-0003-H) and Zoning By-law Amendment (R-2025-0013-H) (Rosseau Springs)

From: Jamie Robinson, BES, MCIP, RPP (MHBC Planning on behalf of the Township of Seguin)

Agenda Date: September 15, 2025 **Report No**: PL-2025-088

Public Meeting Report

Proposal	The purpose of the proposed Official Plan Amendment is to permit a 49-lot rural residential development to proceed by way of a Plan of Subdivision in the Rural and Resource Area. The current Official Plan policies do not permit lot creation in the Rural and Resource Area by Plan of Subdivision. The proposed Zoning By-law Amendment is to implement the Official Plan Amendment and rezone the Subject Lands from the Rural (RU) Zone to a site-specific Rural Residential Exception (RR-XX) Zone that includes a reduced lot area, lot frontage, and exterior side yard, and increases the maximum permitted lot coverage. A concurrent Plan of Subdivision Application has also been submitted. The Plan of Subdivision Application is not subject to a public meeting.	
File Details	**Official Plan Amendment Application:**	OPA-2025-0003-H
	Rezoning Application:	R-2025-0013-H
	Owners:	Rosseau Springs Limited
	Agent:	DeLoyde Development Solutions
	Civic Addresses:	No civic address. Part of Lots 6, 7, and 8, Concessions 4 and 5 in the former Humphrey Township
	Roll Nos.:	490301000223200, 490301000222800, 490301000204000, 490301000200950

<table>
<tr><td>What is the Request?</td><td>The applicant is requesting that Section B.12.2.5 of the Official Plan, regarding new lots for residential purposes in the Rural and Resource Area, be amended to permit lot creation through a Plan of Subdivision for the subject lands.

Additionally, the applicant is requesting that the subject lands be rezoned to a site-specific Rural Residential (RR) Zone as per the following table:

<table>
<tr><th>Zone Standard</th><th>Permitted</th><th>Proposed</th></tr>
<tr><td>Lot Area (Minimum)</td><td>1.2 ha</td><td>0.4 ha</td></tr>
<tr><td>Lot Frontage (Minimum)</td><td>90 m</td><td>30 m</td></tr>
<tr><td>Coverage (Maximum)</td><td>5%</td><td>10 %</td></tr>
<tr><td>Minimum Front Yard</td><td>10 m</td><td>10 m</td></tr>
<tr><td>Minimum Exterior Side Yard</td><td>10 m</td><td>5 m</td></tr>
<tr><td>Minimum Interior Side Yard</td><td>5 m</td><td>5 m</td></tr>
<tr><td>Minimum Rear Yard</td><td>10 m</td><td>10 m</td></tr>
</table></td></tr>
<tr><td>Internal and Agency Comments</td><td>At the time of writing this report, no internal comments have been received. Please note that all comments will be considered as part of the staff recommendation report to Council.

Clerk: No comments
Building: No comments
Fire/By-law: No comments
Public Works: No comments
Treasury: No comments</td></tr>
<tr><td>Public Comments</td><td>Written comments in opposition to the proposal have been received from 11 members of the public, and two in support. Please note that all comments will be considered as part of the staff recommendation report to Council. Comments are attached as Schedule O.</td></tr>
<tr><td>Official Plan</td><td>Rural and Resource Area</td></tr>
<tr><td>Zoning</td><td>Rural (RU) and Environmental Protection (EP)</td></tr>
<tr><td>Access</td><td>Maplehurst Road, new internal road network.</td></tr>
</table>

Existing Development and Site	Subject lands are currently vacant and treed with no buildings or structures.
Key Considerations and Next Steps	- This is a public meeting report that summarizes the general intent and goal of the Official Plan and Zoning By-law Amendments. - This report is to highlight engagement heard to date, and to provide background related to the applications. - A recommendation and a full policy analysis will be brought forward for Council's consideration at a future Council meeting. - Plan of Subdivision applications are no longer subject to a statutory public meeting. Should the Official Plan Amendment and Zoning By-law Amendment be approved, the subdivision application, including proposed conditions of draft plan approval, will be presented to Council for a decision at a later date.
Supporting Studies	- Applications – Schedule A - Environmental Impact Study, FRi Corp Ecological Services – Schedule B - Beacon Environmental Peer Review Report – Schedule C - Response to the Beacon Peer Review from FRi Corp – Schedule D - Planning Justification Report, DeLoyde Development Solutions – Schedule E - Water and Septic Services Study, EXP Engineering – Schedule F - Phase I Environmental Site Assessment, EXP Engineering – Schedule G - Hydrogeological Study, EXP Engineering – Schedule H - Traffic Impact Study, Tatham Engineering – Schedule I - Storm Water Management Report, EXP Engineering – Schedule J - Geotechnical Report, EXP Engineering –Schedule K - Stage 1-2 Archaeological Assessment, Horizon Archaeology – Schedule L - Residential Market and Preliminary Land Need Assessment, N. Barry Lyon Consultants Ltd. – Schedule M - Draft Plan of Subdivision – Schedule N

Prepared By:



Jamie Robinson, BES, MCIP, RPP
Township Planning Consultant
(MHBC Planning)

Reviewed By:



Taylor Elgie, MCIP, RPP
Director of Planning

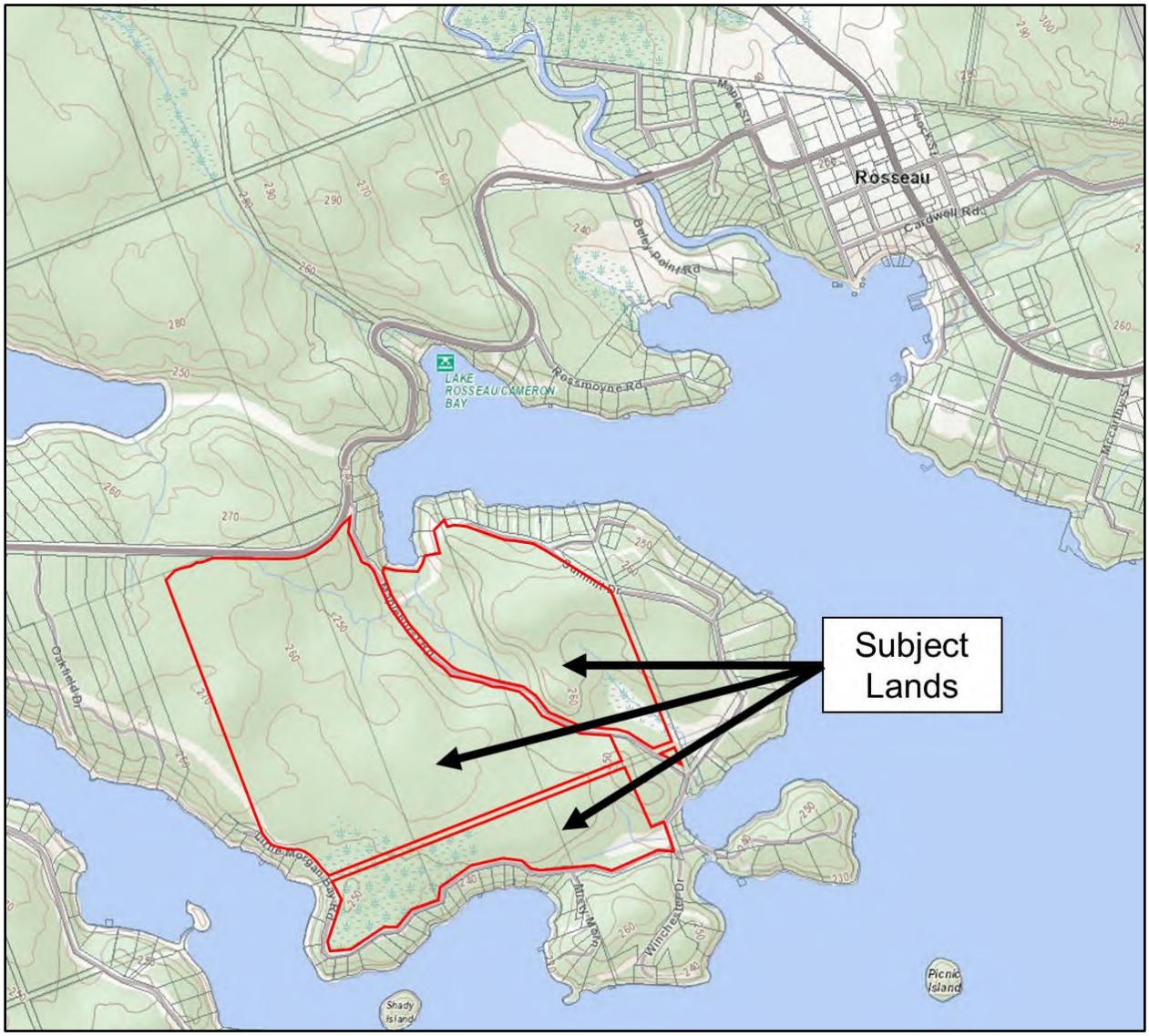


Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Applications
Schedule B – Environmental Impact Study, FRi Corp Ecological Services
Schedule C – Beacon Environmental Peer Review Report
Schedule D – Response to the Beacon Peer Review from FRi Corp
Schedule E – Planning Justification Report, DeLoyde Development Solutions
Schedule F – Water and Septic Services Study, EXP Engineering
Schedule G – Phase I Environmental Site Assessment, EXP Engineering
Schedule H – Hydrogeological Study, EXP Engineering
Schedule I – Traffic Impact Study, Tatham Engineering
Schedule J – Storm Water Management Report, EXP Engineering
Schedule K – Geotechnical Report, EXP Engineering
Schedule L – Stage 1-2 Archaeological Assessment, Horizon Archaeology
Schedule M – Residential Market and Preliminary Land Need Assessment, N. Barry Lyon Consultants Ltd.
Schedule N – Draft Plan of Subdivision
Schedule O – Public Comments

Figure 1: Key Map



Schedule A to PL-2025-088

Township of Seguin
Application for
OFFICIAL PLAN AMENDMENT

AS PER BY-LAW 2015-071, APPLICANTS ARE REQUIRED TO PRE-CONSULT WITH THE TOWNSHIP PLANNING DEPARTMENT PRIOR TO SUBMITTING AN APPLICATION.

OFFICIAL PLAN AMENDMENT APPLICATION CHECKLIST
Please ensure you have completed the following prior to submitting your application:

- ❑ Fully complete all sections of the application.
- ❑ Sign application in all appropriate locations and obtain signed authorization from the Owner(s) if you are acting as their Agent.
- ❑ Declaration of Owner(s)/Agent must have a Commissioner's stamp and signature.
- ❑ Cheque made payable to the Township of Seguin. Please reference the current Planning Fees By-Law for a list of application fees.
- ❑ Attach the text of the requested amendment if a policy of the Official Plan is being changed, replaced or deleted or if a policy is being added to the Official Plan.
- ❑ Attach the proposed schedule to the Official Plan if the requested amendment changes or replaces a schedule in the Official Plan and the text that accompanies the schedule.

- ❑ Copy of a sketch or site plan (in metric) in accordance with the requirements of the application form. All sketches or site plans must be *drawn to scale, in metric units only*.

- ❑ Copy of any correspondence, approvals or permits from outside agencies/departments.

- ❑ Copy of all studies and reports required to be submitted with your application.

- ❑ Copy of your completed Consultation Form from the Planning Department.

- ❑ Copy of your Deed.

TOWNSHIP PROCEDURES

A sign will be posted that is clearly visible, approximately 14" x 18" bearing your name, your Application number, lot and concession number, and the Plan number, on the main access side of your property, preferably where your driveway accesses onto the Township Road.

APPLICANTS POSTING INSTRUCTIONS

In order to facilitate consideration of your Application for Zoning By-law Amendment, we ask that you complete the following upon submission of the application to the Township.

- Mark out, on the ground, the location of the proposed lot lines - marking it clearly with stakes and coloured ribbon.
- It is the responsibility of the Applicant to mark the property which is the subject of this Application.

Council members and/or Township staff may conduct site inspections of your lands. By submitting this application you are authorizing the Township to access your lands for the purposes of conducting the required site inspection. Please be advised that where access is by water or by summer maintained municipal road or by private road, the consideration of the application may be delayed during the winter until such time as safe access can be obtained to the lands.

You may be required to submit a copy of the Deed for the subject land. If access is provided by private road/right-of-way from a municipal road, attach a copy of the deed indicating if the access is registered on title.

Your application will not be processed until it is complete. A complete application will be determined in accordance with the requirements of the Planning Act, the Provincial Policy Statement, and the Township of Seguin Official Plan. Please be advised that technical and supporting studies submitted as part of a complete application may be required to be peer reviewed. If a Peer Review is required, the cost will be at the expense of the applicant in accordance with policies of the Seguin Official Plan. The Planning Department will obtain prior authorization to proceed with the peer review from the applicant. To expedite the processing of your application please ensure it is complete upon submission. Incomplete applications will be returned for you to attend to the identified submission deficiencies. We will not hold incomplete applications in our office.

If you require additional assistance regarding this application please contact the Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

List of Appendices

1. Emergency Contact References
2. On-Site Sewage System Review – Planning Act Proposal
3. Endangered Species Act (ESA), 2007 Implications for Landowners

Township of Seguin
Application for
OFFICIAL PLAN AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: OPA- 2025-0003-H - File Name: Rosseau Springs Ltd Civic Address: Not Assigned		July 10, 2025
Application Complete: ☒ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

ROLL # 49-03-010-002-00950-0000
49-03-010-002-04000-0000
49-03-010-002-22800-0000
49-03-010-002-23200-0000

Did you pre-consult with the Township Planning Department? **X Yes** ☐ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: October 22, 2024 and Nov 8, 2021

Attending Planners: Taylor Elgie and Leo DeLoyde

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: Leo DeLoyde RPP MCIP

a) Registered Owner(s): Rosseau Springs Limited, Attn: Mr. Holden Rhodes, Treasurer

1633 Gloucester Road, London, ON, N2G 2S5

Mobile Phone: 519-851-1584

Email Address: hrhrodes@killarney.com

b) Agent: EXP Services Inc.

Attn: Mr. Calvin Caldwell, P.Eng., Manager

757 Main Street East, North Bay, ON P1B 1C2

Work Phone:705-474-2720 Ext 211

Mobile Phone:705-725-4077

Email Address: calvin.caldwell@exp.com

c) Planner: Leo DeLoyde RPP, MCIP

Mailing Address: 419 Surrey Drive, North Bay, ON P1C 0A1

Phone Number: 705 498-9229 Fax Number: _____

Email Address: leodeloyde@gmail.com

d) Surveyor: MTE Ontario Land Surveyors Ltd.

Mailing Address: 123 St George Street, London ON N6A 3A1

Phone Number:519-204-6510 Fax Number: _____

Email Address: _____

e) Solicitor: Beth Mullin, McKenzie Lake Lawyers

Mailing Address: 140 Fullarton St. #1800, London, Ont. N6A 5P2

Phone Number: 519-672-5666 Fax Number: _____

Email Address: beth.mullin@mackenzielake.com

f) Engineer: EXP Services Inc. Attn: Mr. Les Ranta, P.Eng.,

757 Main Street East, North Bay, ON P1B 1C2

757 Main Street East, North Bay, ON P1B 1C2

Work Phone:705-474-2720 Ext 211

Mobile Phone:705-571-1333

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): Concession 4 and Con 5

b) Lot(s): Part of Lots 6, 7, and 8

c) Registered Plan No. :_____Lot(s)/Block(s): _____

d) Reference Plan No. :42R-14741_____Part(s): 3, 4, and 5

e) Geographic Township (former municipality): Humphrey

f) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
Various	Various	108.248 ha

g) Zoning (current zoning of subject lands): RU Rural

h)Official Plan (current designation of subject lands): Rural and Resource Area and Environmental Protection

h) Indicate the land uses which are authorized by the current designation: Rural residential development is permitted as are rural uses and natural environment uses.

k) Are there any easements or rights-of-way affecting the subject lands?

X Yes

❑ No

If yes, indicate and describe the purpose of the easement or rights-of-way: Unopened road allowance between Concession 4 and 5 PIN 52199-0615

3. OFFICIAL PLAN AMENDMENT

a) Name of the Official Plan proposed to be amended: Township of Seguin Official Plan

b) Dimensions of the land covered by the requested amendment:

Frontage (m)	Depth (m)	Area (ha)
Various	Various	108.248 ha

c) Purpose of the requested Official Plan amendment: To permit development of 49 rural residential lots in an attractive natural setting in an area currently designated "Rural Resource" and "Environmental Protection." The subject lands are situated over 1 km west of the designated Rosseau Settlement Area. The owner is requesting to amend the Seguin Official Plan to allow the development of 49 residential dwellings on private services to proceed by way of a plan of subdivision.

Being an "environment first" community, the development will respect the Natural Heritage Features described in the June 2025, Environmental Impact Statement prepared by FriCorp and submitted with this application. The owner intends to retain the remaining 10 blocks of land comprising 73 hectares. New, rural standard (gravel surface and ditches) municipal roads and electrical services will be constructed at the owner's expense. Two recreational courts are proposed near the intersection of Hwy 632 and the new north-south road.

The proposed residential development implements Seguin's Environment-First" policy by protecting wetlands, waterbodies, floodplains, steep slopes, and wildlife habitat, while allowing for a low-density residential development and hiking and cycling trails. The property has beautiful mossy rock cliffs, mixed forests of hardwood and hemlock and areas with views of Lake Rosseau. The future housing units will be designed in a manner compatible with the natural environment and be largely shielded from view from Lake Rosseau

d) The requested amendment changes, replaces or deletes a policy in the Official Plan:

X Yes

❑ No

If yes, name the policy to be changed, replaced or deleted: Amend Rural and Resource Policy B 12.2.5 to permit rural residential housing to proceed to development by way of a plan of subdivision instead of Consent.

Attach the current policy of the Official Plan that is being changed, replaced or deleted and the text that accompanies it.

e) The requested amendment adds a policy to the Official Plan:

X Yes

❑ No

Attach the text of the requested amendment to the Official Plan that is being added.

f) The requested amendment changes or replaces a schedule of the Official Plan:

Yes

X No

If yes, the designation to be changed or replaced: See Appendix A

Attach the amended or replaced schedule to the Official Plan and the text that accompanies it.

g) The requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality:

❑ Yes

X No

If yes, indicate the current Official Plan policies dealing with the alteration or establishment of an area of settlement:

h) The land uses that the requested Official Plan amendment would authorize:

49 lot residential subdivision

i) The requested amendment removes the subject land from an area of employment:

❑ Yes

X No

If yes, indicate the current Official Plan policies dealing with the removal of land from an area of employment:

j) The requested amendment is consistent with the policy statements issued under subsection 3(1) of the Act:

X Yes

❑ No

k) The subject land is within an area of land designated under any provincial plan or plans:

❑ Yes

X No

If yes, the requested amendment conforms to or does not conflict with the provincial plan or plans:

❑ Yes

❑ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner:
October 6, 1998

b) Existing uses of the subject land:
Vacant

c) Length of time that the existing uses have continued:
Most of the subject lands have always been rural and undeveloped. A small portion of the lands off Summit Drive were formerly used for farming activities over 50 years ago.

d) Proposed uses of the subject land:
49 single family, rural residential lots

**Attach a separate description if necessary*

e) What are the adjacent land uses:

To the north: Cottages and houses on Maplehurst and rural lands

To the south: Cottages and houses on Little Morgan Bay Road

To the west: Cottages and houses on Little Morgan Bay Road and rural

To the east: Cottages and houses and the hamlet of Rosseau

5. ACCESS

a) Access to the subject land is provided by: Maplehurst, Summit and Hwy 632

- ❑ Provincial highway
- **X** Municipal road (year round)
- ❑ Municipal road (seasonal)
- ❑ Private road / Right-of-Way
- ❑ Other road
- ❑ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- **X** Private well
- ❑ Privately owned/operated communal well
- ❑ Lake or other water body
- ❑ Other: _____

b) Sewage disposal is provided to the subject land by:

- **X** Private sewage system
- ❑ Privately owned/operated communal sewage system
- ❑ Privy
- ❑ Other: _____

c) Storm drainage is provided to the subject land by:

- **X** Ditches
- ❑ Swales
- ❑ Natural
- ❑ Other: _____

7. DIRECTIONS: HOW TO GET THERE

Civic Address: No address

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Proceed east on 141 for approximately 18 kms then turn right onto Hwy 632 and proceed east for 1.5 kms. Subject Lands are situated south of Hwy 632 on Maplehurst Road and Summit Drive, and north of Little Morgan Bay Road. Approximate 15-minute drive from the Township office.

8. OTHER APPLICATIONS

Indicate if the subject land or any land within 120 metres of the subject land is the subject to any other application:

Application	File #	Status	Lands Affected	Purpose	Effect on Requested Amendment
Plan of Subdivision		Submitted Concurrently with Rosseau Springs' OPA and Subdivision		To permit 49 residential dwellings	Concurrent application
Consent					
Minor Variance					
Zoning By-law		Submitted Concurrently with Rosseau Springs' OPA and Subdivision	108 ha	To permit 49 residential dwellings	Concurrent application
Zoning Order Amendment					
Site Plan					
Official Plan Amendment					Concurrent application
Other					

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ❑ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ❑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ❑ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ❑ The current uses on land that is adjacent to the subject land.
- ❑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ❑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ❑ If the subject land has lake frontage, label the lake name.
- ❑ The location and nature of any easement affecting the subject land.
- ❑ North arrow and scale.

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), HOLDEN R HODES the undersigned,
Registered Owner(s)
being the Registered Owner(s) of the subject land, hereby authorize
LEO DELOYDE to act as my Agent with respect to the
Agent
preparation and submission of this Application.

Signature of Owner	Date: JUNE 25, 2025
Signature of Owner	Date

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 22 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Signature of Owner	Date: JUNE 25, 2025
Signature of Owner	Date
Signature of Witness	Date: June 25/25

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I, Holden Rhodes, (Owner(s)/Agent) of the City of London
in the County of Middlesex do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Seguin.

in the District of Parry Sound.

this 25th day of June, 2025.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Melissa Nicole Profit, a Commissioner, etc., Province of Ontario, for The Corporation of the Township of Seguin. Expires November 7, 2027.

Signature of Commissioner

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

JUNE 25, 2025
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

APPENDIX 1

Agency Contact References

1. **Ministry of Transportation**
   Pre-Consultation Office Contact

Ministry of Transportation

Northern Regional Office:
PO Box 3030
447 McKeown Ave
North Bay ON P1B 8L2
Attn: Planning & Design Section
Corridor Control Office
(705) 497-5456
(705) 497-5223

Huntsville Area Office:
207 Main Street West
Huntsville, Ontario P1H 1Z9
(705) 789-2392

2. **North Bay-Mattawa Conservation Authority**
   Septic System Installation & Approval (see Appendix 2)

Parry Sound:
69A Bowes St
Parry Sound ON
P2A 2L5
(705) 746-7566

North Bay:
701 Oak St.
North Bay ON
P1B 9T1
(705) 474-5420

3. **Ministry of Environment, Conservation, and Parks**

North Bay Area Office
Unit 16 & 17, 191 Booth Rd
North Bay, ON P1A 4K3
(705) 497-6865

4. **Ministry of Natural Resources and Forestry**

Parry Sound Office
7 Bay St
Parry Sound, ON P2A 1S4
(705) 746-4201

APPENDIX 2

ON-SITE SEWAGE SYSTEM REVIEW – PLANNING ACT PROPOSAL

NORTH BAY - MATTAWA CONSERVATION AUTHORITY

GUIDELINE

It is very important to consult with the planning approval authority at the beginning of the planning process before submitting an application. In a growing number of municipalities/planning boards pre-consultation is a requirement. Pre-consultation will ensure you are aware of what information and supporting materials may be required, and what provincial and local interests may need to be addressed as part of your application. Providing complete information when you submit an application will ensure timely consideration of the application. As part of your complete application to the planning approval authority you may require supporting documentation such as an on-site sewage system review.

The required information in this application will allow North Bay-Mattawa Conservation Authority (NBMCA) to review your planning proposal in accordance with Part 8 of the Ontario Building Code (OBC), NBMCA policies for lot creation, municipal zoning by-laws and other applicable law. It is the responsibility of the applicant to include all relevant information and documents that establish compliance with such law(s). It is important to note that NBMCA is not the approval authority for planning applications. NBMCA does, however, consult with the appropriate approval authority to ensure they receive the proper information needed to make a decision.

NBMCA will conduct site inspections and provide comments on lots less than 4 ha (10 acres) in size. Lots that are greater than or equal to 4 ha in size may require a site inspection if there are constraints associated with development, however, in the majority of cases they are subject to a desktop review. Unless otherwise specified, NBMCA on-site sewage system comments are based on the ability of a proposed lot to accommodate development (a single-family dwelling, a well, and room to accommodate an initial and a replacement Class 4F on-site sewage system) based on the OBC minimum requirements for a 3-bedroom single family dwelling (with less than or equal to 20 fixture units and less than 200m² floor area). On-site sewage system sizing calculations are based on a fully raised system with a T-time of 50. The retained lands are also assessed to ensure that the minimum setbacks as required under the OBC are maintained from proposed lot lines.

To ensure that the application can be processed without delays, the applicant must confirm that the application is complete, with all information requested and forms completed to a level of detail that does not leave any uncertainty.

The applicant MUST flag lot lines as to ensure NBMCA staff can properly identify all components of the proposed planning application.

FEE SCHEDULE – (SUBMIT WITH APPLICATION)

Planning Comments (Desktop Review) All lots (severed and retained) greater than 4 ha (10 acres) in size with no constraints	**$200.00**
Planning Site Inspection + Comments $300.00 for the application plus $100.00 for each new lot or part lot created (minimum charge of $400.00 per application)	**$300.00 + $100.00 for each new lot**
Subdivision/Vacant Land Condominium Review (Part 8, OBC)	**$1,300.00 for the first 10 lots $75.00 for each additional lot**

APPENDIX 3

Ministry of Natural Resources
Ministère des Richesses naturelles

Parry Sound District Office
Southern Region
7 Bay Street
Parry Sound, Ontario P2A 1S4

Telephone: (705) 746-4201
Facsimile: (705) 746-8828

Ontario

February 28, 2011

ENDANGERED SPECIES ACT (ESA), 2007
IMPLICATIONS FOR LANDOWNERS

WHAT IS THE ESA, 2007?

Ontario is home to more than 30,000 plant and animal species. Most have stable populations, but some have declined or disappeared. Currently, more than 180 species are considered "at risk" because of a variety of threats including habitat loss, pollution, competition from invasive species, climate change and over harvesting.

Ontario's new *Endangered Species Act (ESA), 2007* provides a strong legislative framework for the protection and recovery of Ontario's native endangered and threatened species and their habitats, while balancing the social and economic well-being of citizens and communities.

One component of the *ESA, 2007* is the establishment of the Species at Risk in Ontario (SARO) List. This list identifies species that have been classified as being at risk by the Committee on the Status of Species at Risk in Ontario (COSSARO).

There are two key protection provisions in the *ESA, 2007*:

- Section 9 prohibits killing, harming, harassing, possessing, collecting, buying and selling etc species listed as extirpated, endangered or threatened on the SARO List
- Section 10 prohibits the damage or destruction of the protected habitat of species listed as extirpated, endangered or threatened on the SARO List.

DOES THIS AFFECT ME?

The *ESA, 2007* came into force in June 2008 and is binding on everyone including individuals, businesses, municipal governments and the provincial government. This information sheet is designed to assist you in understanding the various responsibilities under the *ESA* when planning or conducting activities that may affect endangered or threatened species and their habitat.

DEFINITIONS

Species are classified based on five status definitions that include:

Extinct – A native species that no longer lives anywhere in the world.

Extirpated – A native species that no longer exists in the wild in Ontario but still exists elsewhere.

Endangered – A native species facing extinction or extirpation.

Threatened – A native species at risk of becoming endangered in Ontario.

Special Concern[1] – A native species that is sensitive to human activities or natural events which may cause it to become endangered or threatened.

[1] Special Concern species are listed on the SARO list but are not protected under the *ESA 2007*. However, new Planning Act decisions should ensure that the significant habitat of special concern species is protected as "significant wildlife habitat" (as per the Provincial Policy Statement).

ROLES AND RESPONSIBILITIES

Landowners and Development Proponents:

Landowners and development proponents are responsible for ensuring that they follow *all* relevant laws in Ontario including the *ESA*. They may need to take specific action to ensure that land uses or activities would not contravene the *ESA*.

Proponents considering new development or land use activities should consult with the municipality and MNR as appropriate, to determine the potential for endangered or threatened species in an area. Proponents should consider conducting an appropriate level of ecological site assessment[2] where there is potential that an endangered or threatened species or its habitat is present on a site. The purpose of such site assessment is to obtain information on endangered and threatened species and their habitat that may exist on or adjacent to a site, and the nature of these values.

Since the *Building Code Act* does not enable a municipality to withhold issuance of a building permit where the *ESA* could be contravened, the onus is on the proponent to ensure that a development or activity under the authority of a building permit is in compliance with the *ESA*.

Municipalities:

As with other landowners and development proponents, municipalities are responsible for ensuring that their activities don't contravene the ESA.

Municipalities must also continue to ensure that their *Planning Act (PA)* decisions are consistent with the habitat protection direction set out in the Provincial Policy Statement (PPS) and ensure they have adequate information about the potential for listed species and their habitats before making a *PA* decision.

MNR recommends that municipalities check existing available information sources to determine the potential endangered and threatened species whose range encompasses a subject property, and then review available information on the habitat requirements of these species. Where there is a potential that an endangered or threatened species or its habitat is present on or adjacent to a site, MNR recommends that municipalities generally require proponents to undertake an appropriate level of ecological site assessment as described in MNR's *Natural Heritage Reference Manual* (2010).

Municipalities may also assist by raising awareness with landowners and proponents about the *ESA*, and endangered and threatened species, and could play a valuable role in knowledge transfer, communication and stewardship.

Ministry of Natural Resources (MNR):

MNR is available to advise municipalities, landowners or development proponents on how to avoid being in contravention with the *ESA* and when authorizations may be required for activities, where there is a potential impact on an endangered or threatened species or its protected habitat.

To assist municipalities and planning boards, MNR's Parry Sound District provided information in 2009 that identified the species at risk that are either known to occur, or presumed to occur, in each geographic township and municipality. The information provided included descriptions of the key habitats and the timing of key life history events for each species. MNR will provide updates as new information becomes available.

MNR's role under the PA and One Window Planning Service (OWPS) **was not changed by the *ESA, 2007*** such that MNR does not have a role in reviewing site-specific development applications that are under municipal approval authority unless the municipality makes a request through MMAH. MNR will continue to provide technical advice and approve what is significant habitat for endangered and threatened species for purposes of the PA and the PPS.

For more information on the *ESA, 2007* or to view the Species at Risk in Ontario List, please visit the species at risk website at: **www.ontario.ca/speciesatrisk** or contact:

Phung Tran, Landscape Planning Biologist
Telephone: 705-646-5557 E-mail: phung.tran@ontario.ca

[2] Additional information regarding ecological site assessment may be obtained from MNR's *Natural Heritage Reference Manual, 3rd Edition, 2010* at http://www.mnr.gov.on.ca/en/Business/LUEPS/Publication/249081.html

Appendix 1

Proposed Amendment to the Seguin Township Official Plan

Purpose of Official Plan Amendment

Rosseau Springs proposes to create 49 residential lots on Parts Lots 4, 5, and 6 Concessions 4 and 5, to enhance housing opportunities in east Seguin Township.

Basis of the Amendment

1. The housing study prepared by N. Barry Lyon Associates demonstrates the growing need for additional housing in east Seguin by 2050.
2. November 4, 2024, Environmental Impact Assessment prepared by FriCorp analyzed the subject lands and recommended that natural heritage features be protected during and after construction.
3. Engineering studies confirm that stormwater runoff will be minimized and handled in an environmentally sound way
4. Hydrogeological studies demonstrate the proposed lots can support private water and sanitary services in an environmentally sound way
5. Amenities will be shared with surrounding community members
6. The traffic generated will be modest and can be handled by the area road network
7. Supporting commercial and medical services are in nearby Rosseau

Details of the Amendment

That a rural residential subdivision be permitted on Part Parts Lots 4, 5, and 6 Con 4 and 5 to proceed by way of a plan of subdivision to create 49 residential lots.

Implementation

Conditions of approval, in combination with special zoning restrictions, will ensure protection of natural features while addressing local residential growth pressures.

Township of Seguin
Application for

ZONING BY-LAW AMENDMENT

AS PER BY-LAW 2015-071, APPLICANTS ARE REQUIRED TO PRE-CONSULT WITH THE TOWNSHIP PLANNING DEPARTMENT PRIOR TO SUBMITTING AN APPLICATION.

ZONING BY-LAW AMENDMENT APPLICATION CHECKLIST
Please ensure you have completed the following prior to submitting your application:

- ❑ Fully complete all sections of the application.
- ❑ Sign application in all appropriate locations and obtain signed authorization from the Owner(s) if you are acting as their Agent.
- ❑ Declaration of Owner(s)/Agent must have a Commissioner's stamp and signature.
- ❑ Application fees attached. Cheque made payable to the Township of Seguin.
    - Please reference the current Planning Fees By-law for a list of application fees.
- ❑ Copy of a sketch or site plan (in metric) in accordance with the requirements of the application form. All sketches or site plans must be *drawn to scale, in metric units only*.
- ❑ Copy of any correspondence, approvals or permits from outside agencies/departments.
- ❑ Copy of all studies and reports required to be submitted with your application.
- ❑ Copy of your completed Consultation Form from the Planning Department.

- ☐ Copy of your Deed.

TOWNSHIP PROCEDURES

- A sign will be posted that is clearly visible, approximately 14" x 18" bearing your name, your Application number, lot and concession number, and the Plan number, on the main access side of your property, preferably where your driveway accesses onto the Township Road.

APPLICANTS POSTING INSTRUCTIONS

In order to facilitate consideration of your Application for Zoning By-law Amendment, we ask that you complete the following upon submission of the application to the Township.

- Mark out, on the ground, the location of the proposed lot lines - marking it clearly with stakes and coloured ribbon.
- It is the responsibility of the Applicant to mark the property which is the subject of this Application.

Council members and/or Township staff may conduct site inspections of your lands. By submitting this application you are authorizing the Township to access your lands for the purposes of conducting the required site inspection. Please be advised that where access is by water or by summer maintained municipal road or by private road, the consideration of the application may be delayed during the winter until such time as safe access can be obtained to the lands.

You may be required to submit a copy of the Deed for the subject land. If access is provided by private road/right-of-way from a municipal road, attach a copy of the deed indicating if the access is registered on title.

Your application will not be processed until it is complete. A complete application will be determined in accordance with the requirements of the Planning Act, the Provincial Policy Statement, and the Township of Seguin Official Plan. Please be advised that technical and supporting studies submitted as part of a complete application may be required to be peer reviewed. If a Peer Review is required, the cost will be at the expense of the applicant in accordance with policies of the Seguin Official Plan. The Planning Department will obtain prior authorization to proceed with the peer review from the applicant. To expedite the processing of your application please ensure it is complete upon submission. Incomplete applications will be returned for you to attend to the identified submission deficiencies. We will not hold incomplete applications in our office.

If you require additional assistance regarding this application please contact the Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

List of Appendices

1. Emergency Contact References
2. On-Site Sewage System Review – Planning Act Proposal
3. Endangered Species Act (ESA), 2007 Implications for Landowners

Township of Seguin
Application for

ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R-2025-0013-H File Name: Rosseau Springs Ltd Civic Address: not assigned		
Application Complete: ☒ Yes ☐ No	Fee Received: ☐ Yes ☐ No	

ROLL # 49-03-010-002-00950-0000
49-03-010-002-04000-0000
49-03-010-002-22800-0000
49-03-010-002-23200-0000

Did you pre-consult with the Township Planning Department? **X** Yes ☐ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: **October 22, 2024 and Nov 8, 2021**

Attending Planner: **Taylor Elgie and Leo DeLoyde**

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: Leo DeLoyde RPP MCIP

a) **Registered Owner(s):** Rosseau Springs Limited, Attn: Mr. Holden Rhodes, Treasurer
1633 Gloucester Road, London, ON, N2G 2S5
Mobile Phone: 519-851-1584
Email Address: hrhrodes@killarney.com

b) **Agent:** EXP Services Inc.
Attn: Mr. Calvin Caldwell, P.Eng., Manager
757 Main Street East, North Bay, ON P1B 1C2
Work Phone:705-474-2720 Ext 211
Mobile Phone:705-725-4077
Email Address: calvin.caldwell@exp.com

c) **Planner:** Leo DeLoyde RPP, MCIP
Mailing Address: 419 Surrey Drive, North Bay, ON P1C 0A1
Phone Number: 705 498-9229
Fax Number:
Email Address: leodeloyde@gmail.com

d) **Surveyor:** MTE Ontario Land Surveyors Ltd.
Mailing Address: 123 St George Street, London ON N6A 3A1
Phone Number:519-204-6510
Fax Number:
Email Address:

e) **Solicitor**:Beth Mullin, McKenzie Lake Lawyers
Mailing Address: 140 Fullarton St. #1800, London, Ont. N6A 5P2
Phone Number: 519-672-5666
Fax Number:
Email Address: beth.mullin@mackenzielake.com

f) **Engineer:** EXP Services Inc. Attn: Mr. Les Ranta, P.Eng.,
757 Main Street East, North Bay, ON P1B 1C2
757 Main Street East, North Bay, ON P1B 1C2
Work Phone:705-474-2720 Ext 211
Mobile Phone:705-571-1333

a) Holders of any mortgages, charges, or other encumbrances in respect of the subject land: N/A

Mailing Address: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): Concession 4 and Con 5

b) Lot(s): Part of Lots 6, 7, and 8

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. :42R-14741 Part(s): 3, 4, and 5

e) Geographic Township (former municipality): Humphrey

f) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
Various	Various	108.248 ha

g) Zoning (current zoning of subject lands): RU Rural

h) Official Plan (current designation of subject lands): Rural and Resource Area and Environmental Protection

a) How does the application conform to the Official Plan: Does not conform to existing Official Plan policies respecting lots created by way of consent. A concurrent Official Plan Amendment is being submitted to permit creation of a 49 lot residential development by way of a plan of subdivision.

b) Are there any easements or rights-of-way affecting the subject lands?

X Yes

☐ No

If yes, indicate and describe the purpose of the easement or rights-of-way:
Unopened road allowance between Concession 4 and 5 PIN 52199-0615

c) The subject land is within an area where zoning with conditions apply:

❑ Yes
X No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

d)The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

❑ Yes
X No

If yes, state the requirements:_____

_____

_____

e) The subject land is within an area of land designated under any provincial plan or plans:

❑ Yes
X No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

❑ Yes
❑ No

If yes, attach details of how the application conforms or does not conflict with the provincial plan or plans.

3. ZONING BY-LAW AMENDMENT

a) The current zoning of the subject land: RU Rural and EP Environmental Protection

b) The nature and extent of the proposed rezoning: Rezoning from RU Rural to RR Rural Residential to permit 49 single family dwellings on private services. The proposal includes rezoning of select natural heritage lands from RU to EP Environmental Protection. Reductions in the stock RR zoning regs are proposed to allow lots having minimum lot frontages of 30 m and minimum lot areas of .4 ha to maximize environmental protection. The proposed by-law amendment in Appendix 2 of the Planning Justification Report requests minimum exterior side years of 5 m, minimum front yards of 10 m and maximum lot coverage of 10% to minimize disturbance of the natural environment.

c) The purpose of the proposed rezoning: To permit a rural residential plan of subdivision (concurrent subdivision and OPA applications are being submitted)

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)
Various	Various	108.248 ha

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

Yes
X No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter. Refer to Concurrent Official Plan Amendment and supporting studies are being submitted.

f) The application is to remove land from an area of employment:

❑ Yes
X No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

X Yes
❑ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner: October 6, 1998
b) Existing uses of the subject land: Vacant
c) Length of time that the existing uses have continued: Most of the subject lands have always been rural. A portion of the land was formerly used for farming activities over 50 years ago. Most of the property has been subject to selective harvesting evidenced by stumps, interior landings and skid trail.

Proposed uses of the subject land: 49 single family, rural residential lots.

**Attach a separate description if necessary*

d) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of building/ structure	Date Constructed
1. None	
2	
3.	
4.	

e) Location of all existing and proposed structures on the subject land (metric):

Existing:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Vacant				
2.				
3.				
4.				

Proposed:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Single-family houses	10 m	5 m	5 m	10 m
2.				
3.				
4.				

**Attach separate sheet if more than 4 existing or proposed structures*

f) What are the adjacent land uses:

To the north: Cottages and houses on Maplehurst and rural lands

To the south: Cottages and houses on Little Morgan Bay Road

To the west: Cottages and houses on Little Morgan Bay Road and rural

To the east: Cottages and houses and the hamlet of Rosseau

5. ACCESS

a) Access to the subject land is provided by: Maplehurst, Summit and Hwy 632

X Provincial Highway

X Municipal road (year round)
- ❑ Municipal road (seasonal)
- ❑ Private road / Right-of-Way
- ❑ Other road
- ❑ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: N/A

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: N/A

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:
- **X** Private well
- ❑ Privately owned/operated communal well
- ❑ Lake or other water body
- ❑ Other: _____

b) Sewage disposal is provided to the subject land by:
- **X** Private sewage system
- ❑ Privately owned/operated communal sewage system
- ❑ Privy
- ❑ Other: _____

c) Storm drainage is provided to the subject land by:
- **X** Ditches
- ❑ Swales
- ❑ Natural
- ❑ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land has ever been the subject of an application under the Planning Act:

Application	File #	Status

Plan of Subdivision/ Condominium (Section 51)		Concurrent application
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		Concurrent application
Site Plan (Section 41)		

Indicate if the subject land has ever been the subject of a Minister's Zoning Order:

Minister's Zoning Order	Ontario Regulation Number

8. DIRECTIONS: HOW TO GET THERE

Civic Address: No address

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Proceed east on 141 for approximately 18 kms then turn right onto Hwy 632 and proceed east for 1.5 kms. Subject Lands are situated south of Hwy 632 on Maplehurst Road and Summit Drive, and north of Little Morgan Bay Road.
Approximate 15-minute drive from the Township office.

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ❑ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ❑ Indicate the area to be rezoned.
- ❑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ❑ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ❑ The current uses on land that is adjacent to the subject land.
- ❑ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ❑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ❑ If the subject land has lake frontage, label the lake name.
- ❑ The location and nature of any easement affecting the subject land.
- ❑ North arrow and scale.

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), HOLDEN RHODES the undersigned,
Registered Owner(s)
being the Registered Owner(s) of the subject land, hereby authorize
Leo Delorde to act as my Agent with respect to the
Agent
preparation and submission of this Application.

_____	JUNE 25, 2025
Signature of Owner	Date
_____	_____
Signature of Owner	Date

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Signature of Owner	Date: JUNE 25, 2025
Signature of Owner	Date
Signature of Witness	Date: June 25/25

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I, Holden Rhodes, (Owner(s)/Agent) of the City of London in the County of Middlesex do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Seguin.

in the District of Parry Sound.

this 25th day of June, 2025.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Melissa Nicole Profit, a Commissioner, etc., Province of Ontario, for The Corporation of the Township of Seguin. Expires November 7, 2027.

Signature of Commissioner

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

JUNE 25, 2025
Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

APPENDIX 1

Agency Contact References

1. Ministry of Transportation
Pre-Consultation Office Contact

Ministry of Transportation
Northern Regional Office:
PO Box 3030
447 McKeown Ave
North Bay ON P1B 8L2
Attn: Planning & Design Section
Corridor Control Office
(705) 497-5456
(705) 497-5223

Huntsville Area Office:
207 Main Street West
Huntsville, Ontario P1H 1Z9
(705) 789-2392

2. North Bay-Mattawa Conservation Authority
Septic System Installation & Approval (see Appendix 2)

Parry Sound:
69A Bowes St
Parry Sound ON
P2A 2L5
(705) 746-7566

North Bay:
701 Oak St.
North Bay ON
P1B 9T1
(705) 474-5420

3. Ministry of Environment, Conservation, and Parks
North Bay Area Office
Unit 16 & 17, 191 Booth Rd
North Bay, ON P1A 4K3
(705) 497-6865

4. Ministry of Natural Resources and Forestry
Parry Sound Office
7 Bay St
Parry Sound, ON P2A 1S4
(705) 746-4201

APPENDIX 2

ON-SITE SEWAGE SYSTEM REVIEW – PLANNING ACT PROPOSAL

NORTH BAY - MATTAWA CONSERVATION AUTHORITY

GUIDELINE

It is very important to consult with the planning approval authority at the beginning of the planning process before submitting an application. In a growing number of municipalities/planning boards pre-consultation is a requirement. Pre-consultation will ensure you are aware of what information and supporting materials may be required, and what provincial and local interests may need to be addressed as part of your application. Providing complete information when you submit an application will ensure timely consideration of the application. As part of your complete application to the planning approval authority you may require supporting documentation such as an on-site sewage system review.

The required information in this application will allow North Bay-Mattawa Conservation Authority (NBMCA) to review your planning proposal in accordance with Part 8 of the Ontario Building Code (OBC), NBMCA policies for lot creation, municipal zoning by-laws and other applicable law. It is the responsibility of the applicant to include all relevant information and documents that establish compliance with such law(s). It is important to note that NBMCA is not the approval authority for planning applications. NBMCA does, however, consult with the appropriate approval authority to ensure they receive the proper information needed to make a decision.

NBMCA will conduct site inspections and provide comments on lots less than 4 ha (10 acres) in size. Lots that are greater than or equal to 4 ha in size may require a site inspection if there are constraints associated with development, however, in the majority of cases they are subject to a desktop review. Unless otherwise specified, NBMCA on-site sewage system comments are based on the ability of a proposed lot to accommodate development (a single-family dwelling, a well, and room to accommodate an initial and a replacement Class 4F on-site sewage system) based on the OBC minimum requirements for a 3-bedroom single family dwelling (with less than or equal to 20 fixture units and less than 200m² floor area). On-site sewage system sizing calculations are based on a fully raised system with a T-time of 50. The retained lands are also assessed to ensure that the minimum setbacks as required under the OBC are maintained from proposed lot lines.

To ensure that the application can be processed without delays, the applicant must confirm that the application is complete, with all information requested and forms completed to a level of detail that does not leave any uncertainty.

The applicant MUST flag lot lines as to ensure NBMCA staff can properly identify all components of the proposed planning application.

FEE SCHEDULE – (SUBMIT WITH APPLICATION)

Planning Comments (Desktop Review) **All lots (severed and retained) greater than 4 ha (10 acres) in size with no constraints**	**$200.00**
Planning Site Inspection + Comments **$300.00 for the application plus $100.00 for each new lot or part lot created (minimum charge of $400.00 per application)**	**$300.00 + $100.00 for each new lot**
Subdivision/Vacant Land Condominium Review (Part 8, OBC)	**$1,300.00 for the first 10 lots $75.00 for each additional lot**

APPENDIX 3

Ministry of Natural Resources
Ministère des Richesses naturelles

Parry Sound District Office
Southern Region
7 Bay Street
Parry Sound, Ontario P2A 1S4
Telephone: (705) 746-4201
Facsimile: (705) 746-8828

Ontario

February 28, 2011

ENDANGERED SPECIES ACT (ESA), 2007
IMPLICATIONS FOR LANDOWNERS

WHAT IS THE ESA, 2007?

Ontario is home to more than 30,000 plant and animal species. Most have stable populations, but some have declined or disappeared. Currently, more than 180 species are considered "at risk" because of a variety of threats including habitat loss, pollution, competition from invasive species, climate change and over harvesting.

Ontario's new *Endangered Species Act (ESA), 2007* provides a strong legislative framework for the protection and recovery of Ontario's native endangered and threatened species and their habitats, while balancing the social and economic well-being of citizens and communities.

One component of the *ESA, 2007* is the establishment of the Species at Risk in Ontario (SARO) List. This list identifies species that have been classified as being at risk by the Committee on the Status of Species at Risk in Ontario (COSSARO).

There are two key protection provisions in the *ESA, 2007*:

- Section 9 prohibits killing, harming, harassing, possessing, collecting, buying and selling etc species listed as extirpated, endangered or threatened on the SARO List.
- Section 10 prohibits the damage or destruction of the protected habitat of species listed as extirpated, endangered or threatened on the SARO List.

DOES THIS AFFECT ME?

The *ESA, 2007* came into force in June 2008 and is binding on everyone including individuals, businesses, municipal governments and the provincial government. This information sheet is designed to assist you in understanding the various responsibilities under the *ESA* when planning or conducting activities that may affect endangered or threatened species and their habitat.

DEFINITIONS

Species are classified based on five status definitions that include:

Extinct – A native species that no longer lives anywhere in the world.

Extirpated – A native species that no longer exists in the wild in Ontario but still exists elsewhere.

Endangered – A native species facing extinction or extirpation.

Threatened – A native species at risk of becoming endangered in Ontario.

Special Concern[1] – A native species that is sensitive to human activities or natural events which may cause it to become endangered or threatened.

[1] Special Concern species are listed on the SARO list but are not protected under the *ESA 2007*. However, new Planning Act decisions should ensure that the significant habitat of special concern species is protected as "significant wildlife habitat" (as per the Provincial Policy Statement).

ROLES AND RESPONSIBILITIES

Landowners and Development Proponents:

Landowners and development proponents are responsible for ensuring that they follow *all* relevant laws in Ontario including the *ESA*. They may need to take specific action to ensure that land uses or activities would not contravene the *ESA*.

Proponents considering new development or land use activities should consult with the municipality and MNR as appropriate, to determine the potential for endangered or threatened species in an area. Proponents should consider conducting an appropriate level of ecological site assessment[2] where there is potential that an endangered or threatened species or its habitat is present on a site. The purpose of such site assessment is to obtain information on endangered and threatened species and their habitat that may exist on or adjacent to a site, and the nature of these values.

Since the *Building Code Act* does not enable a municipality to withhold issuance of a building permit where the *ESA* could be contravened, the onus is on the proponent to ensure that a development or activity under the authority of a building permit is in compliance with the *ESA*.

Municipalities:

As with other landowners and development proponents, municipalities are responsible for ensuring that their activities don't contravene the ESA.

Municipalities must also continue to ensure that their *Planning Act (PA)* decisions are consistent with the habitat protection direction set out in the Provincial Policy Statement (PPS) and ensure they have adequate information about the potential for listed species and their habitats before making a *PA* decision.

MNR recommends that municipalities check existing available information sources to determine the potential endangered and threatened species whose range encompasses a subject property, and then review available information on the habitat requirements of these species. Where there is a potential that an endangered or threatened species or its habitat is present on or adjacent to a site, MNR recommends that municipalities generally require proponents to undertake an appropriate level of ecological site assessment as described in MNR's *Natural Heritage Reference Manual* (2010).

Municipalities may also assist by raising awareness with landowners and proponents about the *ESA*, and endangered and threatened species, and could play a valuable role in knowledge transfer, communication and stewardship.

Ministry of Natural Resources (MNR):

MNR is available to advise municipalities, landowners or development proponents on how to avoid being in contravention with the *ESA* and when authorizations may be required for activities, where there is a potential impact on an endangered or threatened species or its protected habitat.

To assist municipalities and planning boards, MNR's Parry Sound District provided information in 2009 that identified the species at risk that are either known to occur, or presumed to occur, in each geographic township and municipality. The information provided included descriptions of the key habitats and the timing of key life history events for each species. MNR will provide updates as new information becomes available.

MNR's role under the PA and One Window Planning Service (OWPS) **was not changed by the *ESA, 2007*** such that MNR does not have a role in reviewing site-specific development applications that are under municipal approval authority unless the municipality makes a request through MMAH. MNR will continue to provide technical advice and approve what is significant habitat for endangered and threatened species for purposes of the PA and the PPS.

For more information on the *ESA, 2007* or to view the Species at Risk in Ontario List, please visit the species at risk website at: **www.ontario.ca/speciesatrisk** or contact:

Phung Tran, Landscape Planning Biologist
Telephone: 705-646-5557 E-mail: phung.tran@ontario.ca

[2] Additional information regarding ecological site assessment may be obtained from MNR's *Natural Heritage Reference Manual, 2nd Edition, 2010* at http://www.mnr.gov.on.ca/en/Business/LUEPS/Publication/249081.html

Insert Zoning By-law Amendment here

Rezoning lands from RU Rural to R1 residential
Rezoning retained lands from RU Rural to EP environmental protection
Allow frontage under 60 m
Allow lot area of less than 1 ha
Other R1 zone customizations needed?

Schedule B to PL-2025-088



Rosseau Springs

Environmental Impact Study
Conservation Design Subdivision
Rosseau, Township of Seguin

December 2022
Revised March 2023
Revised May 2023
Revised October 2024
Revised November 2024
Final January 2025

FRICORP
ECOLOGICAL SERVICES

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Introduction

FRi Ecological Services was retained by the Rosseau Springs ownership group to complete an environmental impact study in support of a proposed conservation design subdivision development south of the Town of Rosseau, in Seguin Township. The Conservation Design approach to development on this large, rural land parcel began with a comprehensive inventory of the natural features and then considered a development which respected the identified features. This environment first approach stands in contrast to the standard yield design style which begins by dividing a land parcel into as many lots as possible and then addressing natural environment considerations.



Figure 1: Rosseau Springs property, south of Town of Rosseau, accessed from Hwy 632; inset map shows Seguin Township (orange outline) and the location of Rosseau Springs (red polygon)

The Township's Official Plan[1] states that the '*purpose of an EIS is to collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of the environmental features and to make an informed decision as to whether or*

[1] Seguin Township Official Plan. 2006. Section B.15. 196pp.

not a proposed use will have a negative impact on the natural features and ecological functions of the Township.'

This EIS report and the supporting field studies collected and evaluated information through original field investigations and a consolidation of the available background information. This facilitated a complete understanding of the natural heritage features and areas and their associated functions on and adjacent the subject property. This understanding was applied in the Conservation Design context before any lot configuration was proposed. An assessment of the potential impacts to the identified features as well as recommendations to avoid or minimize the same, are described in detail in subsequent sections of this report.

Subject Property and Historic Context

Rosseau Springs Property

The Rosseau Springs property is comprised of three individual land parcels which when combined, total approximately 110 hectares or 271 acres. It is accessed by Maplehurst Road, a year-round municipally maintained road and has frontage on Highway 632, Maplehurst Road and Little Morgan Bay Road.

One of the parcels had frontage on Lake Rosseau (Cameron Bay); this lake frontage and associated 4.8 hectares of land is not part of the proposed conservation design subdivision development. This lot was subject to a recent consent[2] and rezoning[3] applications that were approved. It will be sold as a single residential lot. The remaining subdivision development will not have lake frontage or access to Lake Rosseau by means of the proposed subdivision or shared/open spaces.

The property is largely forested, with occasional wetlands and rock barren habitats interspersed. There are three permanent watercourses and several smaller intermittent and ephemeral streams. There is an existing network of informal trails and old logging roads throughout the property. Presently, the existing condition is largely natural and undeveloped.

A natural spring is present within a wetland area along Maplehurst Road. A small concrete casing approximately 45 cm tall (water depth ~45 cm), provides a reservoir from which water flows continually. An electric fry pan acts as a lid, and a well-worn trail suggests regular use by people. The spring is described in greater detail in the respective subsection of this report (Wetlands).

[2] Consent application B-2023-0026-H, approved September 16, 2024.
[3] By-law to amend Township of Seguin Zoning By-law No. 2006-125, By-law No. 2024-071. September 16, 2024.

History of Rosseau Springs Property

The property was purchased by the present ownership group in July 2021. Historic activities on the property include lumbering and subsistence agriculture since approximately the late 1800's[4]. There is evidence of old fields and manipulated watercourses (intentional ponding of water) for human purposes.



Figure 2: Old stump on the subject property, evidence of historic logging activities.

It's interesting to note that many of the areas presently identified as 'wetland' were former agricultural fields. Watercourses in these areas are artificially straightened, and the wetlands themselves are quite flat compared to their unaltered counterparts. Historic ploughing, planting, harvesting and grazing activities all contribute to the present condition. A series of aerial photos from 1927 through 2023 are included in the appendices of this report; portions of the air photos with the present property boundary overlain are included below.

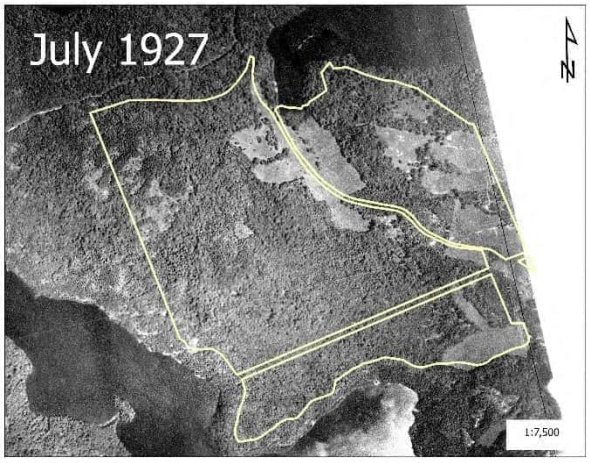
The historic activities on the property provide context for the current re-naturalized conditions and provide an explanation for some of the observations and existing conditions. The context is not intended to excuse or justify development; it is simply given as context for the local landscape and present natural heritage conditions.

[4] Horizon Archaeology Inc., September 2021. Draft Stage 1 – 2 Archaeological Assessment of Rosseau Springs Estates Development.



Figure 3: Air photo from July 1927 showing Cameron Bay to the north of a portion of the subject property. Note the cleared fields and small homestead approximately center of the photo (white roof). Provincial highway 632 was not yet built; Rosseau Road is visible running east west along the top of the photo.

This air photo shows the extent of the cleared area and the absence of clearing in the intervening very steep areas of the property. The identified hill between the fields has very shallow soils and is quite steep, which likely precluded it from clearing since it wasn't suitable for agriculture. Much of the property has similarly shallow soils. The darker 'smudge' near the top center of Figure 3 is a fingerprint which was present when the photo was purchased from the National Photo Archive.



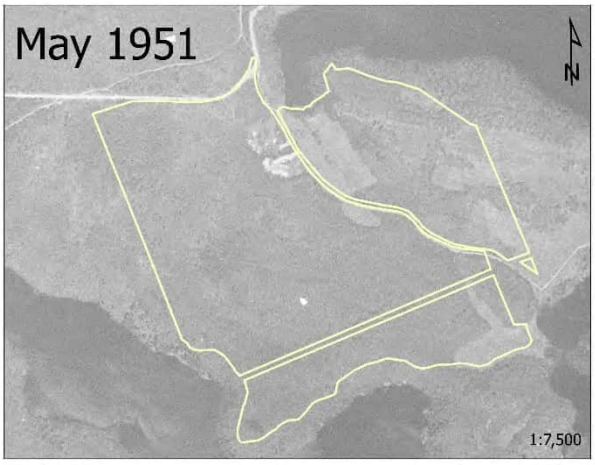
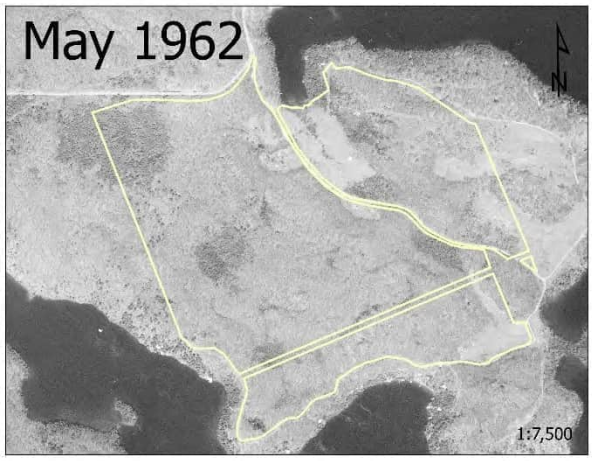


Figure 4 (left): Air photo from July 1927 showing the fields and farmed areas. The home is situated approximately mid-photo where the current Maplehurst Road corridor is. See Figure 3 above for a close-up view of the homestead area. Figure 5 (right): Air photo from May 1951 showing fields and farmed areas. Note Provincial Highway 632 in the photo – at the time it was a municipal road; assumed by the province in 1961.



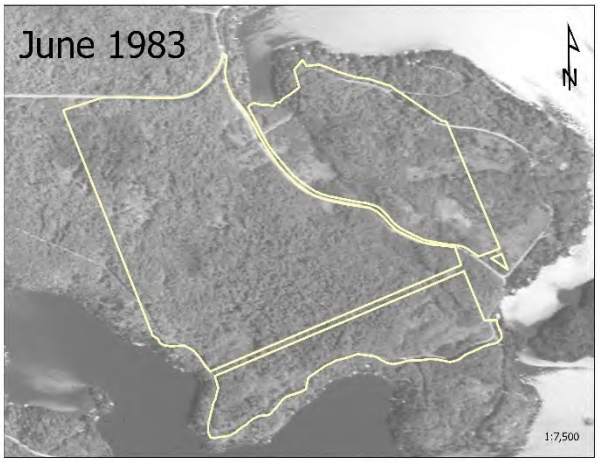


Figure 6 (left): Air photo May 1962, fields and farmed areas visible and comparable to 1927 and 1951 respectively. Interesting to note that this photo shows 'leaf-off' condition; most of the property which is treed is hardwood. There are a few conifer stands (dark spots) which align with the current forested condition. Figure 7 (right): Air photo June 1983 shows a return to forested/vegetated condition of the previously farmed areas. Fields are returning to both forest and wetland condition with the absence of human influence.

There are no comparative aerial images from the 1970's with which to assess when active farming stopped. The available images show a homestead in 1927 through to 1951; the 1962 imagery shows active fields and farming, but the homestead is no longer present. Cottages and homes are beginning to appear along the shoreline of Cameron Bay, it's possible the home was moved closer to Lake Rosseau during these years. By 1983, most evidence of farming is gone and the access easement for neighbouring cottages on Cameron Bay is present.

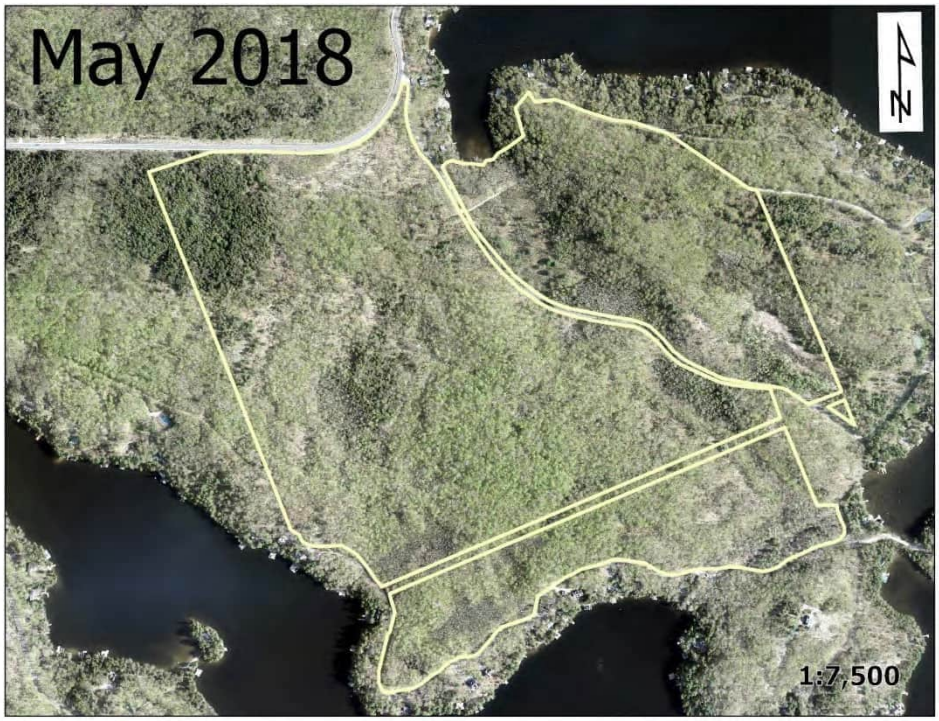


Figure 8: May 2018 photo showing present condition of the property. The evidence of farming and historic activities is largely absent from this view.

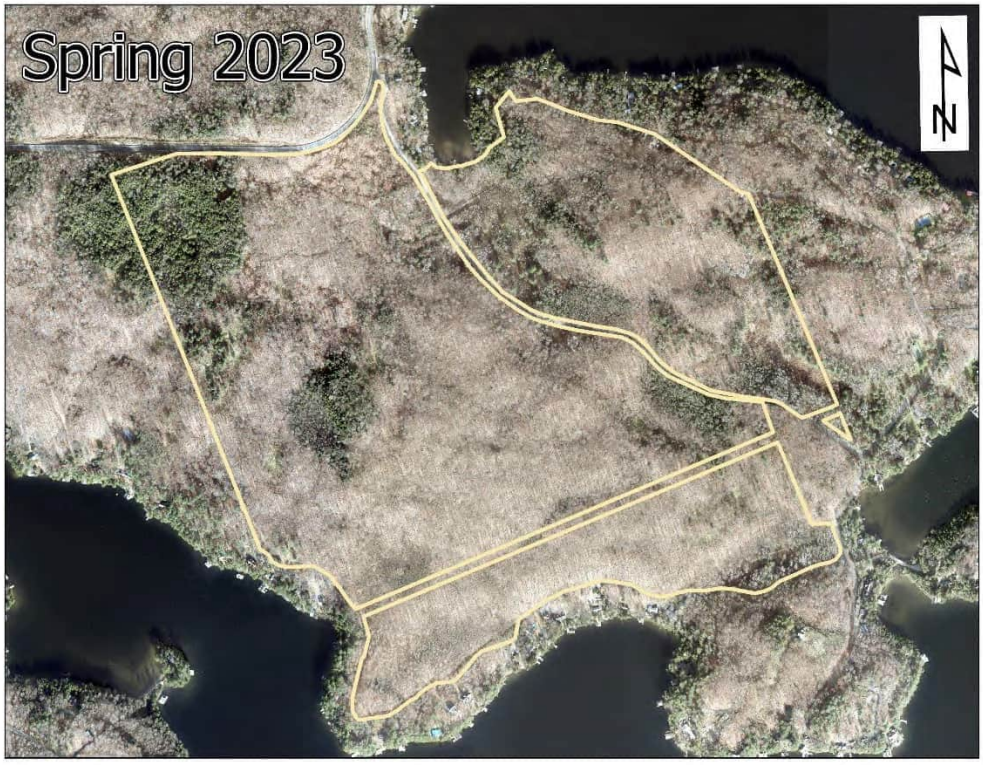


Figure 9: Leaf-off imagery from the spring of 2023; note the absence of cleared areas – all signs of historic farming are gone; the subject property is mostly hardwood forest with areas of conifer dominated stands.

Existing Planning Framework

The Rosseau Springs property is located south of the village of Rosseau in Seguin Township. Figure 1 shows the size, location and where it is situated within the Township.

Seguin Township is presently undergoing an Official Plan Review, where anticipated updates to the planning framework will be more consistent with the Conservation Design approach. However, presently, the existing planning framework would allow limited division of the Rosseau Springs land parcels. Section B.12.2.5 Rural and Resource Area[5] describes the Township's preferred means of land division and the criteria required for the same.

The present Official Plan states the following:

- A Plan of Subdivision or Plan of Condominium is required where more than four (4) lots are proposed;
- Lots permitted:
    - Maximum of three (3) lots and one (1) retained for parcels 40 ha and larger;
    - Maximum two (2) lots and one (1) retained on parcels 20 – 40 ha;
    - Maximum one (1) lot and one (1) retained on parcels 20 ha or less in size.
- Maximum fifteen (15) lots per year in Rural areas (Township wide)
- Minimum lot area 1.2 ha, minimum lot frontage 90 m

The subject lands are predominantly designated "Rural and Resource Area" under the current Township of Seguin Official Plan (Dec. 7, 2022). Although the current Official Plan designation does not permit the proposed rural residential subdivision, Settlement Area Policy C.2.1.5 Settlement Area Boundary Expansion Settlement Area Boundary expansions shall only be permitted though a municipally initiated comprehensive review and only where it has been demonstrated that additional lands are required. The proposed subdivision will provide much needed non-waterfront housing opportunities for residents, which in turn will help support the local economy.

An application for an Official Plan amendment is being made by the owner of Rosseau Springs to permit forty-nine (49) rural residential lots on private services using a Conservation Design approach as described below. The Rosseau Springs residential subdivision design is based on an environment first approach which preserves and protects valued ecosystem components in perpetuity.

Rosseau Springs has made a submission to the Township to Seguin to allow for a conservation design-based residential development on the subject lands during the comprehensive municipal review now underway to complement and expand the nearby Rosseau Settlement Area.

[5] Seguin Township Official Plan. 2006. Section B. 12. 2.5. 196pp.

Conservation Design

Conservation design is an environmentally responsible approach to development that protects wetlands, waterbodies, floodplains, steep slopes and wildlife habitat while allowing for a density neutral development and passive recreational development like hiking and cycling trails. This approach includes identifying, mapping and setting aside land that will be left as undivided open space.

The Conservation Design approach stands in contrast to the standard yield design by first considering the environmental, natural heritage and other significant features e.g., historical, archaeological, and setting these areas aside. Features are set aside in primary and secondary conservation areas. Lots are typically smaller than a standard yield design, however, each lot has access to the larger shared open space where passive recreational activities and general nature enjoyment are promoted.

Primary Conservation Areas (PCA) & Secondary Conservation Areas (SCA)

The first and most important step in the Conservation Design approach identifies areas that will be preserved. These are categorized as either Primary Conservation Areas (PCA) or Secondary Conservation Areas (SCA) and can include features such as:

- Wetlands
- Waterbodies
- Floodplains
- Farmland
- Natural meadows
- Steep slopes
- Mature woodlands
- Upland setbacks around wetlands
- Critical wildlife habitat
- Historic or cultural sites
- Archaeological sites

The Conservation Design approach creates communities that respect and highlight the natural features of a property. This approach is consistent with Seguin Township's 'Environment-First' philosophy and stated goals and objectives in the Official Plan (OP).

The Conservation Design approach requires more flexibility in the planning framework to allow for reduced lot sizes, flag lots and smaller interior subdivision access roads. This approach aims to achieve protection of primary and secondary conservation areas, which are identified and set aside before any lots are considered. This leaves large, contiguous natural spaces which are protected and can be enjoyed by all residents.

The typical planning framework seeks to 'protect' features by requiring larger minimum sized lots and frontages, especially in rural zoned areas e.g., country estate lots. Conventional thinking follows that larger lots result in more green space and protected features. This approach, however, does not result in the preferred protection objectives. Once large rural lots are created and sold, the natural features are only protected as much as individual lot owners are compelled to protect them, and bylaws are in place, and enforced. Splitting the ownership of what is intended as 'green/open/undeveloped' space, results in the loss of control by the Township, regardless of the good intention at the planning phase.

An alternative to current the rural development approach is the Conservation Design approach. This includes smaller lots with smaller frontages, and development in clusters. It avoids developing in and near most or all natural heritage features; resulting in protection of the wetland, wildlife and cultural heritage areas. In addition, these protected areas become shared spaces that are enjoyed and protected by the wider community. The Rosseau Springs ownership group will retain and maintain the lands outside of the proposed lots and interior subdivision road.

The proposed development at Rosseau Springs followed the Conservation Design approach and the specific steps are detailed below and in Appendix B.

Rosseau Springs Conservation Design

Background Information

Prior to any consideration for the number of desired lots or siting of the same, Rosseau Springs Limited retained EXP, Leo Deloyde Planning Services and FRi Ecological Services to complete a comprehensive inventory of the natural features on the property. EXP was responsible for topographic and drone surveys, hydrogeological surveys and several other technical studies to support a development application. Leo Deloyde Planning Services is facilitating the planning justification and leading the planning process for the proposed development.

FRi was responsible for the natural environment inventory and assessment, the information which informed this environmental impact study. FRi completed a comprehensive background search for existing information which included the following sources:

- Seguin Township Official Plan and associated Schedules[6], Zoning By-law[7]
- Make-a-Natural Heritage Map, online GeoHub Mapping Tool[8]
- Parry Sound District Species at Risk Tool[9]

[6] Seguin Township Official Plan. 2006. 196pp.
[7] Seguin Township Zoning By-law. 2006-125. 183pp.
[8] https://www.lioapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA
[9] Species at Risk in the Parry Sound District, excel tool, December 2016, v 7.

- i-Naturalist[10]
- e-Bird[11]
- Ontario Breeding Bird Atlas Data Summaries[12]
- Historic aerial imagery (1920's through present day)
- Land Information Ontario GIS database – all relevant layers including NHIC data, wetlands, ANSI's, Nesting, Aquatic Resource Area and Contours
- Fish On-line[13]
- Ontario Reptile and Amphibian Atlas[14]

Information from the above-mentioned sources is consolidated in the table below. It includes confirmed species and/or habitats in each of the five natural heritage categories considered in the Township's Official Plan and the 2020 Provincial Policy Statement. Note that the natural heritage considerations in the latest (2024) Provincial Planning Statement[15], have not changed from the 2020 PPS iteration.

Table 1: Summary of confirmed natural heritage features and areas based on desktop search of available background information.

Natural Heritage Category	Confirmed Species/Habitat; Source
Endangered & threatened species & habitat	Black Ash confirmed; potential for 11 other species at risk in geographic township ~10km^2 area; Parry Sound District List
Significant wildlife habitat	None noted; potential habitat depending, potential for 12 species of special concern; Parry Sound District List
Wetlands	Two wetland areas zoned EP; not significant wetlands – Seguin Township Official Plan Schedule; natural spring/upwelling/groundwater
ANSI's	None noted
Fish habitat	Lake Rosseau supports both cool and cold-water fish community; Fish Online mapping tool

Field Investigations

The following summary of the existing conditions on the Rosseau Springs property is based on comprehensive field investigations in October and November 2021 (six days) and May, June, July, August and October 2022 (eleven days). FRi field biologists assessed the ecosites on and adjacent

[10] https://www.inaturalist.org/
[11] https://ebird.org/home
[12] https://www.birdsontario.org/jsp/datasummaries.jsp
[13] https://www.lioapplications.lrc.gov.on.ca/fishonline/Index.html?viewer=FishONLine.FishONLine&locale=en-CA
[14] https://ontarionature.org/programs/community-science/reptile-amphibian-atlas/species/
[15] Provincial Planning Statement, 2024. Ministry of Municipal Affairs and Housing. 60pp.

the subject property, to the extent possible for other private land, as the first step in the Conservation Design approach to this development.

FRi completed six (6) comprehensive field investigations in October and November 2021. The field work identified and mapped the ecosites on the property and highlighted confirmed and potential natural heritage features. Following the ecosite/ecoelement determination and mapping, FRi assigned a conservation area designation to each feature with a brief rationale for the same. The initial designations were done in the absence of wildlife species surveys or other detailed inventories; rather the designation erred on the side of preservation and protection of natural features. The focus for the Rosseau Springs property were the wetland and rock barren features, along with permanent and intermittent watercourses as these features tend to provide unique and limited habitat for a wide variety of wildlife.

A map series showing the ecosites and associated constraints was produced to provide context for discussions around number, size and configuration of lots and roads. The map series includes an overview map of the features and includes individual detailed pages showing both a close-up map of each feature and representative photographs. The ecosites and ecoelements were assigned a number in addition to the name so each unit has a unique identifier.

A brief list of 'considerations' is detailed for each area followed by the recommended Conservation Design designation. The map series provides recommendations for primary and secondary conservation areas and the reasons for these recommended designations. In addition to the areas themselves, recommendations for appropriate setbacks for each feature are included.

The non-wetland forested areas of the property were not designated as conservation areas, however, the environmental and social values these areas provide were considered and appropriate recommendations were provided. See the respective sections – Species at Risk, Significant Wildlife Habitat and Social Considerations for detailed information and recommendations.

Representative photographs of the features are also included with a map showing the feature and an inset map showing the feature location relative to the whole property. The map series is appended to this report in Appendix B.

FRi completed an additional eleven (11) comprehensive field investigations during May through October 2022. The field investigations included species specific surveys for amphibians, bats, birds, turtles and snakes. Surveys focussed on potential habitat e.g., rock barrens for gestating snakes and wetlands for amphibians for turtles. Passive acoustic and ultrasonic monitors were deployed for the duration of the field season. Field surveys and results are detailed in the respective natural heritage sections below. A Field Survey Record Table is included in Appendix E.

After the ecosites were determined and the primary or secondary conservation areas were recommended, the confirmed and possible environmental constraints were well understood. The field work in 2022 provided further evidence of the presence or absence of certain features as well as their significance.

The Conservation Design approach also includes social and cultural considerations. For example, there is an informal trail network throughout the property, likely from historic logging and agriculture activities. Although farming has long ceased at the property, the trails continue to be enjoyed by both landowners and their neighbours.



Figure 10: The existing trail network on the Rosseau Springs property. The trails will either be preserved and formalized as part of a non-motorized trail network, or the existing developed trails will be used for interior subdivision roads, limiting the 'new' road area needed to service the subdivision.

Potential Amenities – Environment First

Maintaining and enhancing the existing trail network was a key consideration for the ownership group in the subdivision design. A formalized non-motorized trail system encourages the wise use and enjoyment of the local neighbourhood, while respecting the identified natural heritage

features. The existing trail system was mapped and provided to the engineering team for incorporation in the subdivision layout. Seguin Township's *Active Transportation and Trails Master Plan* was consulted to ensure the proposed trail network aligned with the spirit of the plan.

The trail system layout and extent are flexible; additional trails could be developed, and existing segments could be rehabilitated depending on the objectives of the users. Table 2 in this report details the recommended conservation design designation by ecosite, with comments to provide context for the reader. Many of the ecosites or ecoelements are considered suitable for continued existing trail use or limited development of new trails, respecting the identified natural heritage features and values.

The Rosseau Springs ownership group is also contemplating a multi-sport court and parking area near the north end of the subject property. The idea is conceptual and will respond to the needs of the local community and Rosseau Springs neighbourhood. If built, the courts and parking area will respect the natural heritage features and areas and associated setbacks on the same (Figure 10, across from Lots 29 – 31).

Ecological Land Classification

The ecosites on and within 120 metres of the subject property, to the extent possible respecting adjacent private property, were determined and are described in detail below. The represented ecosites correspond to potential habitat for wildlife including species at risk.

The ecosite assessment followed the provincial standard supported by the Ecosites of Ontario[16] field manual. A hand-held soil auger was used to assess the soil texture, depth and moisture regime as well as assess the presence of gleys and/or mottles. The *Field Guide to the Substrates of Ontario* (OMNRF 2015) was used to classify the soils as organic or mineral, and the effective texture assigned based on the standards outline in the field guide. E.g. coarse mineral. The depth was assessed based on the depth to bedrock e.g. 45 cm; or if the entire 120 cm auger length was exceeded, the soil depth was recorded as '>120cm'.

Note that ecosites were classified as either shallow – a condition where soil depths averaged less than 15cm over bedrock or deep – where soils were more than 15 cm deep over bedrock. For the Rosseau Springs property, the majority of the ecosites were classified as deep, mineral in nature. The exceptions to this are the very shallow conifer ecosites (G013, G015 and G025), and the rock barren ecosites (G164).

The moisture regime was similarly assessed following the criteria outlined in the Ecosites of Ontario guidance document. Soil moisture ranged from xeric (G164 rock barrens) to saturated (G134 thicket swamp). Ecosites with standing water or very wet/saturated soils were considered

[16] Ecosites of Ontario. 2009. Ecological Land Classification Working Group. 366 pp.

as potential wetland ecosites. Wetland ecosites were assessed using Key 10: Permanently Flooded or Hydric Ecosites; where there was a good 'fit', the wetland ecosite was determined. Some moist mineral ecosites e.g. G124, included vegetation sometimes found in wetland ecosites; but did not meet the moisture criteria to fit the Key 10 wetland ecosite considerations. These ecosites were better described based on the moist fine and coarse mineral sub-keys (Key 9 & Key 6).

FRi are qualified Ontario Wetland Evaluation System (OWES) evaluators and are aware that the OWES manual includes a list of plant species often found in wetlands, including those that are considered 'indicator' species. An indicator species is one that should cue an observer to look further for evidence to support the classification of an area as 'wetland'. FRi completed comprehensive field work in 2021 and 2022 to identify and delineate the ecosites which include several previously unmapped wetland ecosites on the subject property.

Each ecosite description includes a list of the vegetation observed, including trees, shrubs, herbaceous vegetation, ferns and allies. Where uncommon or rare plants were observed, they are noted specifically e.g. Blue Cohosh. While the vegetation community present informs the assessed ecosite designation, it does not alter the conclusions. The soil texture and depth as well as the associated moisture regime have the most significant influence on the ecosite designation. When there is uncertainty, FRi relies on the longest-lived on-site vegetation (e.g. trees) to support a conclusion.

Ecological Setting

The subject property is within the Ontario Shield Zone, Georgian Bay Ecoregion (5E). This ecozone occupies more than half of Ontario and contains both boreal forest and non-boreal Great Lakes – St. Lawrence Forest regions. It experiences long cold winters and short warm summers. There are a wide range of temperatures, precipitation and diverse surficial geology and substrates, as well as complex drainage patterns.[17]

The property is more specifically within the Huntsville Ecodistrict (5E-8). The climate in this ecoregion is cool temperate and humid; with mean annual temperatures ranging from 2.8 to 6.2^{o}C and a growing season between 183 and 219 days. Mean precipitation ranges between 771 and 1134 annually. [18]

The Huntsville Ecodistrict is situated on the southern edge of the Precambrian Shield and is comprised of gneissic and granitic bedrock. Exposed bedrock is common, as is bedrock covered by limited unconsolidated matter; reflecting the bedrock-controlled geology of the region. There are localized pockets of clay and silt scattered throughout the ecodistrict; wetlands are present in

[17] Crins, William J., Paul A. Gray, Peter W. C. Uhlig, and Monique C. Wester. 2009. The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions. Ontario Ministry of Natural Resources, Peterborough Ontario. Inventory, Monitoring and Assessment, SIV TER IMA TR-01, 71pp.
[18] Ibid.

lower areas adjacent the upland bedrock knobs. The forest composition in this region is dominated by mixed forest with pure deciduous and coniferous stands.

Ecosites

Ecological land classification or 'ecosites' are determined by assessing the soil and vegetation characteristics of a site. An ecosite is a contiguous area that shares soil, moisture and vegetation characteristics, and is at least 0.5 hectares in size. Areas smaller than 0.5 ha are not typically considered standalone ecosites and are included as part of the larger landscape ecosite. However, where small, unique areas are present on the landscape, they are assessed and delineated as ecoelements. These can represent important or critical habitat features for wildlife.

Rosseau Springs has several ecoelement features; many of which potentially provide unique habitat for wildlife. The Conservation Design approach includes consideration for all unique habitats without requiring a minimum size threshold. This approach exceeds the protection and conservation expectations of both the Provincial Policy / Planning Statement (2020/2024) and the Township's Official Plan.

There are fourteen (14) ecosites (Figure 2) and ten (10) ecoelements (Figure 11) represented on the subject property. Some of the ecosites and ecoelements are represented in both the low-treed (Tl) and tall-treed (Tt) condition. Others are represented as open (N) or shrub (S). The adjacent properties are other private land, and in the absence of permission to access these lands, the ecosites are assumed contiguous with the assessed types and boundary apparent from the available imagery and observation in the field.

The 'Rosseau Springs Conservation Design Subdivision Natural Environment Constraints, December 2021' in Appendix B, includes additional photographs and descriptions of the wetland and rock barren ecosites and ecoelements.

There are eight (8) forested ecosites which comprise approximately 100.42 ha or 85% of the total area, and five (5) wetland ecosites which account for about 12.62 ha or 11% of the total property area. The remaining ~5.5 ha or 4% of the property area is rock barren ecosite (2 ha) and an assortment of small wetland, rock barren and forest ecoelements (combined 3.5 ha).

The ecosites are:

- G013Tt Very Shallow, Dry to Fresh: Hemlock - Cedar Conifer
- G015Tt Very Shallow, Dry to Fresh: Red Pine – White Pine Conifer
- G025Tt Very Shallow, Humid: Hemlock – Cedar Conifer
- G110N Moist, Fine: Meadow
- G112S Moist, Fine: Shrub
- G121Tt Moist, Fine: Oak Hardwood

- G122Tt Moist, Fine: Sugar Maple Hardwood
- G124Tt Moist, Fine: Maple Hardwood
- G125Tt Moist, Fine: Mixedwood
- G130Tl/Tt Intolerant Hardwood Swamp
- G131Tt Maple Hardwood Swamp
- G133Tt Hardwood Swamp
- G134S Mineral Thicket Swamp
- G164S/Tl/Tt Rock Barren
- G224Tl/Tt Mineral Rich Conifer Swamps



Figure 11: Ecosites on and within 120 metres of the subject property as determined by FRi field staff; Figure 61 shows the individual ecoelements and their location relative to the larger ecosites (page 42).

G013Tt Very Shallow, Dry to Fresh: Hemlock – Cedar Conifer (3.05 ha)

The G013 ecosite is represented in a single area on the property. It is a tall-treed site and is situated on a moderately steep slope near the north end of the property. Eastern hemlock dominates the canopy, with very little understory because of the complete canopy closure and shading. Soils were very shallow, with exposed bedrock, boulders and cobble at the surface. Conifer leaf litter, occasional wood fern and mosses are present as ground cover.



Figures 12 & 13: Typical hemlock canopy, shallow soils - bedrock at surface and sparse understory, leaf litter and very occasional herbaceous vegetation.

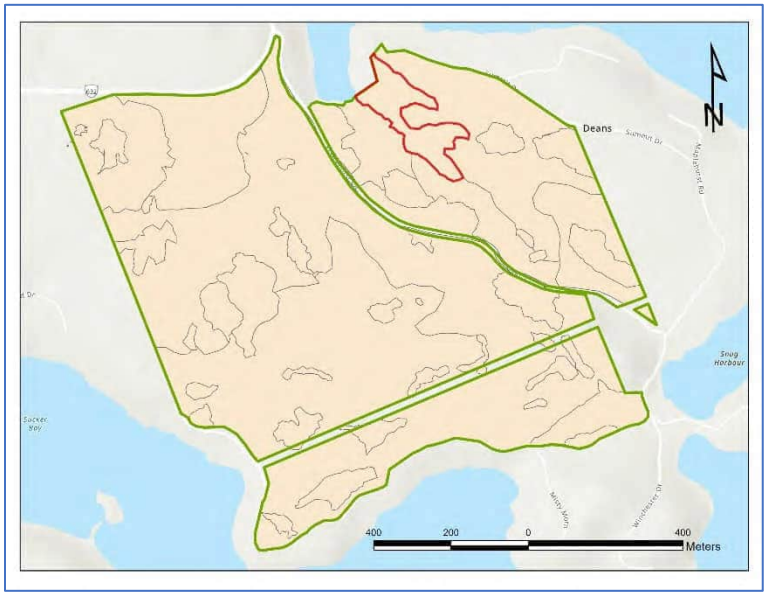


Figure 14: Location of G013 ecosite in red.

G015Tt Very Shallow, Dry to Fresh: Red Pine – White Pine Mixedwood (0.68 ha)

The G015 tall-treed ecosite is represented in a small, single polygon at the north end of the subject property. It is a sugar maple hardwood dominated ecosite with white pine representing almost half of the mature trees in this area. The understory includes occasional young sugar maple and American beech, with leaf litter on the ground. Substrates were generally very shallow, with bedrock at the surface or a thin layer ~10cm of sandy loam soils.



Figure 15 & 16: G015 ecosite, typical treed canopy (left) and understory/groundcover (right)

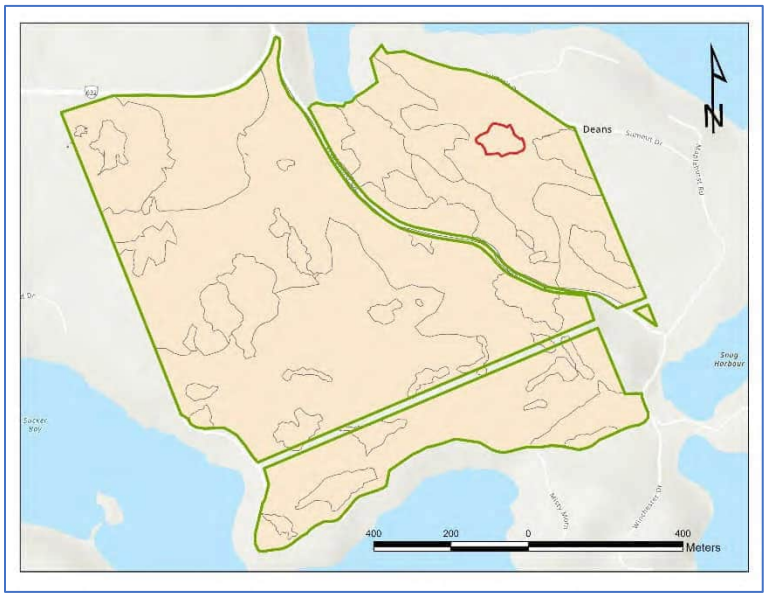


Figure 17: Location of the G015 ecosite in red

G025Tt Very Shallow, Humid: Hemlock – Cedar Conifer (7.58 ha)

The G025 ecosite is represented as two distinct ecosites and a single ecoelement. This terrestrial ecosite is associated with adjacent wetland ecosites in each occurrence. It completely surrounds two distinct G224 conifer swamps and sits immediately adjacent a maple hardwood swamp in the third occurrence on the property.

The ecosite is dominated by mature Eastern hemlock, some red pine and occasional Eastern white cedar near the terrestrial – wetland transition zone. The understory is very sparse, mosses and leaf litter are present. Stones and bedrock are visible at the surface, soils are very shallow, mineral in nature where present.



Figure 18 & 19: Typical treed canopy and relative absence of understory vegetation in the G025 ecosite

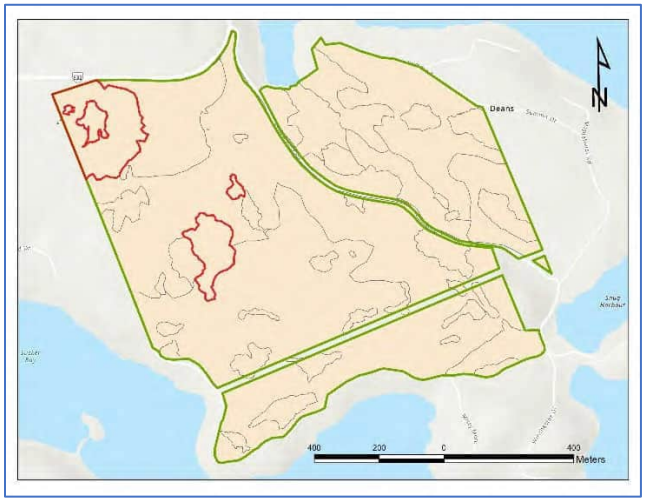


Figure 20: Location of the G025 ecosites and ecoelement in red

G110N Moist, Fine: Meadow (1.3 ha)

The meadow ecosite is represented in a single area on the property and is a direct result of historic farming activities. There is an ephemeral channel which was likely an old agricultural drain based on the very linear nature of the feature and evidence from historic air photos (Appendix A).

This ecosite has a mix of herbaceous vegetation including grasses, sedges, rushes and wildflowers including goldenrod and asters. There are pockets of wetter soils along the historic drain feature where sensitive fern grows. The absence of activity has resulted in the persistence of some early successional trees and shrubs e.g. poplar and birch.



Figure 21 & 22: G110 ecosite from the adjacent forested edge (left); view from centre of ecosite looking north, typical vegetation (right).

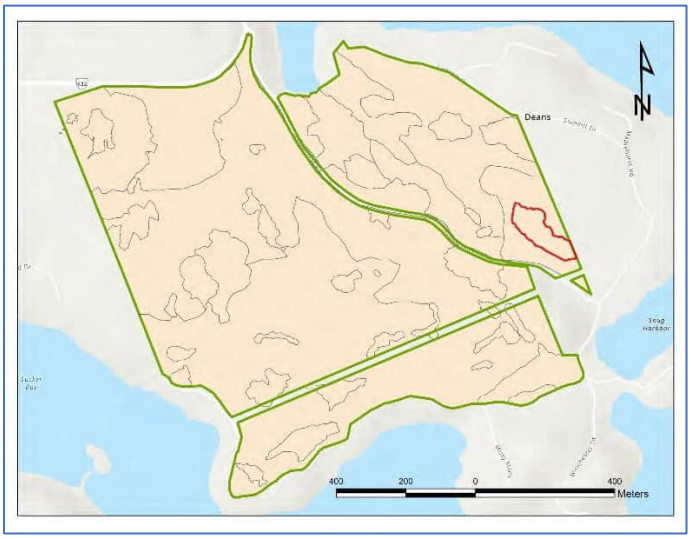


Figure 23: Location of G110 ecosite shown in red

G112S Moist, Fine: Shrub (0.22 ha)

This shrub ecoelement is represented in one small location along Maplehurst Road, across from the spring. Based on the available historic aerial imagery, this ecosite is a direct result of historic farming activities. It would otherwise be part of the larger, adjacent mixedwood forest. This ecoelement is dominated by shrubs like speckled alder and willow. It does not offer any particular value for wildlife including species at risk; however, the proximity to the spring across the road warranted consideration.



Figure 24 & 25: Typical shrub cover, forested ecosite in background (left) and ground cover (right) in G112S ecoelement

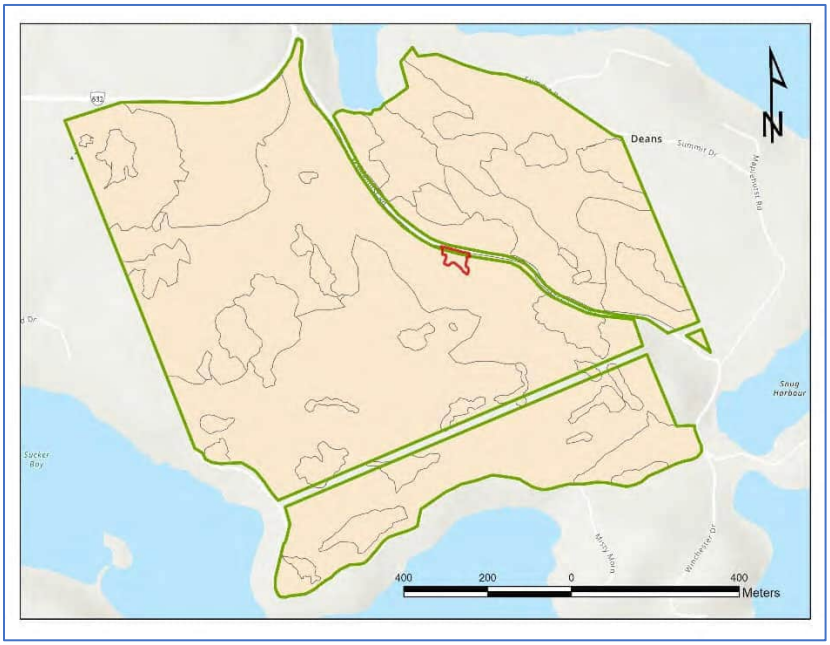


Figure 26: Location of G112S ecoelement shown in red

G121Tt Moist, Fine: Oak Hardwood (3.12 ha)

The G121 oak hardwood ecosite is represented in a single ecosite on the east side of the property. It is present along a height of land that separates wetland and other hardwood forest ecosites. Red oak dominates the canopy, with occasional sugar maple and ironwood, along with some white oak, along the shared boundary with rock barren ecosites.



Figure 27 & 28: G121 oak hardwood ecosite typical canopy (left), ground vegetation somewhat sparse, includes goldthread, grasses and mosses as well as leaf litter (left)

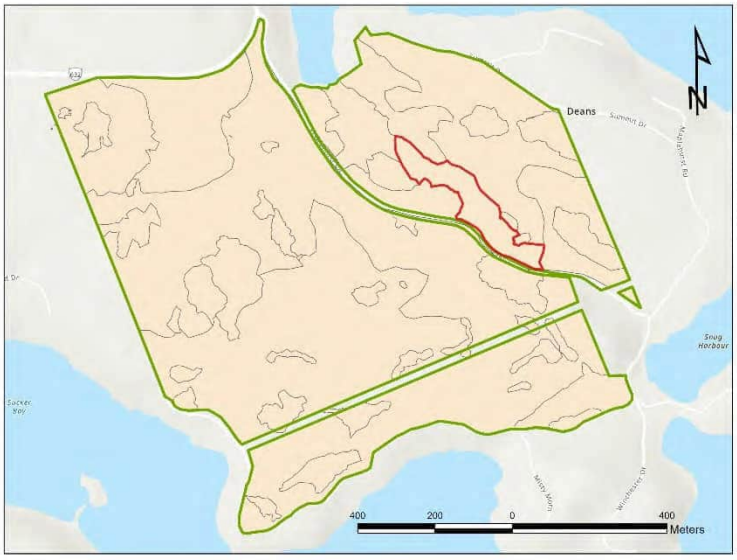


Figure 29: Location of G121 ecosite shown in red

G122Tt Moist, Fine: Sugar Maple Hardwood (52.56 ha)

The sugar maple hardwood ecosite is represented in three areas on the subject property. It is the largest and most common mature forest ecosite. There are pockets of wetland (hardwood swamp) and rock barren interspersed in this ecosite. Sugar maple dominates the canopy with inclusions of American beech, yellow birch, white ash and American basswood. Understory vegetation included spinulose wood fern, trout lily, wild sarsaparilla and starflower. Blue cohosh, an uncommon herb was found in this ecosite as well. It's widespread in the G122 and G125 ecosites on the subject property.



Figure 30, 31 &32: G122 sugar maple hardwood ecosite, typical canopy (left) and ground cover (right). Vegetation includes



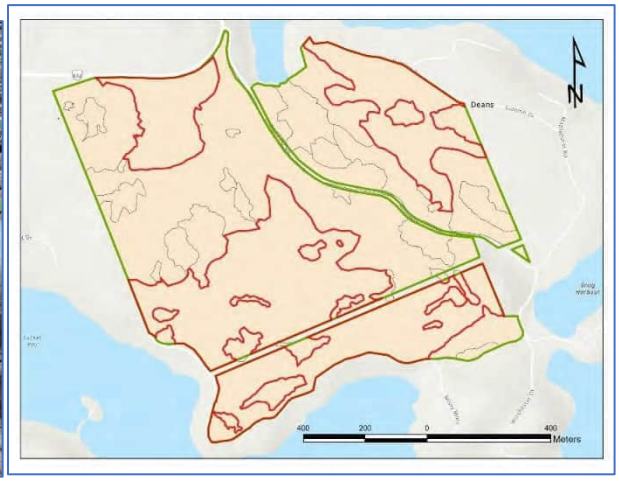


Figure 33 (left): Blue cohosh, uncommon herb in G122 ecosite. Figure 34 (right): G122 ecosite locations shown in red

G124Tt Moist, Fine: Maple Hardwood (1.07)

The maple hardwood ecosite is represented in a single ecosite on the property. This ecosite is located at the north end on the east side and has frontage on Lake Rosseau. It is dominated by silver maple, red maple and sugar maple, with occasional yellow birch interspersed. A portion of this ecosite is presently zoned 'environmental protection' (EP). This zoning is based on an incorrect assumption that the area fronting the lake is wetland. FRi's field investigations confirmed some wetland to the east of the permanent watercourse, however the area on the west is terrestrial – a maple hardwood ecosite.



Figure 35 & 36: G124 ecosite – not wetland, maple dominated moist ecosite

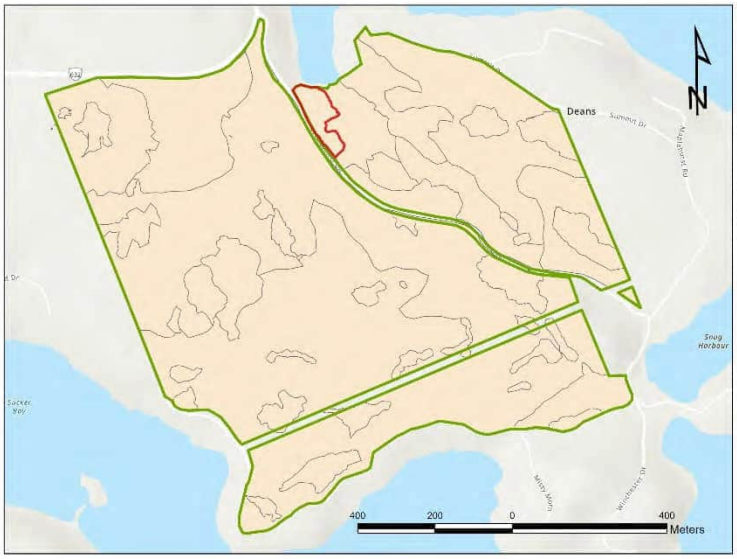


Figure 37: Location of the single G124 ecosite shown in red

G125Tt Moist, Fine: Mixedwood (31.40 ha)

This mature forested ecosite is the second most common and is represented in two ecosites and two ecoelements. The vegetation is a mix of deciduous trees including sugar maple, American basswood, black cherry, ironwood and American beech.



Figure 38 & 39: G125 ecosite; typical forest condition and ground cover.

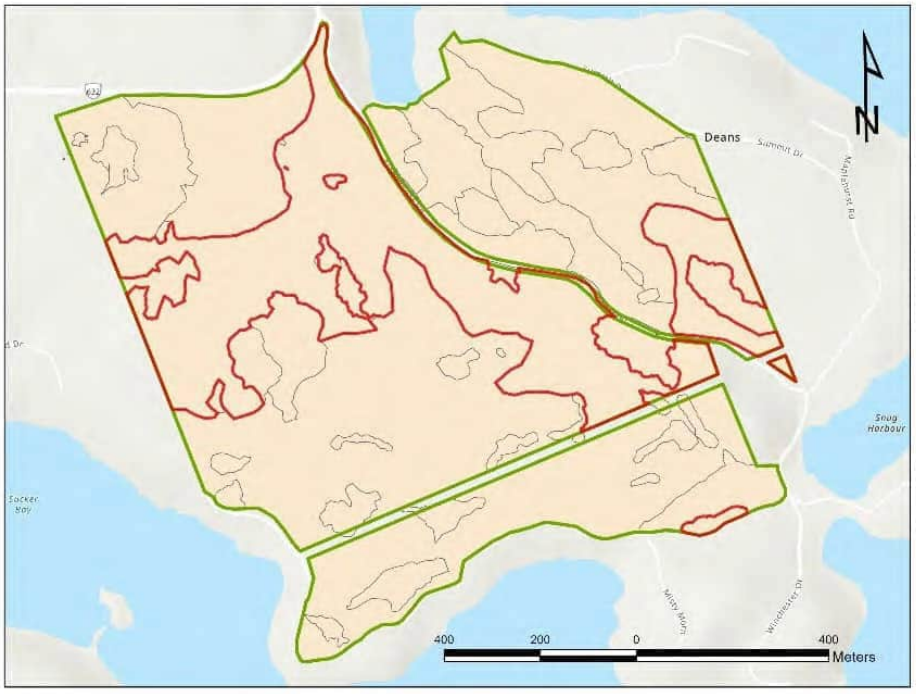


Figure 40: Location of G125 mixedwood ecosite shown in red

G130Tl/Tt Intolerant Hardwood Swamp (7.80 ha)

The G130 swamp ecosite is present in both the low-treed and tall-treed condition as both ecosites (5) and ecoelements (3). They are dominated by hardwoods including black ash, red maple, white ash and some yellow birch. Sensitive fern, sedges and grasses dominate the understory.



Figure 41 & 42: G130 hardwood swamp ecosite in the fall, standing water is evident (left); less so in the early summer and spring (right)

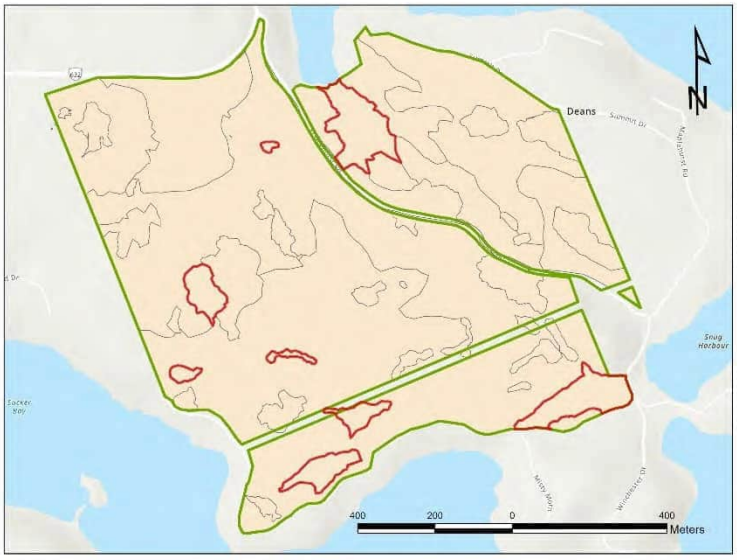


Figure 43: Location of G130 ecosites and ecoelements shown in red

G131Tt Maple Hardwood Swamp (2.61 ha)

The tall-treed maple hardwood swamp is represented in three distinct areas of the property; one ecosite and seven ecoelements. They are typically associated with areas with slight depressions and intermittent or permanent watercourses. Red maple, sugar maple and occasional silver maple are present. Yellow birch and black ash are intermittently represented. Ground cover includes broadleaf litter and mosses. Standing water was common and present in the fall and early spring, with most locations drying up by early summer.



Figure 44 & 45: G131 maple hardwood swamp, typical standing water, maple dominated forest and leaf litter. This ecosite / ecoelement was usually associated with the headwater of an intermittent stream.

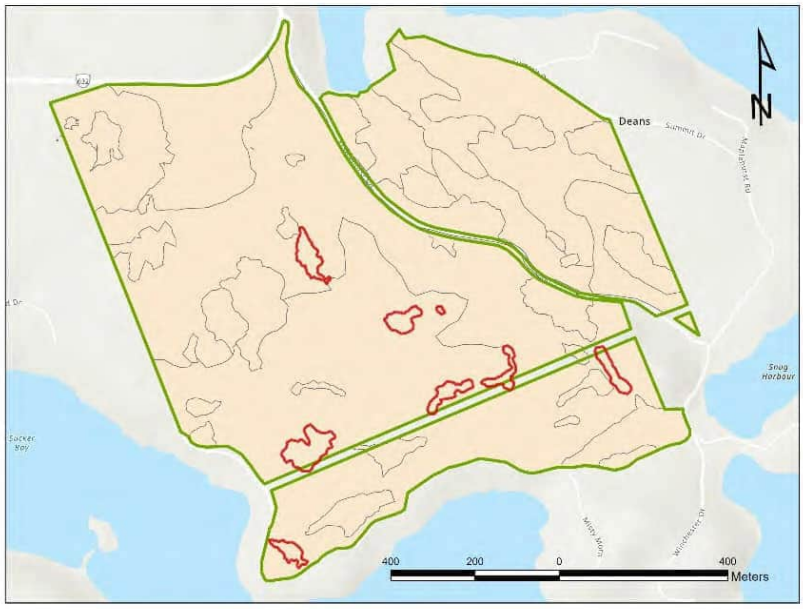


Figure 46: G131 ecosite and ecoelements shown in red

G133Tt Hardwood Swamp (1.73 ha)

The G133 hardwood swamp ecosite is represented in a single location on the subject property. This ecosite overlaps the location of the natural spring (see figure below). The ecosite is dominated by mature hardwood trees including black ash, red maple, occasional yellow birch and Eastern white cedar. Ground cover includes sedges, rushes, ferns and mosses, and a permanent watercourse traverses through this ecosite, draining into Lake Rosseau.



Figure 47 & 48: G133 hardwood swamp ecosite; black ash – maple dominated

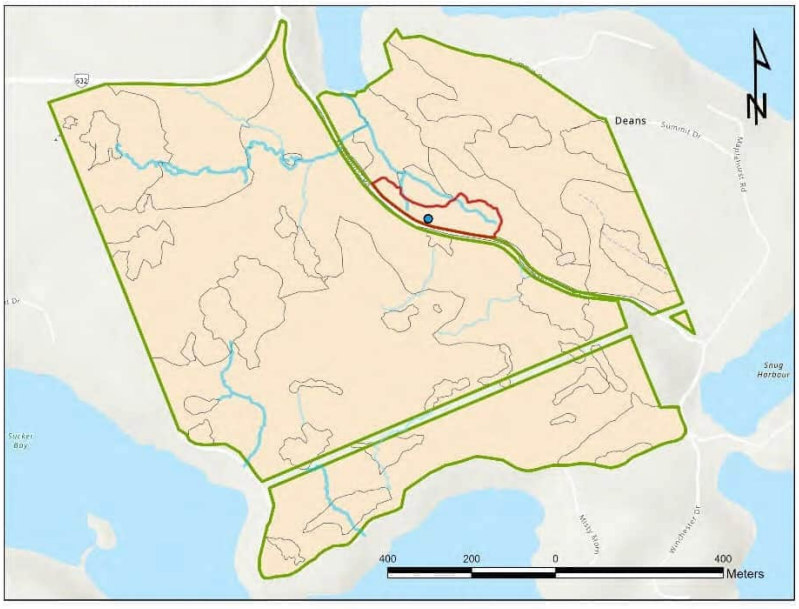


Figure 49: G133 hardwood swamp ecosite in red outline; watercourses shown in blue and natural spring shown as a blue circle approximately central to the ecosite and adjacent Maplehurst Road

G134S Mineral Thicket Swamp (0.82 ha)

The G134S mineral thicket swamp is represented in a single ecosite on the subject property. It is a shrub dominated community, with speckled alder, holly and willow species present in the canopy. The community is adjacent other hardwood swamp ecosites and in the absence of disturbance, this shrub swamp will likely succeed to a treed swamp provided the hydrology is maintained. This ecosite was formerly agricultural field associated with the homestead from the 1920's through 1960's.



Figure 50 & 51: G134S ecosite; shrub dominated with old, channelized drain running through; evidence of historic farming activities

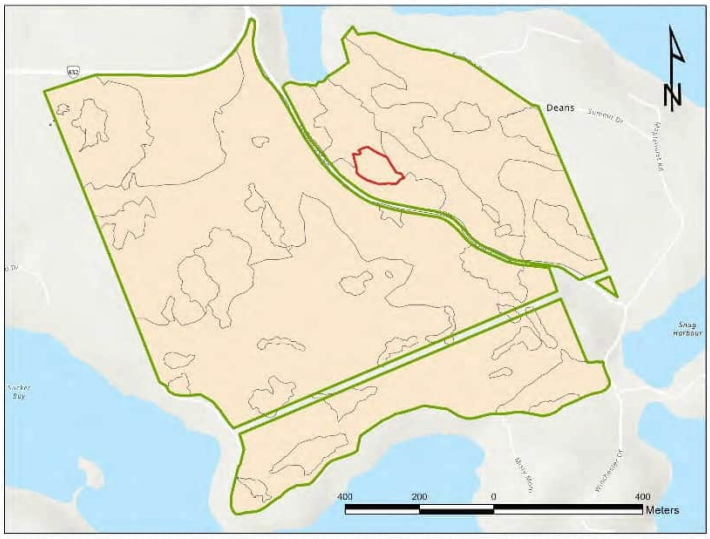


Figure 52: G134S ecosite shown in red outline

G164S/Tl/Tt Rock Barren (3.23 ha); G165N (0.136 ha)

The G164 & G165 rock barrens are represented on the subject property as both ecosites (2) and ecoelements (7 & 1). They range in size from 0.08 ha to 1.05 ha and are present in all four of open (N), shrub (S), low-treed (Tl) and tall-treed (Tt) condition. Rock barrens are unique features on the larger landscape and they and the open to semi-open edge habitat they offer are potentially valuable for wildlife. The rock barren ecosites/ecoelements are situated along the western boundary and approximate eastern boundaries of the property.

They are characterized by stunted trees including white oak, red oak and white pine; shrubs including common juniper and low sweet blueberry; herbaceous vegetation includes pale corydalis, poverty grass and lichens.



Figure 53 & 54: Typical G164/G165 rock barren ecosite and ecoelement; characterized by very shallow mineral soils, with bedrock exposed/at surface

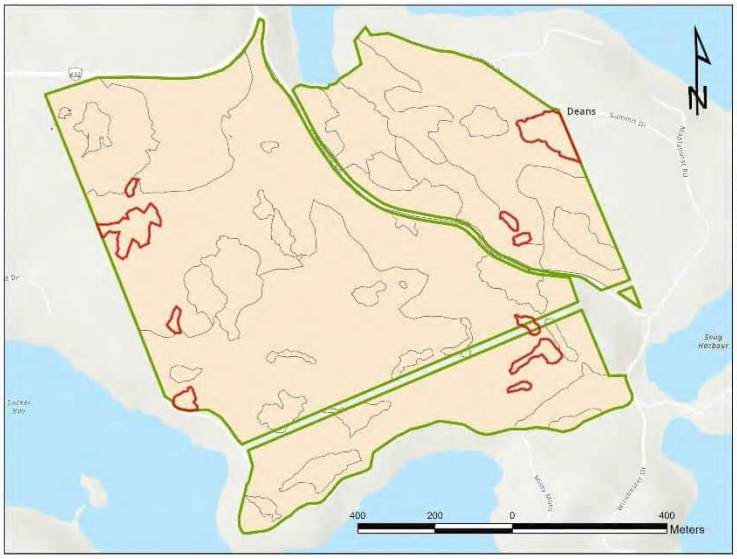


Figure 55: Location of G164/G165 rock barren ecosites and ecoelements shown in red outline

G224Tl/Tt Mineral Rich Conifer Swamp (2.17 ha)

The G224 mineral rich conifer swamp is represented in three distinct locations on the subject property as two ecosites and one ecoelement. The southerly G224 tall treed ecosite which is present alongside Maplehurst Drive is presently identified as 'EP' in the Township's Official Plan. The other two sites, both present in the low-treed condition were previously not mapped or zoned as EP/wetland.

The low treed ecosite/ecoelement in the northwest corner of the property includes red maple, speckled alder, mountain maple, fly honeysuckle, eastern white cedar, eastern hemlock, red osier dogwood, ostrich fern, Sphagnum mosses, feathermoss and interrupted fern. Pockets of standing water were present in the fall of 2021 and early spring of 2022 but dried up by early summer.



Figure 56 & 57: G224 Low-treed ecosite, trees and shrubs dominate, hummocks present, standing water present in the spring and fall.

The tall-treed ecosite in the southeast of the property includes eastern hemlock, balsam fir, red maple, silver maple, yellow birch, eastern white cedar, ostrich fern, Sphagnum mosses, sedges, Mnium sp., sensitive fern, and Dicranum moss. Pockets of standing water were common in the fall and early spring, with most areas drying up by early June. An intermittent watercourse flows from the adjacent hardwood hills and follows a generally undefined channel through the G224 ecosite and joins the ditch along Maplehurst Road. This tall treed ecosite is presently designated as EP in the Township's Official Plan.



Figure 58 & 59: G224 tall-treed ecosite, zoned EP, typical vegetation with hummocks (right) interspersed with pockets of standing water.

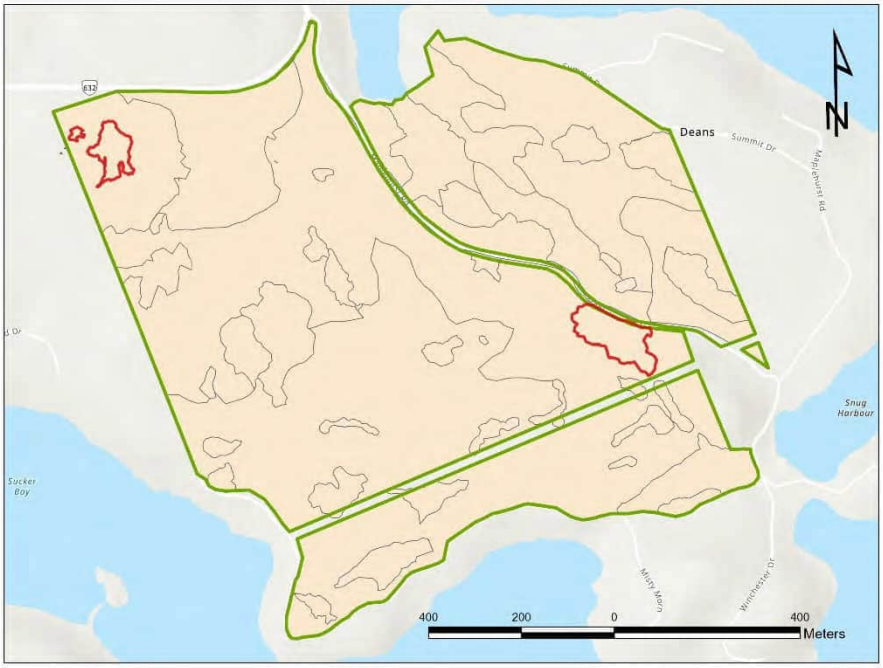


Figure 60: Location of G224 ecosites and ecoelement shown in red outline

Conservation Design Designation

The following table shows the conservation design designation for each ecosite and ecoelement on the subject property. For some of the features, there are recommendations which provide some context and limited comment for the designation and its proximity to other features.

Non-wetland forested ecosites and ecoelements were not considered primary or secondary conservation areas. They are often within 30 metres of wetlands or rock barrens and for that reason form some or all the recommended setbacks. The table also includes a note where existing features e.g. trail are present and where additional limited development may be appropriate.

Table 2: Ecosites and ecoelements with proposed Conservation Design designation and recommended initial setbacks

Ecosite/Ecoelement Name	Name	Proposed CD Designation	Recommendation**
G013Tt Very Shallow, Dry to Fresh: Hemlock – Cedar	G013Tt	None	Overlap: 30m setback on G130Tt-6 overlaps G013
G015Tt Very Shallow, Dry to Fresh: Red Pine – White Pine	G015Tt	None	
G025Tt Very Shallow, Humid: Hemlock – Cedar Conifer	G025Tt	None	Overlap: 30m setbacks on G224Tl-1, G224Tl-2, G131Tt-3 and G130Tt-1 overlap G025
G110N Moist, Fine: Meadow	G110N	None	
G112S Moist, Fine: Shrub	G112S	None	
G121Tt Moist, Fine: Oak Hardwood	G121Tt	None	Overlap: 30m setbacks on G130Tt-6, G134S, G133Tt, G164S-3 and G164Tl-4 overlap G121.
G122Tt Moist, Fine: Sugar Maple Hardwood	G122Tt	None	Overlap: 30m setbacks on several wetland and rock barren PCA and SCA's
G124Tt Moist, Fine: Maple	G124Tt	None	Overlap: 30m setback on G130Tt-6 overlaps G124
G125Tt Moist, Fine: Mixedwood	G125Tt	None	Overlap: 30m setback on several wetland and rock barren PCA and SCA's
G130Tl/Tt Intolerant Hardwood Swamp (Low treed (Tl), Tall treed (Tt))	G130Tt-1	PCA	30m no development setback
	G130Tt-2	PCA	30m setback; limited development in setback area for access (Little Morgan Bay Road existing)
	G130Tt-3	SCA	15m setback; limited development in setback area for access e.g., road/water crossing
	G130Tt-4	SCA	15m setback; limited development
	G130Tt-5	PCA	30m setback; limited development in setback – established trail could be used for access/trail network
	G130Tt-6	PCA	30m setback; exception severed lot with frontage on Cameron Bay, zoned EP
	G130Tt-7	PCA	30m setback; no development
	G130Tl-8	SCA	5m setback (to protect watercourse) with limited development; anthropogenic feature
G131Tt Maple Hardwood Swamp (tall treed)	G131Tt-1	SCA	15m setback; limited development in setback for access

Ecosite/Ecoelement Name	Name	Proposed CD Designation	Recommendation**
	G131Tt-2	SCA	15m setback; limited development permitted
	G131Tt-3	PCA	30m setback; no development
	G131Tt-4	PCA	30m setback; no overlapping development; confirmed amphibian breeding 2022, existing access/trails possible in setback
	G131Tt-5	PCA	30m setback; no overlapping development; permanent stream flow; access/trails possible in setback
	G131Tt-6	SCA	15m setback; no overlapping development; access/trails possible in setback
	G131Tt-7	SCA	15m setback; limited development permitted for access in setback
	G131Tt-8	SCA	15m setback; no overlapping development; access/trails possible in setback
G133Tt Hardwood Swamp	G133Tt-1	PCA	30m setback; no development; natural spring in this ecosite
G134S Mineral Thicket Swamp	G134S-1	PCA	30m setback, no development
G164N/S/Tl/Tt Rock Barren (Open (N), Shrub (S), Low treed (Tl), Tall treed (Tt))	G165N-1	SCA	30m setback; exception trail development in setback
	G164Tl-1	PCA	30m setback, no development
	G164Tl-2	PCA	30m setback, no development
	G164S-3	PCA	30m setback, no development *exception in setback – trail development on east side permitted, base of cliff
	G164Tl-4	PCA	30m setback, no development *exception in setback – trail development on SE side permitted, base of cliff
	G164Tt-5	SCA	15m setback; access development in setback permitted
	G164Tl-6	PCA	30m setback; no development in setback between adjacent rock barrens (G164Tl-7 and G164Tl-8)
	G164Tl-7	PCA	30m setback; no development in setback between adjacent rock barrens (G164Tl-6 and G164Tl-8)
	G164Tl-8	PCA	30m setback; no development in setback between adjacent rock barrens (G164Tl-6 and G164Tl-7)
	G164Tl-9	PCA	30m setback, no development
G224Tl/Tt Mineral Rich Conifer Swamp	G224Tl-1	PCA	30m setback, no development
	G224Tl-2	PCA	30m setback, no development
	G224Tt-3	PCA	30m setback, no development, zoned EP

***Note: the recommended setbacks and exceptions represent initial recommendations only. The final recommended setbacks and sizes, no development zones and overall conservation areas reflect additional field investigations and species-specific surveys. The recommendations also consider the overall landscape and spirit of Conservation Design.*

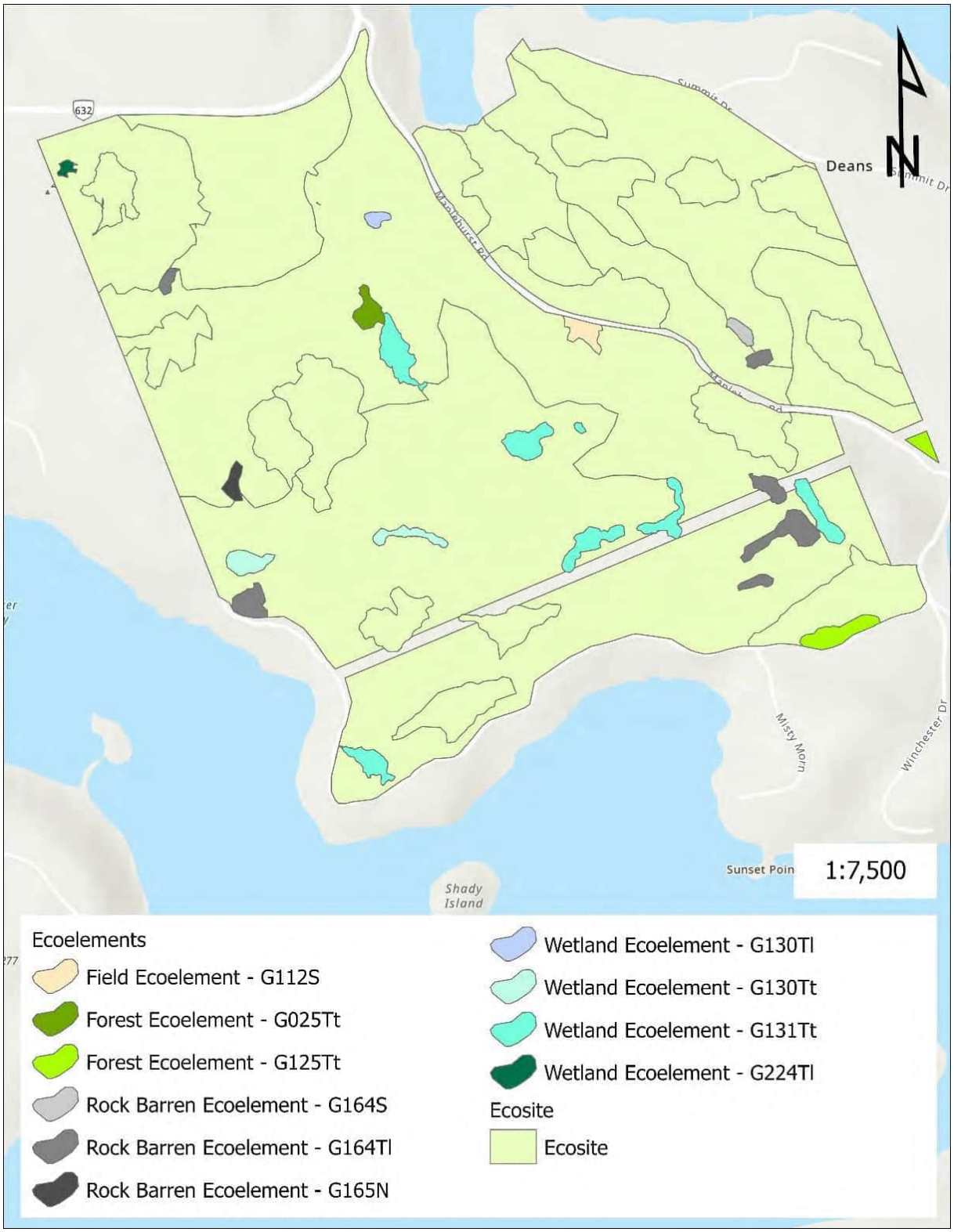


Figure 61: Ecoelements on the Rosseau Springs property; these are unique features within a larger different ecosite. Ecoelements can provide critical habitat for many wildlife species and were therefore given consideration as primary and secondary conservation areas.

Figure 62 shows the ecosites and ecoelements together. Once the entire property was assessed, a draft constraint map series was produced (Appendix B). This map series set aside some ecosites and ecoelements as either primary (1°) or secondary (2°) conservation areas and suggested recommended setbacks to the same. The setbacks are consistent with industry standard protection provisions e.g., 30 metres on wetlands, usually based on the average tree height around a wetland feature which serves to protect the microclimate.

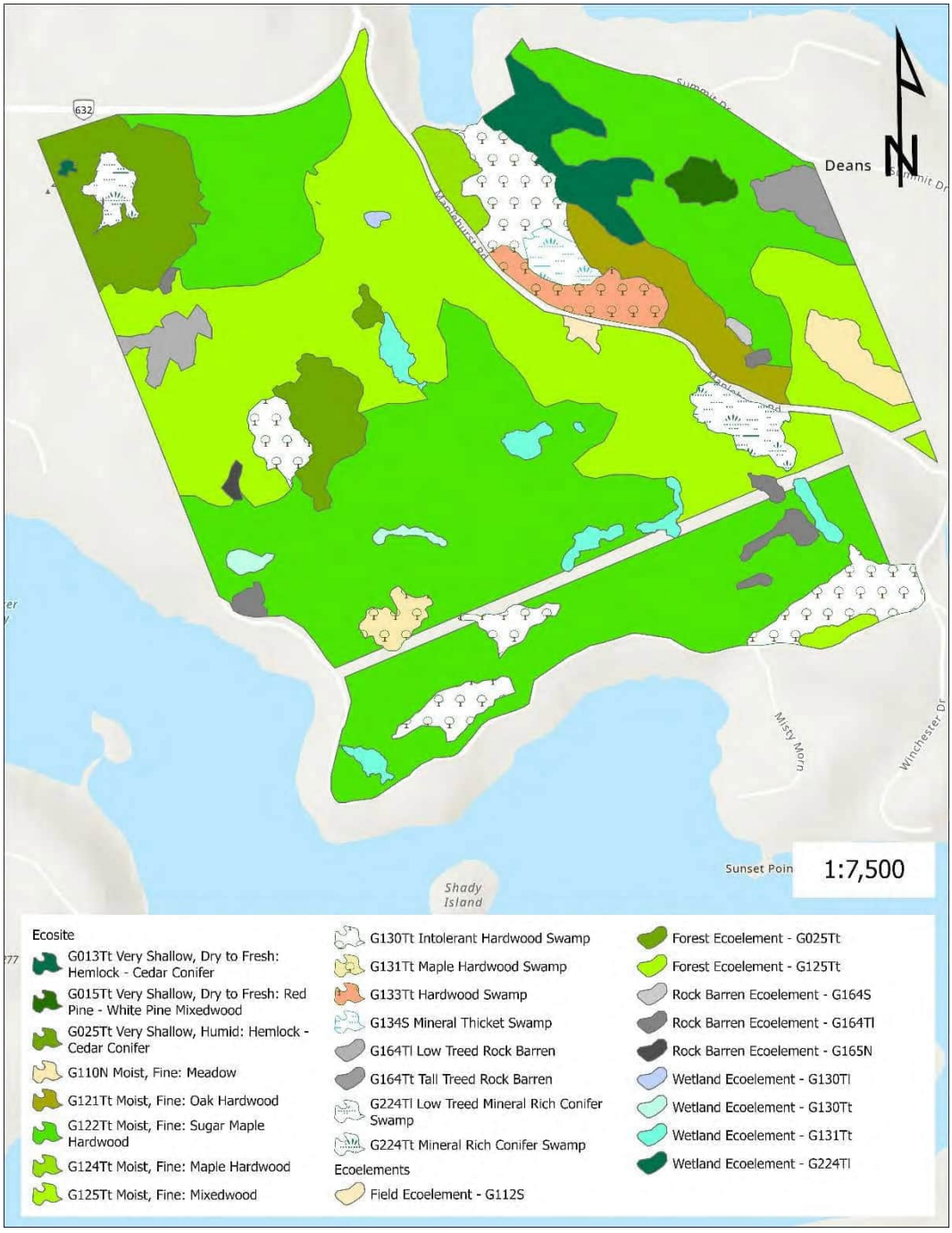


Figure 62: Ecosites and ecoelements on the Rosseau Springs property.



Figure 63: Ecosites and ecoelements on the property and in the surrounding 120 metre information area.

Natural Heritage Features & Areas

Environmental Impact Study Framework

The Township of Seguin's Official Plan, Section D.4 Natural Heritage Features, requires an Environmental Impact Study (EIS) be prepared when development is proposed on or adjacent a natural heritage feature. Section B.14 'Supporting Studies' also lists an EIS as one of many technical studies that may be required in support of a planning application. The Plan's stated objective of an EIS is to demonstrate that the proposed development will not have a negative impact on the identified natural heritage features, areas and associated functions.

Seguin Township confirmed during informal discussions and two Preconsultation meetings, that a comprehensive EIS would be required as part of a complete package in support of the proposed subdivision application.

The OP provides a framework for environmental impact studies to be prepared and submitted in support of planning applications, including consent applications. Section B.15 'Environmental Impact Studies' of the OP, provides a framework for the requirements of an Environmental Impact Study (EIS), as listed in the following, with hyperlinks to the relevant section(s) of this EIS for the proposed Rosseau Springs subdivision development.

'The EIS shall include a description of:

i. *The proposed undertaking;* See Subject Property and Historic Context, and Existing Planning Framework
ii. *The natural features and ecological functions of the are potentially affected directly and indirectly by the undertaking, and their sensitivity to development;* See the summary table Natural Heritage Features Impact Assessment Summary and the respective natural heritage features sections in this report Species at Risk, Significant Wildlife Habitat, Wetlands, Fish & Fish Habitat and Adjacent Lands.
iii. *Any lands that support environmental attributes and/or functions that may qualify the lands for designation within the Environmental Protection Area designation;* See the Conservation Design approach and the CD designations assigned by ecosite or ecoelement and summarized in Table 2.
iv. *The direct and indirect effects to the ecosystem that might be caused by the undertaking;* See the impact summary table as well as the individual sections and subsections for each identified natural heritage feature or area.
v. *Any natural and human-made hazards that need to be addressed as part of the design;* See the Conservation Design approach, e.g. cliff feature associated with G164S-3 and G164Tl-4 are designated primary conservation areas including 30 metre setback (Map series Appendix B).
vi. *Any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;* See Management Plan

vii. *How the proposed use affects the possibility of linking areas of the Natural Heritage System by natural corridors that may or may not be identified on Schedule C to the Plan;* See the conservation design approach and overview here; mapping series in Appendix B

viii. *A Management Plan identifying how the adverse effects will be avoided or minimized over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also establish mitigation measures including the limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development.* See the Management Plan

Section D.4 'Natural Heritage Features' identifies the following natural heritage features which should be addressed when development is proposed within or adjacent to the following features:

- Deer Wintering Areas;
- Moose Aquatic Feeding Areas;
- Wetlands;
- Provincially Significant Wetlands (PSW's);
- Significant Wildlife Habitat;
- Habitat of Endangered or Threatened Species;
- Areas of Natural and Scientific Interest (ANSI'S);
- Fish Habitat; and,
- Adjacent Lands.

Following in-person field investigations and consolidation of the background information, the following natural heritage features addressed in this report are:

- Species at Risk - Habitat of Endangered or Threatened Species;
- Significant Wildlife Habitat;
- Wetlands;
- Fish Habitat; and
- Adjacent Lands.

Deer wintering areas, moose aquatic feeding areas, provincially significant wetlands and areas of natural and scientific interest (ANSI's) are not discussed in this report as available mapping provided by the Town's OP, Land Information Ontario, and in-person field investigations confirms these features are absent from the subject property and associated study area.

Adjacent lands are generally identified as the study area or 120 metre area surrounding the subject property. The adjacent lands are largely 'other' private land for which permission was not granted to access. Observations of the adjacent lands were made from the subject property, and any associated assumptions are stated in the respective sections.

For each natural heritage feature, the adjacent lands were considered in the respective section according to the distances outlined in section D.4.9 of the Township of Seguin's Official Plan. They are:

- Wetlands – 50 metres;
- Habitat of Endangered or Threatened Species – 120 metres;
- Significant Wildlife Habitat – 120 metres; and
- Fish Habitat – 120 metres
- Backlot Development – 300 metres[19]

This report and the associated field work and impact assessment are focused on supporting the creation of rural residential lots with the understanding that small-scale residential activities will occur. It is not possible to understand the specific development that individual lot owners may propose, however, it is assumed that the future development will be consistent with the zoning and Zoning By-law. The parcels are presently zoned 'Rural'.

Species at Risk - Endangered & Threatened Species & Habitat

The initial approach to field investigations and constraint mapping in 2021 was conservative and sought to identify all potential natural heritage features. Following this, the proposed development options sought to avoid these areas through the Conservation Design (CD) approach.

When development is contemplated near or within potential habitat for species at risk and other wildlife habitat, species-specific surveys can be undertaken to assess presence/absence of species and assign appropriate mitigation, protection and assess whether authorization is needed for the proposed development.

The Rosseau area is confirmed or generally presumed to provide general habitat for the species at risk listed in the table below. Where specific suitable habitat was confirmed present through fall 2021 field investigations or the species is confirmed present in a publicly accessible database, the species was considered potentially present on the property. The species and/or habitat confirmed or presumed present on the subject property are indicated in the table below.

Species (Endangered, Threatened) Species & habitat protected – authorization may be required	Potentially Present
Bank swallow – sandy banks along rivers, aggregate sites	No habitat
Barn swallow – anthropogenic structures, bridges[20]	No habitat
Blanding's turtles – wetlands, rock barrens	✔
Black Ash – moist, wet forest and wetlands	✔

[19] Backlot development is considered in Section B.12.2.4 of the Official Plan under the 'Waterfront Lots' heading; any lots within 300 metres of the high water line.

[20] Note that Barn Swallow were downlisted from 'threatened' to 'special concern' on Ontario's species at risk list in January 2023.

Species (Endangered, Threatened) Species & habitat protected – authorization may be required	Potentially Present
Bobolink – fields meadows	No habitat
Chimney Swift – nesting in large cavity trees	✔
Eastern hog-nosed snake – conifer wetlands, rock barrens	✔
Eastern meadowlark – open areas, old fields	No habitat
Eastern small-footed myotis (bat) – rock ridges, cliffs, rock outcrops, rock barrens	✔
Eastern whip-poor-will – rock barrens, open edge habitats	✔
Little brown myotis (bat) – forests and edge habitat, buildings, abandoned mining infrastructure	✔
Massasauga – rock barrens, wetlands, open forests	✔
Northern myotis (bat) – forests, interior mature forest	✔
Red-headed Woodpecker – open forests, in particular openings created by human created or natural disturbance	✔
Tricolored Bat – forests, lakeshore	✔

Where habitat was not present, the species is noted, but their potential for presence is null because of the absence of suitable habitat, the species does not require further consideration for potential impacts because of the proposed development. For those species where their presence was possible, they are assessed in detail below.

Species-specific survey protocols were followed for some species in the 2022 field season, these are detailed in the respective subsections of this report. A summary table (Table 4) provides a detailed summary of species, habitat, presence/absence, impacts, and recommendations for each species and habitat identified.

BATS: Eastern Small-footed Myotis (*Myotis leibii*), Little Brown Myotis (*Myotis lucifugus*) & Northern Myotis (*Myotis septentrionalis*), Tricolored Bat (*Perimyotis subflavus*)

There are four endangered species of bats found in Ontario whose range generally overlaps the subject property. The Little Brown Myotis (*Myotis lucifugus*) and the Northern Myotis (*Myotis septentrionalis*) were 'emergency' listed on Ontario's Species at Risk list in January 2013. Eastern Small-footed Myotis (*Myotis leibii*) was listed in June 2014 and Tricolored Bat in June 2016. A disease called white nose syndrome poses a very serious threat to bat populations in North America, threatening to extirpate the species in many locations.

During the active season, bats feed on insects at night and roost during the day. The roost either individually (males) or in groups (females with pups), usually in warm, elevated spaces. Bats often choose human-created roosts such as attics and abandoned buildings as they offer optimum habitat for summer roosts, usually close to water and open areas for foraging. Natural roosts include large hollow trees and spaces behind loose bark. Both species hibernate in caves and

abandoned mines in October through April where temperatures remain above freezing and humidity levels are high.[21] [22]

For Little Brown Myotis and Northern Myotis, the *Species at Risk (SAR) Bats Technical Note*[23] lists the following ecosites which could have maternity roosts: G015 – G019, G023 – G028, G039 – G043, G054 – G059, G069 – G076 and G087 – G092. Maternity colonies for Little Brown and Northern Myotis are found in large cavity trees in an early state of decay. These are usually situated in contiguous mature forest, typically deciduous trees; ecosites G016- G019, G028, G040-G043, G055-G059, G070-G076, G088-G092, G103- G108, and G118-G125 are listed as suitable forested ecosites.[24] According to a 2008 study by Johnson et al., Eastern small-footed bats most commonly use ground level rocks, talus slopes, rock fields and vertical cliff faces for their summer roosts.[25]

Little Brown Myotis

According to the Significant Wildlife Habitat Technical Guide, Appendix G4, Table G4, little brown myotis use caves, quarries, tunnels, hollow trees or buildings for roosting. Maternity colonies are most often found in warm dark areas, like barns, attics and old buildings. They overwinter in caves and mine adits (horizontal mine shafts) in Ontario. This species forages mainly over open areas including wetlands and near forest edges where insect densities are greater.[26]

Northern Myotis

According to the Significant Wildlife Habitat Technical Guide, Appendix G4, Table G4, Northern myotis roost in hollow trees or under loose bark. Males roost individually while females are found in maternity colonies of up to 60 adults. They overwinter in mines and caves similar to other species which hibernate in Ontario. Unlike little brown myotis, Northern myotis hunt primarily in forested areas, below the canopy.

Eastern Small-footed Myotis

According to the Significant Wildlife Habitat Technical Guide, Appendix G, Table G4, Eastern Small-footed Myotis roost in caves, mine shafts, crevices or buildings that are in or near a woodland. According to Bat Conservation International, Small-footed Myotis generally roost on the ground under rocks and in crevices and occasionally under tree bark or in buildings.[27] They hibernate in cold dry caves or mines; maternity colonies are in caves or buildings. They hunt primarily in forests.

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[21] Dobbyn, S. 1994. Atlas of the Mammals of Ontario. Federation of Ontario Naturalists. 120 pp.

[22]Ontario Ministry of Natural Resources. 2000. Significant Wildlife Habitat Technical Guide. Toronto: Queen's Printer for Ontario. 151pp.

[23] Technical Note, Species at Risk (SAR) Bats, Little brown myotis and Northern myotis. Regional Operations Division, June 2015.

[24] Ontario Ministry of Natural Resources. 2012. Draft Significant Wildlife Habitat Ecoregion 5E Criterion Schedule. 46 pp.

[25] Johnson, J.S., J,D, Kiser., K.S. Wareous., T.S. Peterson (2011) "Day-Roost of *Myotis leibii* in the Appalachian Ridge and valley of Western Virginia", "Northern Naturalist", 18(1):96-106.

[26] Forbes, G. 2012. COSEWIC. Technical Summary and Supporting Information for an Emergency Assessment of the Little Brown Myotis, *Myotis lucifugus*. 25pp.

[27] http://www.batcon.org/resources/media-education/species-profiles/detail/2014

Tricolored Bat

During the active season, tri-colored bats can be found throughout a variety of forested habitats. The species is also known to form day roosts and maternity colonies barns or other anthropogenic structures as well as in treed habitat. They forage for flying insects over water and along streams in the forest. Nearing the end of the summer, tri-colored bats will travel to their overwintering site, often situated underground or near a cave, where they swarm. This species typically overwinters in caves where they roost by themselves rather than as part of a group.

Potential for Species at Risk Bats

Hibernacula

All four at-risk bats hibernate or overwinter in underground caves and mines. The Canadian Shield does not typically have natural caves or other suitable openings in rock for hibernating bats unlike the limestone dominated bedrock to the south. Hibernation sites on the Shield are often found in mines, mine infrastructure and similar underground cavities. These are typically human-created spaces, and the whereabouts is documented in the Ministry of Northern Development and Mines database.

A review of this database was completed; we can confirm the absence of suitable natural and created hibernaculum on or near the subject property. The nearest potentially suitable overwintering site is unknown; however, a search of the AMIS (Abandoned Mine Information System) reveals no suitable adit or other horizontal underground features for overwintering within at least 25 km of the property. There are five AMIS records, three open pits and two quarries; none of which represent potentially suitable hibernacula for bats.

Active Season Roosts

Generally, forested ecosites can provide day, night and maternity roosts for little brown, Northern and tricolored bats. Rock formations and rock fissures, found on and in the rock barren ecosites can provide suitable roost habitat for Eastern small footed bats.

The Ministry of Environment, Conservation and Parks (MECP) has provided iterations of a recommended approach for surveying maternity roosts for forested habitats for several years. This recommended approach is largely based on 2011 guidance prepared by the Ministry of Natural Resources and Forestry for the wind power industry. Specifically, sections from the document titled '*Bat and Bat Habitat: Guidelines for Wind Power Projects*' were cut and pasted into a condensed document titled '*Treed Habitats – Maternity Roost Surveys'* and provided as a recommended approach. Note that the guidance is a recommended approach, not the only approach nor is it to be interpreted as a habitat regulation or other legislated guidance under the *Endangered Species Act.*

According to the MECP's current advice, only one of the fifteen ecosites identified on the subject property qualifies as candidate maternity roost habitat. The G025 Hemlock Cedar Conifer, represented in the northwest corner as a single ecosite is considered 'candidate' bat habitat. The remaining ecosites are not listed as 'potential maternity roost habitat' since they are in central Ontario (Great Lakes St. Lawrence – 'G') and not part of the boreal ('B') forest ecological range.

FRi biologists have a combined 15+ years of experience monitoring for bats. Staff have completed instructional courses – *Bat Acoustics Training* and *Bat Acoustics Training Analysis* – under the direction of Dr. Cori Lausen, Wildlife Conservation Society of Canada, a North American bat expert. The author of this report is also experienced leading a volunteer group since 2016 in the completion of a passive acoustic and driving transect monitoring of a North American Bat Monitoring square in the McConnell Lakes area near the Ontario – Quebec border. She also provides instruction on bat habitat and bat monitoring to Indigenous communities in Ontario and Quebec.

FRi's training and experience were relied on to complete thorough and science-based surveys of potential bat habitat and their use of the same for all four at risk species, and the other four not-at-risk bats. The not-at-risk results are discussed under Significant Wildlife Habitat, specifically the Seasonal Concentration Areas – Bat Maternity Colonies section of this report. As noted, the guidance provided by MECP is a recommended approach only, and based on FRi's experience and training, it is not effective or reliable for large, forested properties in Northern Ontario. It is more suited to small woodlots, typical in the more densely developed Southern Ontario landscape.

General Approach

Following the ecosite determination and understanding of potential habitat on and adjacent the property, FRi proposed a passive acoustic monitoring programme to maximize the chances of detecting all four at-risk bats within the entire 290+ acre property. MECP acknowledges that for large, forested areas and projects (>10ha) their draft survey protocol likely isn't feasible. It's their expectation that project proponents apply some method of subsampling for large landscapes. FRi describes the approach and rationale for the same below.

Cavity trees were noted and marked when observed during all field investigations, including during the leaf-off visits in the fall of 2021. A few of the identified trees are shown in photos below for reference. Most of the identified potentially suitable cavity trees are not within the proposed development footprint and therefore will not be impacted by the proposed development.

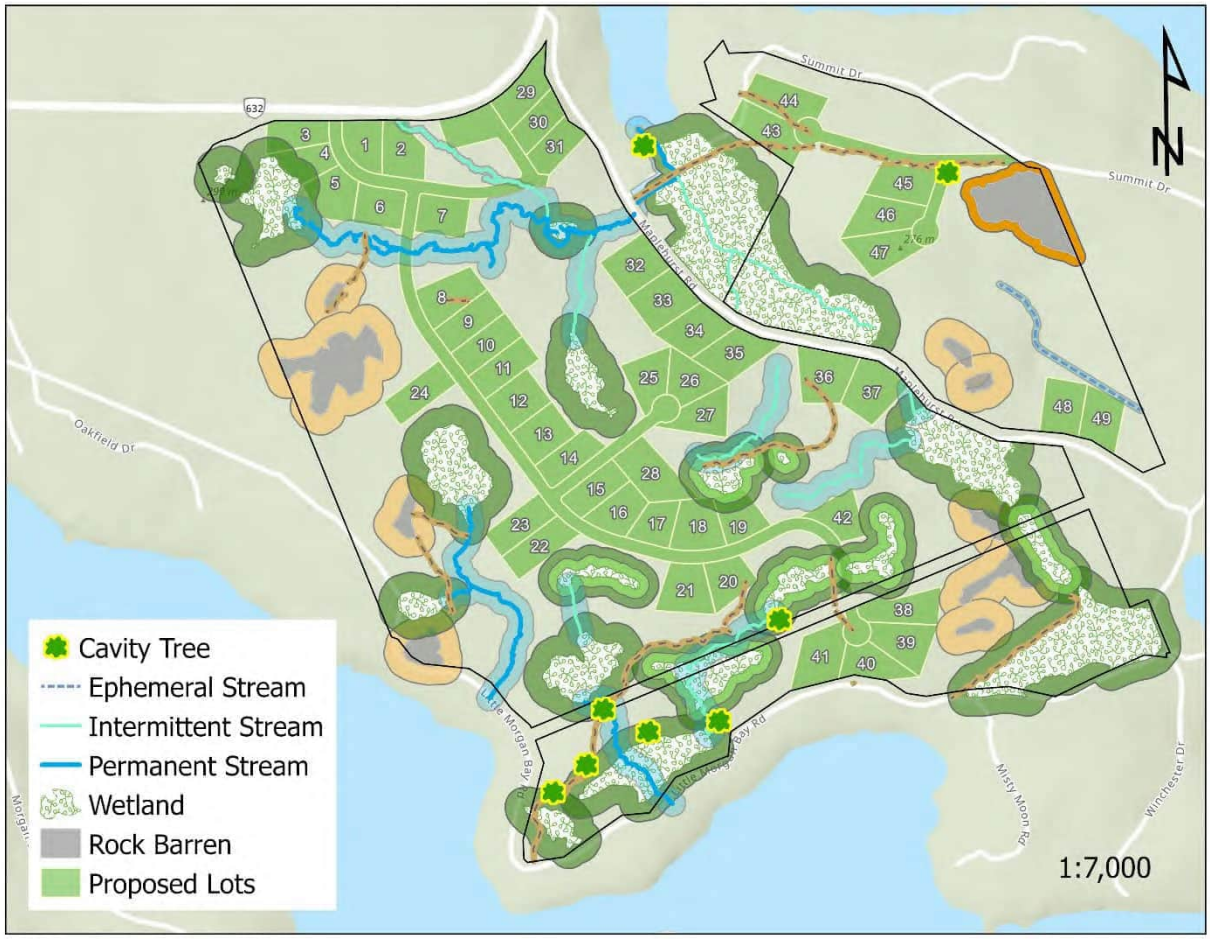


Figure 64: Potentially suitable cavity trees identified during fall, leaf-off condition. All but one identified potential roost is outside of the proposed development area.

To ensure coverage for trees not identified or those within the development footprint, passive acoustic monitoring was completed in 2022 and provides an excellent representation of presence – absence of all bat species. No communal roost sites were identified; it expected that impacts to all bats can be mitigated through timing of site specific development activities. The survey details and results are described below.



Figure 65 (left): Sugar maple tree, living, with apparent cavity, opening approximately 2.5m above the ground. Figure 66 (right): Close up of opening, appears accessible to bats. This cavity tree and others like it are in the southwest corner of the property; not within (or near) the proposed development footprint.



Figure 67 (left): Lone mature sugar maple, living, cavity in trunk and branch; note it's the only large mature tree among younger maple and beech trees. Historically this plateau was a cleared field(agriculture), the tree was part of a windbreak/hedgerow. (See imagery from 1927) Figure 68 (right): Close up of trunk cavity, does not appear to extend far into or up the trunk.

Closer inspection of the maple tree confirmed a small cavity in the main trunk, and a large branch with a small entrance hole but an internal cavity could not be seen from the ground. Nearby monitoring did not detect a significant number of bat passes, nor was their guano or other evidence of use (bats roosting) during the spring and summer of 2022.

The mapping implies that this tree is overlapped by the road. It's quite possible that the tree will be adjacent the road and will not be removed to accommodate the development. It is unlikely this tree is presently used as a roost for bats; however, if the tree will be removed the following recommendations should be implemented:

- Internal search of the tree to assess for the presence of roosting bats (daytime during the active season), a handheld thermal camera and handheld scope camera will ensure biologist can view inside both the main trunk and the branch where roosting is possible.
- Search for guano on the ground, bark of the tree and internal cavities (during the active season)
- Passive acoustic monitoring for a minimum 10 nights in June/July.
- Tree cutting and removal must occur outside the active season (October 1st - March 31st)
- If species at risk bats are present and using the roost, an authorization under the *Endangered Species Act* may be required.

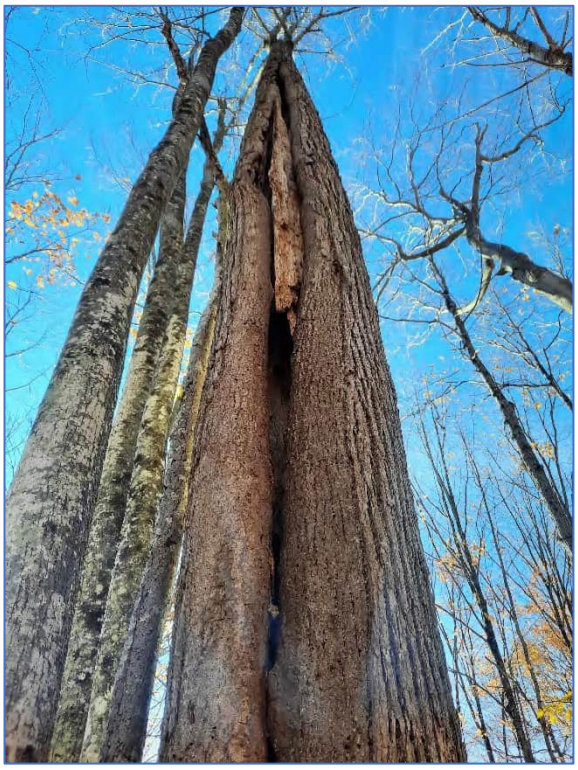




Figure 69 (left): Longitudinal scar and cavity on living white ash tree. Figure 70 (right): View of tree pictured left from a distance for reference of relative position in mature forested landscape.



Figure 71: Photo of interior of tree (pictured above) and associated cavity. The interior is largely hollow, but has divided cross-sections, and openings/access for predators which could preclude as suitable roost. In addition, there was no evidence of guano, which when found can be analyzed (DNA sequencing) to confirm species presence.

Passive Acoustic Monitoring

To assess for the potential for habitat species at risk bats, potential roost habitat in the forested and rock barren ecosites were identified during the 2021 field investigations. In the spring of 2022, beginning May 5th, passive acoustic recorders were deployed in key locations to assess for species presence. Wildlife Acoustics Song Meter Mini Bat full spectrum recorders were used. The objective of the monitoring was to detect as many bats (of all species) as possible.

The passive acoustic recorders were deployed in ten (10) different locations throughout the property with a focus on edge habitats and areas of specialized habitat e.g., rock barrens to maximize the chance of detecting a passing bat. The recorders were mounted as high as possible, away from 'clutter' and central to the potential habitat. Figure 61 shows the deployment locations of the recorders along with the ecosites and ecoelements for reference.

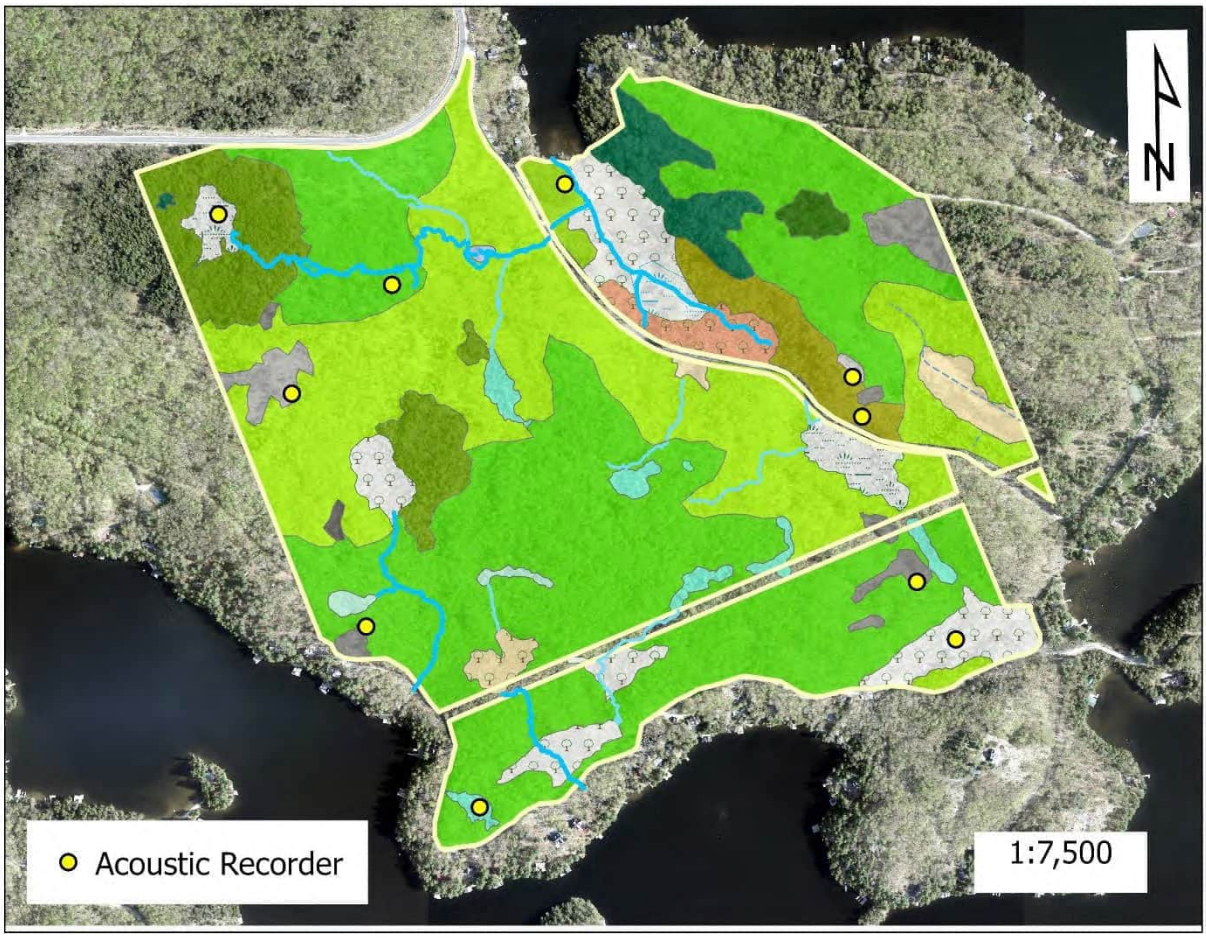


Figure 72: Locations of passive acoustic recorders deployed from May through August 2022. Recorders included both an ultrasonic microphone for bats, and an acoustic microphone for birds and amphibians.

Bats are known to follow linear features and openings/edges on the landscape; recorder locations capture these corridors. In addition, bats require calm water, free of vegetation and algae to drink. Lactating female bats require significant amounts of water to feed their pups.

A representative subset of locations and habitat types where the acoustic recorders were deployed is included below. The photos generally show the recorder up close; it's relative location and a landscape view of the habitat(s) captured. A map with the recorder's location shown in pink is also shown for each featured habitat.



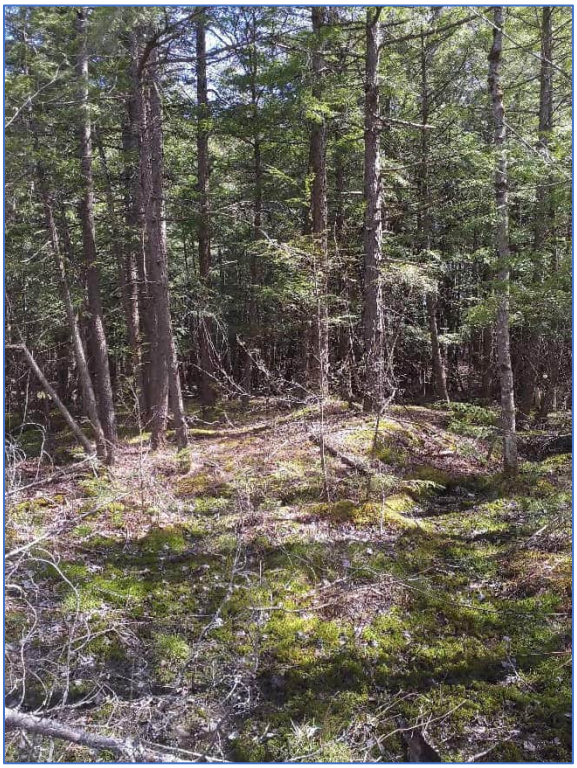


Figure 73 (left): Recorder in G224 wetland ecosite Figure 74 (right): Adjacent G025 hemlock cedar conifer ecosite also captured within the recorders range.



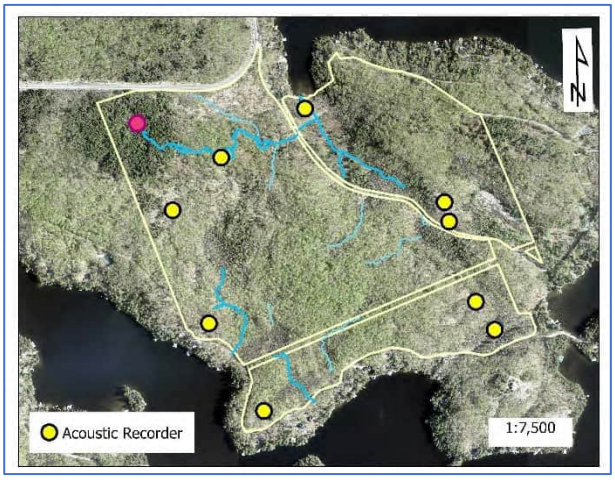


Figure 75 (left): Close up of recorder – note lifting bark on red maple; potentially suitable day/night roosts for individual bats. Figure 76 (right): Location map of recorder in G224 ecosite in bright pink.





Figure 77 (left): Recorder deployed along edge of G122 sugar maple hardwood and G125 mixedwood forested ecosites. This deployment represents an 'interior forest' deployment; targeted for Northern myotis; also situated near intermittent watercourse and within 5 m of a large cavity tree. Figure 78 (right): Recorder on small beech tree, large cavity tree (potential roost) in back left.



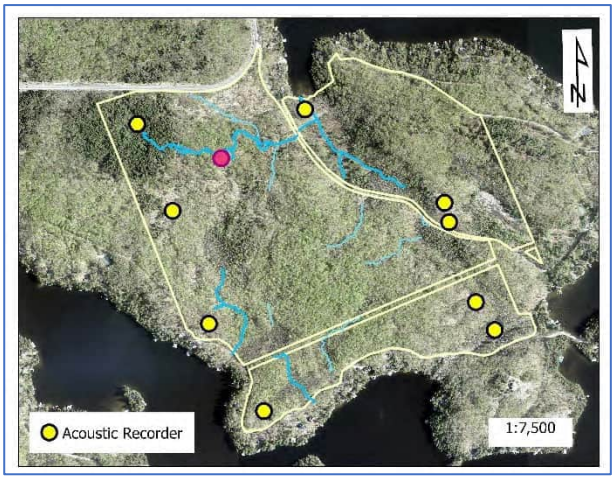


Figure 79 (left): Watercourse within 25m of recorder; possible corridor and/or source of clean water for drinking. Figure 80 (right): Location map of recorder in G122 sugar maple hardwood ecosite in bright pink.



Figure 81 (left): Recorder in G125 mixedwood ecosite bordering G130 hardwood swamp ecosite. A small permanent stream is to the immediate east of the recorder ~ 15m. Figure 82 (right): Large silver maple tree, living with cavities on branches and trunk – possible roost habitat for bats.

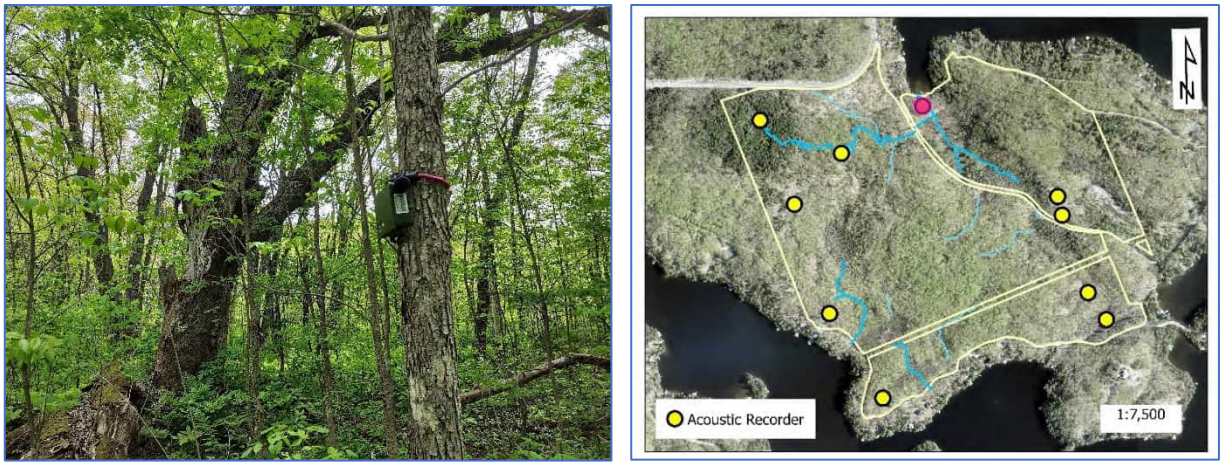


Figure 83 (left): Recorder and large cavity tree showing proximity of the same. Figure 84 (right): Location of recorder in G125 mixedwood ecosite, near shoreline of Cameron Bay (Lake Rosseau) shown in bright pink. Note this recorder is in the adjacent area; an ~ 4ha parcel was severed and sold separately; it is not part of this development. It was included here for information's sake to inform the landscape scale bat and bat habitat considerations.





Figure 85 (left): Recorder deployed along edge of G164 low treed rock barren ecosite. Recorder is attached to a small red oak tree; potentially suitable habitat for tricolored bats. Figure 86 (right): View of rock barren and forested edge habitat from deployment location looking toward open habitat.



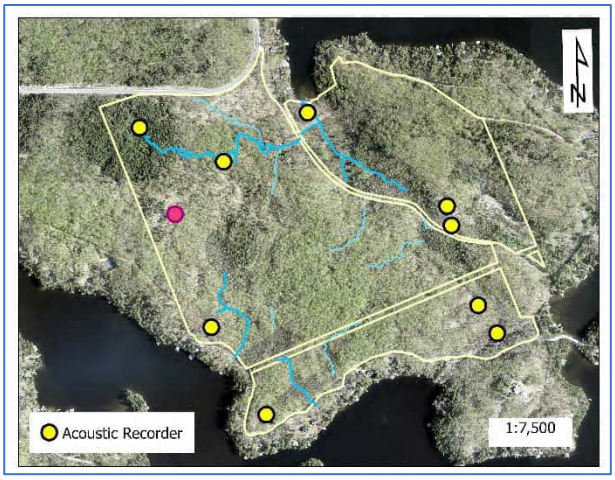


Figure 87 (left): Rock barren rocks and fissures in bedrock potentially suitable habitat for Eastern small-footed bats. Figure 88 (right): Location map of recorder deployed along edge of G164 rock barren and G125 mixedwood forest habitat.



Figure 89 (left): Recorder deployed in G122 sugar maple hardwood ecosite; straddles a G165 open rock barren and G130 hardwood swamp (see map below). Figure 90 (right): Recorder and large white pine nearby; potential roost habitat along edge of open rock barren.

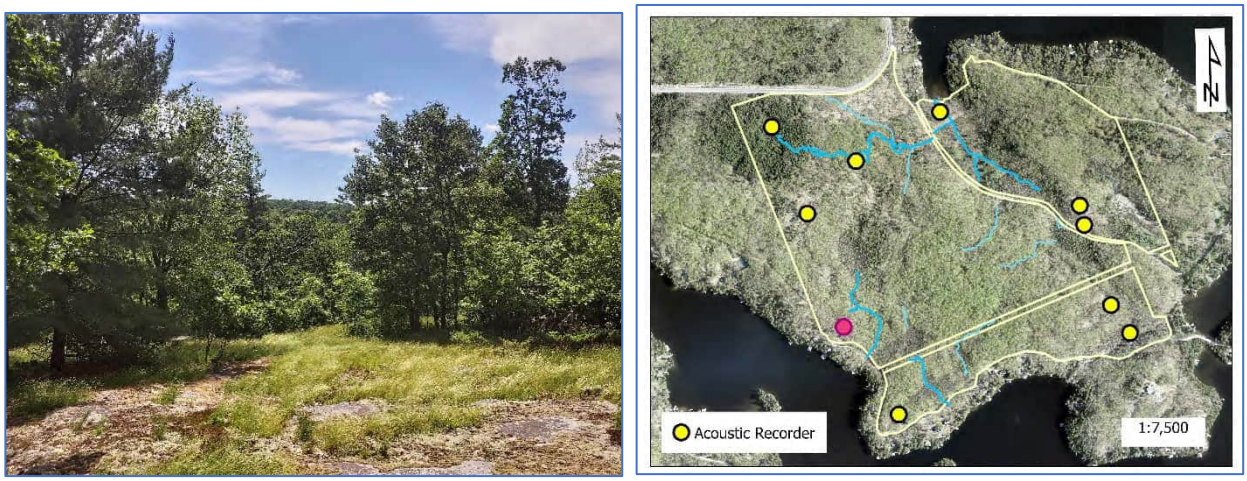


Figure 91 (left): View of open rock barren habitat; hardwood forested edge in background. Suitable potential habitat for all four at risk bats. Figure 92: Location of recorder in bright pink.




Figure 93(left): Recorder deployed in G130 hardwood swamp ecosite; alongside forested G122 maple hardwood ecosite and adjacent hydro corridor. Linear features on the landscape, cleared hydro corridor, are often used for travel. Figure 94: View behind recorder looking upland to maple hardwood ecosite.

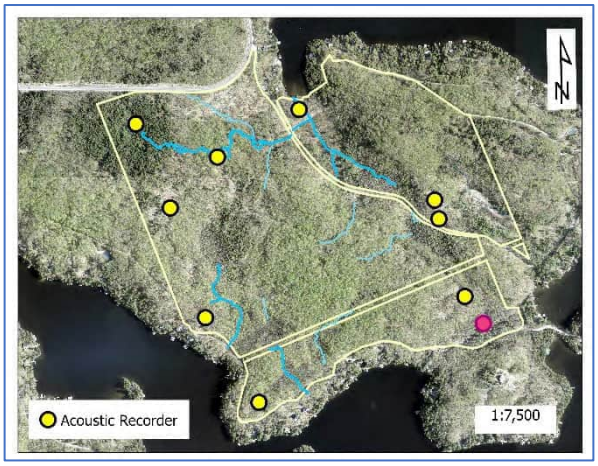



Figure 95 (left): View fronting recorder; open wetland habitat, suitable for foraging for little brown and tricolored bats. Figure 96 (right): Location map of recorder shown in bright pink.

Acoustic Monitoring Results

The Wildlife Acoustics passive recorders were deployed from May 5th through August 3rd inclusively. This contiguous recording period effectively covers the active season including migration and maternity roosting. The combined deployments represent a total number of 149 recording nights.

The recorders were programmed to triggered recording, from sunset to sunrise, with an internal clock set with GPS to ensure locational and civil sunset accuracy. A minimum trigger frequency of 14kHz was chosen to include the full range of all eight (8) echolocating bats found in Ontario.

When the acoustic recorder is triggered by a sound with the appropriate frequency and duration, a recording is saved. Each recording is a series of pulses which represent the bat echolocating. The pulse series is called a bat pass. The bat passes provide valuable information with respect to

which species are present, and the relative abundance over time or compared to other sites. It does not, however, give any indication of the actual number of individuals of a species.

The recordings were analyzed with Wildlife Acoustics Kaleidoscope Pro software and verified by an experienced biologist. The results are shared in aggregate for the entire site – all ten deployment locations for the recording period.

Species	Species at Risk	Detected?	Total # Passes
Hoary	No	Yes	178
Big Brown/Silver-haired	No	Yes	106/730
Eastern red bat	No	Yes	10
Little Brown Myotis	Yes	Yes	42
Northern Myotis	Yes	No	0
Eastern Small-footed Myotis	Yes	Yes	2
Tricolored Bat	Yes	Yes (misidentification)	1

**Note that Silver-haired and Big Brown passes are reported as an aggregate as it is difficult to distinguish the two; it is hypothesized that clear calls that show 2nd and 3rd harmonics may be used to distinguish the two species. Both species are considered in the Significant Wildlife Habitat section.*

Little Brown Myotis

The acoustic surveys demonstrate that little brown bats are generally found on the subject property but there is no evidence to suggest the presence of a maternity roost. The number of passes detected is quite low relative to other monitoring locations. Monitoring at a confirmed maternity roost yields hundreds of passes per night. The suitability of the largely forested landscape with a lack of open water for drinking e.g., open water wetland, could preclude aggregations of bats including maternity roosts.

Eastern Small-footed Myotis, Tricolored Bat

There are two (2) possible Eastern small-footed passes and one possible tricolored bat pass. Both of these species are considered 'high frequency' bats along with Eastern Red bats and Little Brown Myotis. Their calls can be confused with one another, especially in cluttered (forested) environments. FRi considers these potential passes in context – specifically, which other species are identified before and after the possible pass. The deployment location of the recorder is also taken into consideration as it can provide clues to the possible species because of their preferences for certain habitats, e.g., Eastern small-footed roost under rocks.

The possible Eastern small-footed passes occurred on May 10th and June 11th respectively. They were compared to adjacent recorded bat passes and call samples from similar species. The pulses match what is expected from small-footed bats, and the adjacent passes either match (June 11th)

or were absent (May 10th). The deployment location was the edge of rock barren habitat in both instances; which is suitable and is where small-footed bats would be expected to be roosting. In conclusion, it is possible Eastern small-footed bat was detected foraging on the subject property. The very low detection rate suggests very occasional presence – not maternity roosting. The rock barrens offer suitable roost habitat and are already afforded protection as primary conservation areas.

Tricolored bats roosts can be found in a range of roosts including tree cavities, rock crevices and in clusters of leaves. The single potential tricolored bat pass was recorded on May 21st at one of the rock barren deployment locations. On closer inspection, the pass is confirmed to be incorrectly auto-identified as tricolored; it is in fact a little brown myotis.

In summary, little brown myotis are generally present on the subject property; there is no acoustic evidence to suggest a maternity roost. Eastern small-footed myotis are possibly very occasionally present, based on the very low number of detections. Tricolored bats are not present on the subject property. General recommendations to avoid impacts to bat species and their habitat are included in the Impact Assessment table and include the timing of tree clearing and vegetation removal outside of the active season for bats.

Guidance from the MECP suggests that surveys for bats are not necessary if the tree removal is small-scale and avoids the bat active season. The bat active season for Southern Ontario is April 1st – September 30th and May 1st to August 31st for Northern Ontario. The subject property is within the Southern Ontario timing window as it is situated to the south of the north-south boundary defined by the '*northern boundaries of the following Ecodistricts: 5E-7, 5E-8, 5E-9, 5E-10 and 6E-17*'[28]. Eastern small-footed myotis have a longer active season compared to the other seven bat species in Ontario; they can withstand cooler temperatures and drier conditions which allows them to have an extended active season from March 15th – November 30th in Southern Ontario. Therefore, although the suitable rock features on the subject property are already protected as either primary or secondary conservation areas, this report recommends no clearing or other activity at or near rock features from March 15th – November 30th. Activities at suitable rock features e.g. non-motorized trail development or maintenance; should be undertaken from December 1st – March 14th inclusive.

The guidance suggests that avoidance of impacts to bat habitat can be achieved if the activity is limited to the removal of a small number of potential maternity or day roost trees if the clearing is conducted outside of the active season. Finally, the advice places the responsibility for assessing potential impacts of a planned activity on the proponent. Based on FRi's detailed assessment described in detail above, the assessed potential impacts to species at risk bats can be avoided by

[28] Bat Survey Standards Note 2022. From MECP via email correspondence January 6, 2025.

clearly defined development areas and appropriate timing of clearing activities outside of the active season for bats.

In conclusion, this report recommends tree and vegetation clearing activities occur outside of the bat active season. This ensures that all roosting bats – maternity or otherwise – will be protected. Following full build-out of the subdivision, bats will have significant areas of suitable roost habitat available which will be more accessible and likely more suitable because of the increase in 'edge' habitat that results from the interior road and lot development. It is FRi's opinion that bats and their habitat will not be negatively impacted by the subdivision development if the recommended timing restrictions on clearing activities are respected.

Blanding's Turtle (*Emydoidea blandingii*)

The Blanding's turtle is a mostly aquatic turtle found in a variety of habitats, including lakes, ponds, marshes, ditches, creeks, rivers, and bogs. Within these habitats, the species generally prefers shallow water, organic substrates and dense submergent and/or emergent vegetation. Basking sites are a critical component of suitable habitat. These are characteristically floating vegetation mats, hummocks, partially submerged logs, rocks, bog mats, or suitable shoreline areas with access to full sunlight.

Blanding's turtles hibernate from October through April, usually in permanent bodies of water, often the same wetlands they utilize during the active season. Recent studies confirm seasonally isolated wet areas, ditches for example, are used for hibernacula in some years.

Blanding's turtles will travel up to 6 km or more to nesting sites that are usually within 250 m from the shore of some waterbody. Nesting activities generally occur at the end of June through the beginning of July. Nest sites are chosen in areas that offer suitable substrate for digging (e.g., loose soil), well-drained, open locations which increases the incubation temperatures because of sunlight exposure. This in turn increases nest success.

Upland areas adjacent wetlands can be used for nesting, basking and travel between summer activity areas. Turtles regularly move up to 1 km between wetlands and will chose a 'wetted' corridor, rather than a direct route.[29] [30] [31] [32] [33]

[29] COSEWIC 2005. COSEWIC assessment and update status report on the Blanding's Turtle *Emydoidea blandingii* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. viii + 40 pp. (www.sararegistry.gc.ca/status/status_e.cfm)

[30] Edge, C. B. 2008. Multiple Scale Habitat Selection by Blanding's Turtles (*Emydoidea blandingii*). Master's Thesis. School of Graduate Studies, Laurentian University.

[31] Ontario Ministry of Natural Resources. 2012. Survey Protocol: Blanding's Turtle (*Emydoidea blandingii*). Policy Division, Species at Risk Branch. 15pp.

[32] Seburn, D. C. 2007. Recovery Strategy for Species at Risk Turtles in Ontario. Ontario Multi-Species Turtles at Risk Recovery Team. 83pp.

[33] Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Blanding's turtle (*Emydoidea blandingii*).

Potential for Blanding's Turtle

Blanding's turtles are generally confirmed present in the 10km square (17PL01) that overlaps the subject property. Based on the presence of possibly suitable wetlands observed in the fall of 2021, surveys were completed at potential wetlands in the spring and summer of 2022. Visual encounter and transect surveys following the Survey Protocol for Blanding's Turtle (*Emydoidea blandingii*) in Ontario[34] were completed in potentially suitable wetlands during the first part of season. By approximately late May, most of the suitable wetland areas dried up, making it unlikely turtles would be found in them.

Regardless, five surveys were completed in May and June 2022 – May 6th, 25th, June 3rd, June 17th and June 24th. The survey dates generally follow the guidelines in the survey protocol; however, five were not completed before June 15th as the wetlands were dry (no standing or open water) by the end of May. Transect surveys continued to ensure a thorough assessment was completed to support a conclusion of absence. Surveys were completed on the same field dates as the snake surveys; environmental conditions are recorded in Eastern hog-nosed and Massasauga subsections of this report. No turtles of any species, including Blanding's turtles were observed. The lack of suitable wetted habitat in the late spring and summer likely precludes the use of the swamp wetland areas by all turtles. Early spring and late fall surveys of the potentially suitable wetlands confirmed the absence of sufficient water to support overwintering as well.

Lake Rosseau could represent suitable aquatic habitat for Blanding's turtles; however, surveys were not completed in the lake proper. There is no development or other activity associated with this proposed residential subdivision which would impact the availability of lacustrine habitat or access to the same for turtles.

If Blanding's turtles are present in Lake Rosseau, the proposed conservation design residential subdivision will not impair (damage) or eliminate (destroy) the function of the lake habitat, nor will individuals be harmed/harassed or killed. It is FRi's opinion that the habitat assessment and species surveys described above confirm that Blanding's turtles and their habitat were appropriately considered.

The *General Habitat Description for Blanding's Turtles*[35] describes three categories of habitat with associated levels of tolerance to alteration.

- Category 1 habitat is described as '*nest and area within 30 m or overwintering sites and the area within 30 metres'*. These habitats have the lowest tolerance to alteration. As noted in this report, the wetland areas were surveyed spring, summer and fall; and are confirmed to not have enough water to support turtles through the active season or for

[34] Ontario Ministry of Natural Resources. 2015. Survey Protocol for Blanding's Turtle (*Emydoidea blandingii*) in Ontario. Species Conservation Policy Branch. ii+ 16pp.
[35] General Habitat Description for the Blanding's Turtle *(Emydoidea blandingii*). 2021. MECP. 7pp.

overwintering. Forested habitat does not represent suitable nesting habitat for turtles. The rock barren habitats (open) were potentially suitable and were surveyed – there was no evidence of turtle or any other reptile nesting.

- Category 2 habitat is described as the '*wetland complex (i.e., all suitable wetlands or waterbodies within 500m of each other) that extends up to 2km from an occurrence, and the area within 30m around those suitable wetlands or waterbodies'*. Turtles rely on Category 2 habitat for feeding, mating, thermoregulation, movement, and protection from predators. Category 2 habitat has a moderate tolerance to alteration. A moderate tolerance implies that there are some activities, e.g. a floating dock, which can occur in habitat and not impact (impair or eliminate) it's function.
- The GHD uses the qualifier '*suitable*' to describe wetland habitat which implies that the are also unsuitable wetlands. It is FRi's understanding and experience that every wetland is not used by Blanding's turtles nor are they Blanding's turtle habitat. For Rosseau Springs, the wetlands were assessed to be unsuitable because they dried up by late May and did not hold enough water over the fall, winter and early spring to support hibernation. Lake Rosseau could support overwintering and summer active season habitat for turtles, but no impacts to the lake are anticipated. Therefore if turtles are present in Lake Rosseau, individuals and habitat are protected.
- Category 3 habitat is defined as '*the area between 30m and 250m around identified Category 2 habitat, within 2 km of an occurrence*.' This habitat is used primarily for movement – moving between suitable wetlands and waterbodies. Category 3 habitat has the highest tolerance to alteration.
- There are no occurrences within 2km of the subject property based on NHIC data available at the time of reporting. As noted in the report, Blanding's turtles are recorded in the greater 10km square (Ontario Reptile and Amphibian Atlas) which overlaps the property. This was the reason surveys were completed which confirmed the absence of the species.
- For species like Blanding's turtles, their general habitat receives protection under the ESA if it is an area used by the species. Potentially suitable habitats where the species is confirmed absent, are not protected under the Section 10 provisions of the ESA. These would only apply in the case of regulated habitat. There is no regulated habitat on or adjacent the Rosseau Springs property.

A 2024 search of the available public databases including the Natural Heritage Information Centre, Ontario Reptile and Amphibian Atlas and i-Naturalist, confirm the absence of records or observations of Blanding's turtles on or near the subject property.

It is our opinion that the completed surveys confirm that Blanding's turtles are absent from the subject property and similarly the absence of general habitat for Blanding's turtles as defined by the *Endangered Species Act*. It is FRi's view that Blanding's turtles and their general habitat will

not be negatively affected by the implementation of the proposed development. Based on this assessment, there is no expectation that the proposed development will contravene the ESA.

Note that this assessment does not represent a clearance with respect to the ESA. It is the proponent and future landowner's continued and sole responsibility to ensure their activities are compliant the ESA.

Black Ash (Fraxinus nigra)

Black ash is a medium sized, shade tolerant tree species that was listed as endangered on Ontario's species at risk list in January 2022. Ash trees are common in Northern Ontario, in fact, they are typically present in hardwood swamp wetlands and along the edges of marsh habitats. The Emerald Ash Borer, (*Agrilus planipennis*), is an invasive species responsible for the species decline and subsequent listing of black ash.

The habitat protection provisions for black ash were suspended until January 24, 2024. On this date, the government published two new regulations which brought both species and habitat protection provisions into force.[36]

O. Reg. 6/24 limits species protection (Section 9 of the ESA) to healthy black ash trees in specific geographic areas of the province. A Schedule to the regulation lists the municipalities, counties, townships, cities and towns where the species protection provisions apply. O. Reg. 7/24 amended the existing 'Habitat' Regulation (O. Reg. 832/21) by describing the regulated habitat for black ash in Ontario. The regulated habitat is described as the geographic places on Schedule 1 of O. Reg. 6/24 and the 30 metre radius around each black ash stem.

Seguin Township is not included in the list of municipalities where species and habitat protection provisions apply. Therefore, the ESA species and habitat protections do not apply to the subject property and there is no regulated or protected habitat under the ESA.

Potential for Black Ash

Black ash are confirmed present, specifically in the moist and wetland ecosites/ecoelements. The majority of these ecosites will be protected, whether through existing zoning (EP) or recommended no-development zones and associated setbacks. There may be minimal clearing to accommodate the interior subdivision road or a crossing, however the number of anticipated black ash to be removed is estimated to be less than 10 individual trees.

Regardless of the inapplicability of the protection provisions under the *Endangered Species Act*, the planned development seeks to preserve all black ash trees on the property. Recommendations

[36] https://www.ontario.ca/page/black-ash-0

to mitigate or eliminate the risk to individual black ash include clearly defined development and no development boundaries, and generally minimizing the amount of clearing to accommodate the interior roads and individual lot development. No significant or lasting impacts to black ash or their habitat are anticipated because of the proposed development.




Figure 97: Black ash are the dominant tree species in one of the G224Tt wetlands. Figure 98: Close-up of terminal bud – black ash (versus white ash and green ash)

Chimney Swift (Chaetura pelagica)

Chimney swifts are an aerial insectivore; commonly seen foraging over open areas and wetlands. According to the Chimney Swift COSEWIC Status Report (2007), cavity trees with a diameter breast height (DBH) greater than 50 cm are required for nesting. Common tree species hosting nesting or roosting sites are white pine, yellow birch and sometimes aspen. While not common, pileated woodpecker cavities are sometimes used for nesting and roosting. Communities supporting trees >50 cm DBH and pileated woodpecker cavities are typical of old growth forests.

More typically, swifts nest and roost in human-created structures such as brick chimneys. At times, especially during migration and inclement weather, roosts may host hundreds or even thousands of birds. Structures functioning as nest features are usually occupied by a single breeding pair. Breeding pairs exhibit high site fidelity for structures used as nests and roosts and will continue to use these features if they are functional. In Ontario, swifts return in late April through early May and breed May through July. Migration begins in late August and is usually complete by mid-October.

The loss of artificial nest features (brick chimneys) has resulted in significant population declines over a short time period. Secondarily, the loss of old growth forests and large cavity trees has resulted in fewer natural nesting (and roosting) structures. [37] [38] [39] [40] [41]

Potential for Chimney Swift

Searches for suitable natural nesting habitat (trees) for Chimney swifts was completed during the fall leaf-off field investigations in 2021. A few cavity trees were identified (see Bats section of this report) and those with sufficient DBH to support nesting by swifts were further examined in the spring and summer of 2022. Passive acoustic recorders and in-person surveys were completed at those trees deemed suitable.

No swifts (or any nesting birds or bats) were confirmed at any of the cavity trees monitored. All of the tree cavities were used by either red squirrels or Eastern chipmunks; the presence of these omnivores and possible predators could preclude use by nesting birds (and roosting bats) including swifts.

Further to the in-person and passive acoustic monitoring, chimney swifts are not known to be present at or near the property during the breeding season according to the available background information. Databases including e-Bird, Ontario Breeding Bird Atlas and i-Naturalist include records of swifts observed during migration but not during the breeding season.

Eastern Hog-nosed Snake (*Heterodon platirhinos*)

Eastern hog-nosed snakes are highly mobile and have large home ranges. This makes it especially challenging to define a particular habitat as important. Features which are required by hog-nosed snakes are widespread and in relatively abundant supply at the northern edge of the species' range. [42] [43] [44]

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[37] OMNR. 2013. General Habitat Description for the Chimney Swift. http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr_sar_ghd_chmny_swft_en.pdf

[38] http://www.sararegistry.gc.ca/species/speciesDetails_e.cfm?sid=951

[39] http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_CHMNY_SWFT_EN.html

[40] Cink, Calvin L. and Charles T. Collins. 2002. Chimney Swift (Chaetura pelagica), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/646

[41] COSEWIC 2007. COSEWIC assessment and status report on the Chimney Swift Chaetura pelagica in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vii + 49 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

42 Kraus, T. 2011. Recovery Strategy for the Eastern Hog-nosed Snake (Heterodon platirhinos) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources, Peterborough, Ontario. i + 6 pp + Appendix vi + 24 pp. Adoption of the Recovery Strategy for the Eastern Hog-nosed Snake (Heterodon platirhinos) in Canada Seburn, 2009).

43 COSEWIC. 2007. COSEWIC assessment and update status report on the Eastern Hog-nosed Snake Heterodon platirhinos in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. viii + 36 pp. (www.sararegistry.gc.ca/status/status_e.cfm)

44 http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_ESTRN_HG_NSD_SNK_EN.html

Ontario has adopted the federal recovery strategy for hog-nosed snakes and included an addendum which outlines the recommended areas to be considered for a habitat regulation. Oviposition and hibernation sites are the areas described as critical habitat; essential for the long-term persistence of the species. Habitat used for foraging, thermoregulating, mating and dispersal is also important. Contiguous natural habitat is generally described as open areas (meadow, sand, beach and beach dunes, open forest, brushland, rock barrens), wetlands, forest and forest edge in the species range.[45]

As outlined in the Recovery Strategy for the Eastern Hog-nosed Snake in Canada, there are five physical features that describe preferred habitat. They include well-drained loose or sandy soil, open vegetative cover such as open woods, brush land or forest edge, proximity to water and climatic conditions typical of the eastern deciduous forest biome.

Females lay eggs beginning in late June in sandy soils, sometimes under rocks and driftwood and tend to use the same general area for nesting in subsequent years. Hibernation sites are also found in sandy soils; and unlike other snakes, the Eastern hog-nosed snake usually hibernates alone. Hibernation takes place from October through April. These sites have been documented in upland intolerant forests below the frost line.

Potential for Eastern Hog-nosed Snake

A search of the available databases was completed and confirms the absence of hog-nosed observations for the property and surrounding area. Hog-nosed snakes tend to be more closely associated with the Georgian Bay coastline and are more commonly found to the west of Highway 69 – 400 corridor.

Regardless, surveys for Eastern hog-nosed snakes were completed following the Survey Protocol for Ontario's Species at Risk Snakes[46]. The first step was to identify potentially suitable habitat areas, then delineate in the field and capture using GIS mapping software. Survey sites were chosen based on the snakes' preference for open and semi-open habitats including the rock barrens and wetland edges. The rock barrens were identified as potential basking and thermoregulation habitat while the conifer wetlands were identified as possible overwintering habitat. Of note, there are no open, sandy or well-drained substrates for nesting, which is a critical habitat feature required by egg-laying hog-nosed snakes. The survey dates, environmental conditions and results are summarized in the table below.

[46] OMNRF. 2016. Survey Protocol for Ontario's Species at Risk Snakes. Ontario Ministry of Natural Resources and Forestry, Species Conservation Policy Branch. Peterborough, Ontario. ii + 17 pp.

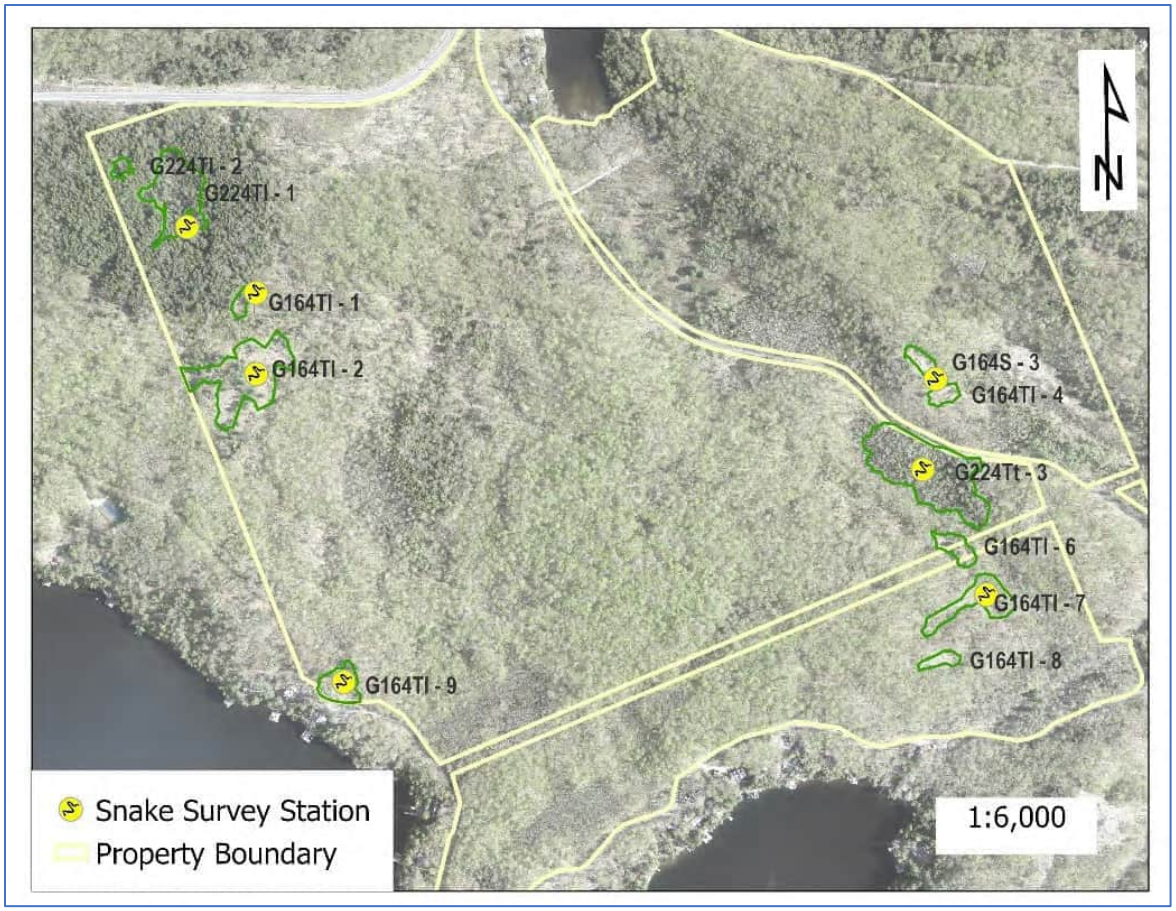


Figure 99: Map of snake survey locations, 10 surveys completed in spring summer 2022.

Table 3: Environmental conditions during snake surveys, 2022

Date	Air Temp	Locations Surveyed	Cloud Cover (%)	Precip.	Wind	Comment
May 6th	18°C	All 10 stations	0	None	Very light breeze	Excellent basking weather
May 25th	18°C	All 10 stations	0	None	None	Ground temp 25°C
June 3rd	22°C	All 10 stations	0	None	Light breeze	Excellent basking weather
June 17th	19°C	Rock Barrens	10 wispy	None	Occasional gusts	Hot and sunny, good basking weather
June 24th	22°C	Rock Barrens	25	None	Slight breeze	Warm and sunny, great basking
June 30th	16°C	Rock Barrens	100	None	Very slight breeze	Not humid, but hazy, can see sun through clouds, good basking conditions
July 12th	18°C	Rock Barrens	100	On and off rain	Slight breeze, humid	On and off rain/drizzle, but humid
July 25th	19°C	Rock Barrens	75	On and off rain	Slight breeze, very humid	Sun mixed with rain showers

Date	Air Temp	Locations Surveyed	Cloud Cover (%)	Precip.	Wind	Comment
August 4th	25°C	Rock Barrens	5	None	Very slight breeze	Hot and humid, great basking, esp., partial cover areas
August 24th	23°C	Rock Barrens	10	None	Slight breeze	Humid, hot; great basking conditions

Surveys were completed at the stations shown in Figure 99 for Eastern hog-nosed snake; no snakes of any species were observed. Surveys completed in May included visual encounter surveys of the rock barren habitats and transect/visual encounter surveys of the G224 conifer wetlands as these could provide suitable overwintering habitat.

No Eastern hog-nosed snakes were observed. Based on the field investigations and surveyed habitats, it is unlikely hog-nosed snakes are found on the property. Most of the suitable rock barren and wetland habitats are set aside as either primary or secondary conservation areas with 15 to 30 metre no development setbacks. General recommendations for the timing of construction and development activities to avoid or minimize impacts to all wildlife are summarized below.

It is our opinion that the completed surveys confirm that Eastern hog-nosed snakes are absent from the subject property and similarly there is an absence of general habitat as defined by the *Endangered Species Act*. It is FRi's view that Eastern hog-nosed snakes or their general habitat will not be negatively affected by the implementation of the proposed development.

Based on this assessment, there is no expectation that the proposed development will contravene the ESA. Note that this assessment does not represent a clearance with respect to the ESA. It is the proponent and future landowner's continued and sole responsibility to ensure their activities are compliant the ESA.

Eastern Whip-poor-will (*Antrostomus vociferus*)

Eastern Whip-poor-wills are found in a variety of open habitats and avoid areas where the forest canopy is extensive and closed. Breeding habitat is considered suitable when it contains features related to the following life processes: territory establishment, nesting, foraging and roosting. Whip-poor-wills typically select rock or sand barrens with scattered trees, savannahs, old burns, and open conifer plantations. These and other sites in a state of early to mid-forest succession are preferred for breeding.

Whip-poor-wills have been documented in a variety of semi-open habitats, usually near wetlands. Their eggs are laid directly on the ground in an area that provides sparse ground cover and offers shade and tree cover as well. Nest sites are usually close to open areas which are necessary for

foraging. They are crepuscular insectivores, feeding predominantly on Lepidopterans (moths). Breeding is typically mid-May through mid-July.[47] [48] [49] [50]

Potential for Eastern Whip-poor-will

The open and semi-open habitats preferred by Eastern whip-poor-will are largely absent on the subject property. FRi deployed passive recorders which collected both acoustic (birds and amphibians) and ultrasonic (bats) data. During the month of May, whip-poor-wills are migrating and establishing territories in suitable breeding habitat. During this time, males call almost incessantly when present. Their calls are loud and distinctive. The passive recorders were deployed at the edges of the only open habitat on the property (rock barrens & old field/wetlands). FRi analyzed the May and early June passive recorder data in mid-June to assess for the presence of calling whip-poor-wills. If whip-poor-wills were observed/heard on the recordings, FRi would have completed three nightjar surveys following the accepted protocol. This survey protocol helps to understand the number and approximate size of whip-poor-will territories when the birds are present.

As noted, no whip-poor-wills were heard on the recordings for the entire period of early May through August. The Rosseau Springs property is largely forested, and unsuitable for breeding whip-poor-wills.

Additional Consideration November 2024, January 2025

A July 2024 peer review of a working draft version this report commissioned by neighbours[51], notes a candidate (not confirmed) element occurrence which occurred after the revised draft report date of May 2023. FRi would have no way of foreseeing that someone would report whip-poor-wills after the field work and reporting was completed. As FRi notes in the approach outlined above, a May occurrence of a calling bird could mean a migrant, not a breeder. Regardless, this report clearly stated that if birds were detected in May/early June, in-person surveys would have been completed following the survey protocol which respects moon phases, timing and environmental conditions. They were not heard in 2022, not in May or June and not in July or August.

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[47] Desy, G. 2010. Habitat Description, Whip-poor-will (Caprimulgus vociferus): Threatened. Ontario Ministry of Natural Resources. 16 pp. DRAFT.

[48] Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Eastern Whip-poor-will (*Caprimulgus vociferous*)

[49] COSEWIC. 2009. COSEWIC assessment and status report on the Whip-poor-will Caprimulgus vociferus in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vi + 28 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

[50] Cink, Calvin L. 2002. Eastern Whip-poor-will (Antrostomus vociferus), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/620

[51] S. Hughes, V. Angevaare, for T. McGurk. July 3, 2024. WSP, CA0037286.3023. Rosseau Springs Development – Environmental Gap Analysis. 14pp.

Whip-poor-will were not detected despite targeted attempts to capture them from May through August. This more than covers the migratory and breeding season for the species. Whip-poor-wills were not detected on the recordings. Since this species has large territories and very loud calls, they are next to impossible to miss when they are present.

According to COSSARO's online database, Eastern Whip-poor-will were assessed as 'special Concern' by the committee and the downlisting from 'threatened' to 'special concern' is effective January 2025. The downlisting of Eastern Whip-poor-will to special concern means that the species and habitat will be considered as significant wildlife habitat; they will no longer be considered under the Endangered Species Act.[52] The downlisting of Eastern Whip-poor-wills is confirmed by the Ministry of Environment, Conservation and Parks through email correspondence in January 2025 and a coincident posting on the Environmental Registry of Ontario.[53]

No impacts to whip-poor-wills or their habitat are expected as they and their general habitat are absent.

Massasauga (*Sistrurus catenatus*)

Massasaugas are a large-bodied, viviparous snake with relatively small home ranges. They rely on rock barren habitat for gestation, shedding, thermoregulation and foraging; while conifer swamps and similar hummocky wetland areas provide over-wintering habitat.

Massasaugas are Ontario's only venomous snake; they have grey – dark brown bodies with darker 'saddle-like' blotches on their backs. Males and females use open areas (rock barrens, wetlands) and the shorelines of lakes and rivers for foraging and movement. Because female snakes give birth to live young, they require specific habitats for gestation that provide appropriate thermal conditions and cover. Females show fidelity to their chosen gestation site and can be found from about mid-June through August in these locations.

Potential for Massasauga

Ten surveys for Massasauga's were completed according to the 2016 survey protocol in all suitable gestation habitats (G164 rock barren) and in the two G224 (conifer swamp wetland) which could be suitable overwintering or hibernacula for snakes. The remainder of the subject property is forested and if used, would represent movement habitat to the unique rock barren and wetland features.

[52] http://cossaroagency.ca/ COSSARO submits a report on its work (including the classification of each species assessed) to the Minister between January 1 and 31 of each year. In addition to annual reporting, the committee may submit a report classifying a species to the Minister at any time. The Ministry of the Environment, Conservation and Parks must amend the Species at Risk in Ontario (SARO) list regulation (O. Reg 230/08) within twelve months following the Minister's receipt of a report from COSSARO. Once the regulation has been changed, the species is protected based on its classification.

[53] https://ero.ontario.ca/notice/019-9411

Massasaugas are unique among snakes as they give birth to live young. This requires that female snakes 'gestate' or grow their babies invitro for approximately 3 months each summer. When female snakes are gestating, they use specific microhabitat that offers safety and a range of thermal conditions so they can appropriately regulate their body temperature. They do not eat during the gestation period; and when present, can reliably be found throughout the gestation season.

FRi has considerable experience working with and surveying for massasaugas in the Seguin – Parry Sound areas. On many of the survey dates at Rosseau Springs, FRi staff also surveyed other known gestation locations and confirmed the presence of snakes. This confirms that the survey conditions were appropriate for locating snakes.

Eastern garter snakes have a similar life history as they give birth to live young and are often found gestating in the same locations (rock features and rock barrens) as massasaugas. It is interesting to note that although common on the landscape relative to the at-risk Massasauga, no garter snakes were observed during the targeted snake surveys, nor were they encountered incidentally during field investigations.

It is important to note that Massasaugas generally reproduce on a biennial basis and a specific gestation site may not be used every year. Although absence for Massasaugas cannot be confirmed since two years of surveys were not completed, the absence of all snakes suggests while the rock barren habitat may be suitable for gestation and the nearby conifer wetlands are possibly suitable for overwintering, some element of required habitat is missing. The village of Rosseau is to the east of the general known range of the Great Lakes St. Lawrence population of massasaugas according to information from the Parry Sound Ministry of Natural Resources, who until 2019 were responsible for administering the ESA.

In conclusion, it is unlikely, based on the details provided above, that Massasaugas are present on the subject property. However, it is impossible to rule them out completely without the second year of surveys as per the protocol. All suitable habitat – rock barrens, wetlands and the edges of the same (30 metre setbacks) – are set aside as primary conservation areas where no development will be permitted. This effectively protects most of the potentially suitable Category 1 and 2 habitat[54] into the future; no impacts to Massasauga or their habitat are anticipated.

An additional year of surveys would confirm a conclusion of absence if the proponent was not satisfied that they've met the threshold for compliance with the *Endangered Species Act*. It is FRi's view that Massasaugas and their general habitat will not be negatively affected by the implementation of the proposed development. Based on this assessment, there is no expectation that the proposed development will contravene the ESA.

[54] General Habitat Description for the Massasauga (*Sistrurus catenatus*). Ministry of Natural Resources. 2013. 7pp.

However, this assessment does not represent a clearance with respect to the ESA. It is the proponent and future landowner's continued and sole responsibility to ensure their activities are compliant the ESA.

Red-headed Woodpecker (*Melanerpes erythrocephalus*)

The red-headed woodpecker is a medium sized bird found in open forests and woodland edges including parks, golf courses and cemeteries. It uses dead trees for nesting and perching, often pine, maple, birch and oak trees. The occasionally excavate and use utility poles and will return to a nest cavity several years in a row. They are one of only a few woodpeckers known to store food. They hide insects, seeds and nuts in cracks in wood, under bark and under other analogous materials e.g. under roof shingles and in fence posts.[55] [56]

Red-headed woodpeckers are uncommon but widespread in southern Ontario; with this area representing the northern extent of their range. They are more common in the United States. Threats to this species include the loss of nut-producing trees (beech) and more importantly the loss of dead trees for nesting in open forest habitats.

Potential for Red-headed Woodpecker

A search of the available databases confirms red-headed woodpeckers are very occasionally found in Seguin Township. There are a few records from 2001 through 2021 in the Town of Parry Sound, Bent River and Port Carling. No observations were made during the Ontario Breeding Bird Atlas surveys from 2001 through 2005 (last complete atlas).

No red-headed woodpeckers were observed during any of the field investigations; nor were they captured on the passive acoustic recordings. Based on the absence of observations, red-headed woodpeckers are not present on the subject property. General recommendations for the timing of construction and development activities to avoid or minimize impacts to all wildlife are summarized below.

[55] https://www.allaboutbirds.org/guide/Red-headed_Woodpecker/overview
[56] https://www.ontario.ca/page/red-headed-woodpecker

Significant Wildlife Habitat

There are four broad categories of significant wildlife habitat that were considered during field investigations and reporting. They include:

- seasonal concentration areas,
- rare vegetation communities or specialized habitats for wildlife,
- habitats of species of conservation concern (i.e., species of special concern), (excluding the habitats of endangered and threatened species), and,
- animal movement corridors.

The Significant Wildlife Habitat Criteria Schedule for Ecoregion 5E[57] and the process outlined in the Ministry of Natural Resources Natural Heritage Reference Manual (2010) (NHRM) were referenced. A habitat-based approach to significant wildlife habitat was undertaken. The ecosites on the subject property were cross-referenced to possible significant wildlife habitats as listed in the SWH Criteria Schedule for 5E, and an assessment for the presence or potential for each is provided below where the listed ecosites were present.

For those significant wildlife habitats where ecosites were not present on the Rosseau Springs property or adjacent area, these SWH's were not considered further. A table is included in Appendix D outlining the significant wildlife habitat assessment for each type and ecosite present. The assessment includes a brief description of the desktop assessment for each SWH type and a reason for inclusion or exclusion of the same. Where a SWH was possible, it was considered in detail in the following sections of this report. Ten (10) potential SWH's were assessed in fifteen (15) possible ecosites; eleven (11) special concern species and habitat were considered under the 'special concern and rare wildlife species' subcategory.

Stepwise Approach to Identifying Significant Wildlife Habitat

The significant wildlife habitat assessment was informed by the SWHEC schedule for ecoregion 5E. Where ecosites were present which could include a SWH, a specific assessment was completed, and this is detailed in each of the four subcategories below. For ecosites not on the property, no assessment was needed.

The presence of wildlife does not equate significant wildlife habitat. For habitats to be significant they first must meet the listed 'candidate criteria' and then meet the 'criteria for significance'. For example, to state a black bear was observed during field investigations does not mean that there is significant wildlife habitat for bears. Similarly, the mast production assessment included in this

[57] Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E. January 2015. Ontario Ministry of Natural Resources and Forestry. Regional Operations Division. 46 pp.

report for the G121 oak hardwood ecosite used objective criteria to assess whether the ecosite is considered 'significant'.

For the G121 ecosite on this property, it met both the size and stocking criteria and was therefore confirmed as 'significant wildlife habitat'. The presence or sighting of a black bear has nothing to do with the assessment of significance. A list of incidental wildlife sightings does not, in FRi's opinion, enhance the understanding of the report or inform the assessments therein, unless establishing the presence of individuals is one of the listed criteria for consideration.

There are a set of criteria and a stepwise process that should be followed to assess for both 'candidate SWH' and 'confirmed SWH'. FRi used the criteria listed in the SWHECS for 5E to guide the assessment for the Rosseau Springs property.

Seasonal Concentration Areas

Seasonal concentration areas are defined by the SWHTG as relatively small areas where species of wildlife are concentrated at certain times of the year. For example, in the spring and fall, migratory species of birds and butterflies concentrate in stopover areas where they can rest and feed. Winter deer yards, reptile hibernacula and heronries are other examples of seasonal concentration areas that may be present at a relatively undisturbed site.

Raptor Wintering Area – G013, G015, G025, G121, G122, G124 & G125

Raptor wintering areas include a combination of forest and fields (openings) that provide roosting, foraging and resting habitats for wintering raptors. Species include owls and hawks and must be at least 20 ha and include wind swept field areas where limited snow accumulation occurs. The subject property includes forests with small openings but does not meet the criteria for size or significance for the species listed. No significant raptor wintering areas exist on or near the Rosseau Springs property.

Bat Maternity Colonies – G121, G122, G124, G125

The G121, G122, G124 and G125 ecosites have potential to provide suitable trees for non-species at risk bat maternity colonies. The extensive assessment and reporting captured in the Bats section of this report explains why a conclusion of absence is appropriate. Similar to the species at risk bats, there are relatively few passes of non-species at risk bats, namely Hoary and Big Brown/Silver-haired. While generally present, the passes are not in numbers or consistency over the season to suggest the presence of a maternity roost. Based on this evidence, FRi concludes there are no bat maternity colonies on the subject property.

Species	Species at Risk	Detected?	Total # Passes
Hoary	No	Yes	178
Big Brown/Silver-haired	No	Yes	106/730

Species	Species at Risk	Detected?	Total # Passes
Eastern red bat	No	Yes	10
Little Brown Myotis	Yes	Yes	42
Northern Myotis	Yes	No	0
Eastern Small-footed Myotis	Yes	Yes*	2
Tricolored Bat	Yes	Yes*	1

January 2025 Update

Effective January 31, 2025, Eastern red bat, Hoary bat and Silver-haired bat will be added to the Ontario Species at Risk List (O. Reg. 230/08). The government of Ontario is seeking to extend the 'newly listed threatened or endangered species' exemption to allow time for streamlined approvals and those activities already underway. The Environmental Registry (ERO) notes that the government is seeking to allow conditional exemptions for these three species; FRi anticipates once approved, this will provide clearer direction on how species and habitat protection should be achieved. For now, the three species – all of which are summer tree-roosting bats which migrate south for the winter – will be protected by the recommendations for Little Brown Myotis and Eastern Small-footed Myotis.

Turtle Wintering Areas (Hibernacula) – Some of G224, G130, G131 & 134

Turtle wintering areas are typically located in the same general areas as the active season summer habitat. Overwintering sites must have either sufficient depth or moving water so that ice does not form to the bottom providing the hibernating turtle with space to exist. Turtles spend approximately six to eight months (September through May) at overwintering locations and may remain in these suitable ponds and wetlands for the entire active season.

As noted, turtle surveys were initially completed in the G224 wetlands, but these dried up by early June. Portions of the above noted swamps were considered potentially suitable following fall 2021 field investigations. Subsequent investigations in the spring and summer of 2022 confirmed that all of the above noted ecosites are not likely suitable because they can be dry and/or do not have sufficient quantities of moving water to preclude freezing to the bottom during the winter.

The absence of both suitable summer aquatic habitat (Lake Rosseau is the nearby exception) and suitable overwintering habitat is confirmed through field investigations in 2022.

Rare Vegetation Communities, Specialized Habitat for Wildlife

Rare vegetation communities and specialised habitats for wildlife are defined by the SWHTG as areas that contain a provincially rare vegetation community and areas that support wildlife species that have highly specific habitat requirements or habitat that greatly enhances a species' survival respectively.

Rock Barren – G164 & G165

Rock barrens are characterized by extensive areas of exposed granitic rock and/or bedrock that is sparsely vegetated. They can be in open, shrub, low-treed or tall-treed form. The G164 & 165 ecosites and ecoelements found on the subject property are candidate SWH. To be significant, rock barren habitats must meet a minimum size (>1 ha), and field studies must confirm the presence of at least four (4) characteristic plant species. The sites should also be relatively undisturbed.



Figure 100: Typical vegetation on rock barren ecoelements/ecosites



Figure 101 & Figure 102: Rock barren, exposed bedrock and lichen species, table rock on surface

The rock barrens identified on the Rosseau Springs property have more than the required 4 plant species including *Cladina sp.*, *Polytrichum sp., Juniperus communis, Quercus alba, Quercus rubra, Corydalis sempervirens, Comandra umbellate* but they do not meet the minimum size requirement

except for G164Tt-5 which measures just over 1 ha. Ironically, this G164Tt-5 ecosite is a direct result of historic farming activities and land clearing. It is set aside as a secondary conservation area with a recommended 15 metre no development setback. The exception to this is the existing access trail which will be formalized as a road to provide access for five (5) proposed lots.

Specialized Habitat for Wildlife

Woodland Raptor Nesting Habitat – All Forested and G130, G131

Nest sites for woodland raptors are not often identified and these habitats can be used annually by species. Stick nests are found in a variety of intermediate aged to mature conifer, deciduous or mixed forests within the crown or near crown crotches of trees. Raptors include red-tailed hawk, great horned owl (will use other stick nests – do not build their own), broad-winged hawk, sharp-shinned hawk, red shouldered hawk and merlin.

Nest sites are sometimes within tree cavities e.g. Barred Owl, provided the tree is large enough to facilitate use by such a large bird. The forested areas of the property provide potentially suitable habitat; however, no stick nests were observed despite intensive field investigations occurring at 50% or more leaf-off condition. Personal communication with a colleague indicated an historic (30+ years) Red-shouldered Hawk in the southeast corner of the property. This is a very historic occurrence; the location was checked; no nest was found.

Barred owls were heard incidentally on both the passive recordings and during the daytime on June 3, 2022. The biologist marked their location and estimated the calling bird approximately 200 m westerly. The approximate calling location is in the westerly parcel, outside and away from any proposed lots (to the north of proposed Lots 48 & 49). The presence of calling birds suggests possible breeding on or near the subject property. As noted, no nest cavities or suitable stick nests were observed on the Rosseau Springs property. It's possible calling owls represent nearby (off property) breeding or non-breeding birds.

Regardless, this report assumes possible breeding on the subject property and provides recommendations to avoid or minimize impacts to breeding raptors including owls. Owls are relatively early breeders with nesting beginning sometimes as early as mid-February but more commonly in March in Ontario. Eggs are laid in April and young will have fledged the nest site after 5 weeks. The young can fly and begin to hunt but continue to roost near the nest site and are fed by their parents until fall migration.

To minimize impacts to breeding owls including Barred Owl, recommend large scale tree and vegetation clearing be avoided from March 1 – August 31. These dates are longer than what is recommended for migratory birds with March 1 through April 10 dates adding to the restricted timing. The general recommendation for large-scale clearing does not apply to smaller site-specific clearing e.g. individual lot clearing. It's possible to retain a qualified professional to sweep

a smaller area from March 1 through April 10 for nesting owls, and if none found, proceed with clearing respecting the migratory window only.

Amphibian Breeding Habitat (Woodlands) – G130, G131, G133 & G134

Suitable amphibian breeding sites may be permanent, seasonal, ephemeral and large or small. They can be in large open water wetland habitats (absent at Rosseau Springs) or in suitable wetlands within larger forested ecosites. Successful breeding sites are usually isolated from fish-bearing waters, as fish are a primary predator of amphibian eggs and young.

Initially, all hardwood swamp G130, G131, G133 and G134 wetland units were assumed suitable. Following the fall 2021 field investigations, FRi assumed breeding was present and protected accordingly. The wetlands were designated, as either a primary conservation area or secondary conservation area, in part considering their potential to host amphibian breeding.

Field investigations in the spring of 2022 confirmed actual breeding in two (2) of the many potentially suitable wetland units – G131Tt-4 and G224Tt-3. The G131 and G133 swamps ecosites (except G131-4) are considered generally unsuitable as they were drier in most places compared to other swamp ecosites, but still with small, isolated pockets of water. By summer, most of these swamp areas were dry; at least at the surface, with no standing or pools of water to support breeding and enough time to grow in wetted environment before drying up. The G134S offers some suitable habitat; however, there are fish confirmed in the waters connected to this ecosite making successful breeding less likely since fish eat amphibian eggs and larvae.

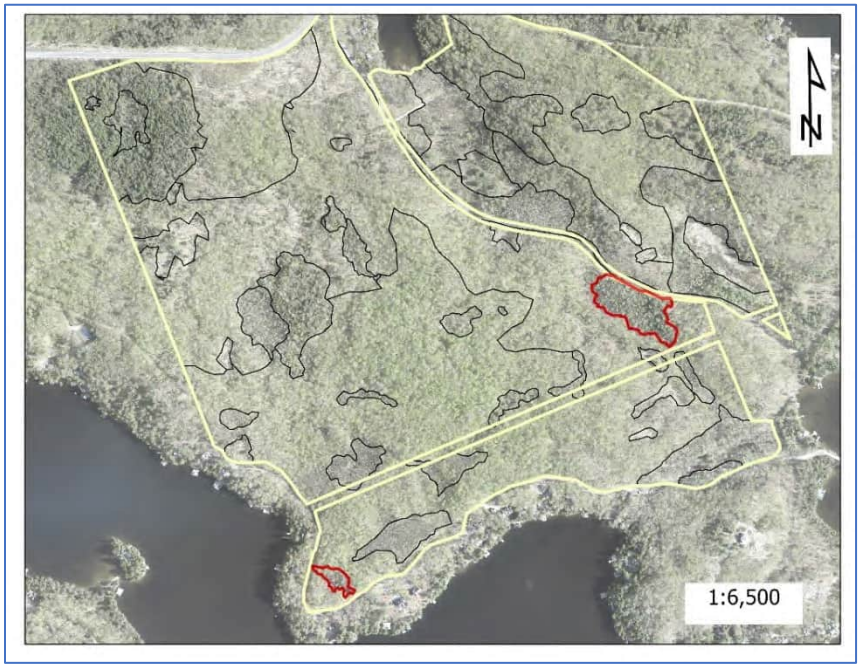


Figure 103: Two wetland units (G131Tt-4 left & G224Tt-3 right) where amphibian breeding is confirmed. Species unknown, significant habitat is assumed. Both wetlands have the requisite 15 and 30 metre no development setbacks.



Figure 104 (left): G131Tt-4 Amphibian egg mass; unknown species, breeding confirmed May 2022
Figure 105 (right): G224Tt-3 Amphibian egg mass; unknown species, breeding confirmed May 2022



Figure 106 (right): G224Tt-3 Amphibian breeding confirmed May 2022; this site had largely dried up throughout the month of May, amphibian larvae were 'stranded' in remaining isolated puddles. This ecosite likely represents a seasonal (not always successful) breeding.

In the spirit of the Conservation Design approach, both confirmed amphibian breeding sites are treated as significant and have appropriate development setbacks at 15 and 30m respectively. The criteria to assess significance of a site includes knowing which species laid the eggs and confirming the presence of 20 individuals and/or egg masses. These criteria are quite tricky to ascertain without repeated checks during the months of April and May. Regardless, both sites are treated as significant. The remaining suitable but not used in 2022 wetlands have similar no development

prohibitions and setbacks. The property will continue to host many suitable and at least two confirmed amphibian breeding sites post development.

The general recommendations for clearing and timing restrictions on activities will serve to protect adult amphibians and their developing young. Clearly defined development envelopes and boundaries will ensure the wetland areas and associated setbacks are avoided during construction and subdivision development.

Mast Production Areas – G121

The G121 oak hardwood ecosite is dominated by red oak with inclusions of white oak along the ecosite boundary with the rock barren. This ecosite meets the criteria for significance as it includes more than 50% red oak trees with diameter breast height (DBH) of 40 – 65cm and is approximately 3.13 ha. It is confirmed significant wildlife habitat for its mast production capability. The entire ecosite is outside of the proposed lots except for a very small encroachment at the back of proposed Lot 47. Since the ecosite is outside of the development area and is expected to continue to produce suitable mast for wildlife, no impacts to this significant wildlife habitat are anticipated.

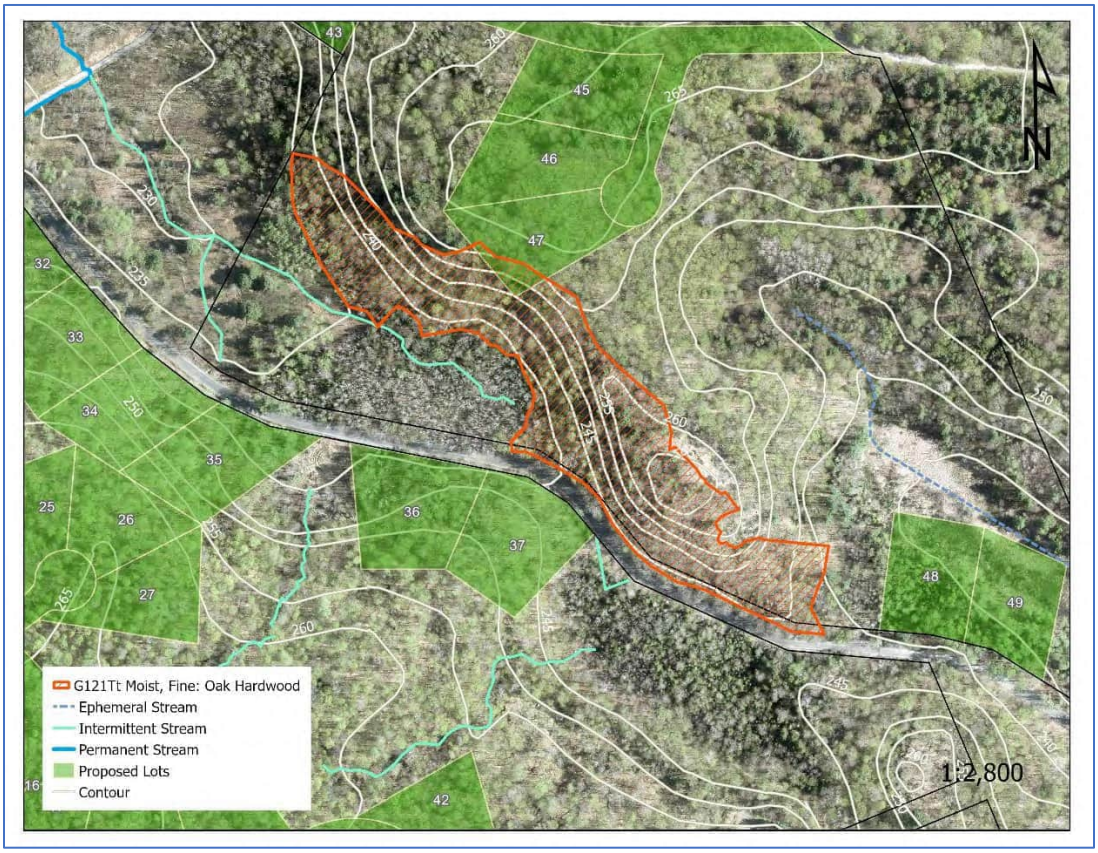


Figure 107: The G121 oak hardwood ecosite, also confirmed significant wildlife habitat 'mast producing area' shown in orange hatched area.

Habitat for Species of Conservation Concern

Habitat for species of conservation concern includes four possible sub-categories which include: Marsh Bird Breeding Habitat, Open Country Bird Breeding Habitat, Shrub/Early Successional Bird Breeding Habitat and Special Concern and Rare Wildlife Species. Two of the four sub-categories were considered for the subject property: Shrub/Early Successional Bird Breeding Habitat and Special Concern and Rare Wildlife Species.

Shrub/Early Successional Bird Breeding Habitat – G134 & G112

Shrub and early successional bird breeding habitat is transient on the landscape. The availability of this habitat is largely dependent on anthropogenic clearings and subsequent abandonment in the Great Lakes St. Lawrence ecoregion. It consists of large field areas which were previously cleared or used for agriculture which have been abandoned. Through time, native grasses and shrubs establish, followed by early successional trees e.g., white birch, trembling aspen, followed by late successional species like maple and oak. It is suitable and useful habitat for a variety of avian species including flycatchers, warblers and sparrows when it is dominated by shrubs. It becomes less suitable and eventually unsuitable for these species as a mature forest establishes.

The subject property includes abandoned farmland (circa 1960's) which has regrown and provides potentially suitable shrub/early successional habitat for breeding birds. The G134 and G112 ecosites provide suitable habitat for breeding birds, however, they do not meet the minimum size criteria for significance. To be significant, the area must be >30 ha. The G112 ecosite is quite small, does not meet the criteria for significance; two lots are proposed which overlap this ecosite. General recommendations for development include avoiding vegetation clearing and grubbing during the breeding bird season.

The G134 ecosite is also a wetland ecosite and primary conservation area. It is set aside from all development activities; therefore, no impacts to the habitat or any breeding birds are anticipated.

Special Concern and Rare Wildlife Species

The special concern and rare wildlife species considerations are based on confirmed occurrences either through background information or in-person field investigations. Some species were observed or heard, others are confirmed through citizen science surveys or simply possibly present because of the suitability of habitat and overlap with the species range.

There are two special concern species confirmed present in the background information on and near the subject property. They are Eastern Wood Pewee and Wood Thrush. The other species are possibly present based on range overlap and presence of suitable habitat. A description of each special concern species, their habitat and an assessment of the potential for each is included below. Where species were heard or observed during field investigations, it is noted in the respective 'Potentially Present' column.

Table 4: Special concern species, potential for their presence initially considered based on the available background information, ecosites and field investigations.

Species (Special Concern) Considered as Significant Wildlife Habitat	Potentially Present
Canada Warbler – wetlands and wetland edges	✔
Five-lined skink – rock barren and edges	✔
Common nighthawk – open areas incl. rock barren	✔
Eastern musk turtle – wetlands, shoreline lakes	✔
Eastern ribbonsnake – wetlands, shorelines	✔
Eastern wood pewee – mature deciduous and mixed forests	✔
Evening Grosbeak – forests, pine and conifer (wetlands)	✔
Golden-winged warbler – successional scrub habitat	✔
Monarch – milkweed, disturbed areas	No milkweed present
Olive-sided flycatcher – forests	✔
Peregrine falcon – cliffs	No suitable cliff habitat
Snapping turtle – wetlands, lakeshore	✔
Wood thrush – mature deciduous and mixed-wood forests	✔

Canada Warbler (*Cardellina canadensis*)

Canada Warbler's are most often found in cool, wet, low-lying areas; including swamps, sphagnum bogs and moist forest edges and openings. They are often associated with sites that have a dense understory near open water, vegetation associations including alder and willow.

Female Canada Warblers build a loosely constructed cup-shaped nest on or near the ground in early May. The nest is well-concealed, often in thickets or areas with dense ferns. These are typically wet, mossy areas within forest among ferns, stumps, and fallen logs. Nests have been documented in a variety of micro-habitats including within a recessed hole of upturned tree root mass, rotting tree stump or sphagnum moss hummock. They're less often reported within clump of grass, at base of tree stump, tucked under overhanging bank, beside fallen log, in rock cavity, at base of sedge tussock, under leaf on forest floor, at base of moss-covered logs/rocks, or in brush pile. Eggs are laid at the end of May, fledglings leave the nest and are ready to migrate by the end of July, early August. Migration peaks at the end of August, beginning of September.

The loss of forested habitat on the wintering grounds is thought to be the primary reason for the Canada Warbler decline. In addition, habitats in Ontario considered suitable for breeding are often lost to development.[58] [59] [60]

Potential for Canada Warbler

Canada Warblers were detected on the passive acoustic recordings in the southwest side of the property in late July 2022. They were observed in the last Breeding Bird Atlas effort (2001 – 2005) and have also been regularly reported by citizen observers on eBird in the village of Rosseau and surrounding areas.

It is assumed that they are or could be present as a breeders during the breeding season. Their preference for wetland habitats, shrub thickets and edge habitat ensures that most if not all suitable habitat on the subject property is set aside from the proposed development. The wetland ecosites and ecoelements and most of the 15 – 30 metre adjacent areas have been set aside as primary or secondary conservation areas.

Passive recreational trails in these areas are acceptable, and new non-motorized trail development, constructed outside of the breeding season, is a similarly acceptable development. The general timing restrictions to protect migratory and breeding birds will protect individual Canada warblers and their active nests should they be present as breeders on the subject property.

Common Five-lined Skink (*Plestiodon fasciatus*) (Great Lakes/St. Lawrence population)

The common five-lined skink is a small, secretive lizard with shiny, smooth skin and is the only lizard in Ontario. There are two populations in Ontario; the Southern Shield and Carolinian populations, the former is present in the study area. Preferred habitat for the Southern Shield population is rock outcrops, with loose rocks within mixed forests. Within these areas, access to shelter such as rocks and logs for refuge and a permanent body of water to avoid dehydration are essential habitat components.

The active season is from mid-April through late September, during which time the lizards mate and the females lay eggs in a nest, usually under a rock. The nest is never left unattended, and hatching occurs in late July or early August. Skinks hibernate in small groups inside rotting wood, under rocks or tree trunks or buried in the soil.

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[58] COSEWIC. 2008. COSEWIC assessment and status report on the Canada Warbler Wilsonia Canadensis in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vi + 35 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

[59] Reitsma, Len, Marissa Goodnow, Michael T. Hallworth and Courtney J. Conway. 2010. Canada Warbler (Cardellina canadensis), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/421

[60] http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_CND_WRBLR_EN.html

Alterations to site-specific habitat features like rock-flipping, rock removal, and vegetation clearing are detrimental to five-lined skinks. Skinks rely on microhabitat elements, and changes to elements within these can result in population declines.[61] [62] [63] [64]

Potential for Common Five-lined Skink

Snake surveys were completed on the rock barrens. Skinks use the same habitats, especially those rock barrens with adjacent wetlands (G224). Skinks were not observed during field investigations; they are confirmed absent.

Common Nighthawk (*Chordeiles minor*)

Common nighthawks are a medium-sized insectivore that traditionally use open habitats such as rock barrens, forest clearings, gravel beaches and areas recently impacted by forest fire. They nest on open ground in these areas and are also known to use anthropogenic sites, especially flat gravel roofs in urban areas. No nest materials are used; ground cover at the nest sites includes gravel, sand, bare rock, leaves and lichen.

Similar to Whip-poor-wills, Common Nighthawks are crepuscular (most active at dusk and dawn) insectivores. They commonly forage over open areas, often resting on gravel roads and airport runways or other similar features.

Threats to nighthawks include impacts of pesticide use on prey populations and conversion of open habitats to shrubby or reforested areas and gravel roofs that are converted to rubber roofs. [65]

Potential for Common Nighthawk

Common nighthawks use similar open and semi-open habitats as Eastern whip-poor-wills. Nighthawk surveys are often completed coincident with whip-poor-will (nightjar) surveys. Nighthawks are generally reported in the area, usually in the spring and fall which suggests they are migratory and not breeders. Nighthawks are confirmed absent as breeders on the subject property.

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[61] Government of Canada. 2013. Species Profile, Five-lined Skink Great Lakes/St. Lawrence population. http://www.sararegistry.gc.ca/species/speciesDetails_e.cfm?sid=973

[62] COSEWIC 2007. COSEWIC assessment and update status report on the Five-lined Skink Eumeces fasciatus (Carolinian population and Great Lakes/St. Lawrence population) in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vii + 50 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

[63] http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_CMN_5LND_SKNK_EN.html

[64] Environment Canada. 2013. Management Plan for the Five-lined Skink (Plestiodon fasciatus), Great Lakes/St. Lawrence population, in Canada. Species at Risk Act Management Plan Series. Environment Canada, Ottawa.iv + 17pp.

[65] Brigham, R. M., Janet Ng, R. G. Poulin and S. D. Grindal. 2011. Common Nighthawk (Chordeiles minor), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/213

Eastern Musk Turtle (*Sternotherus odoratus*)

Eastern musk turtles are a highly aquatic turtle that commonly inhabit the shallow areas of rivers, lakes, marshes and ponds; usually areas with slow moving water, soft bottoms and aquatic vegetation. Areas with abundant floating and submerged aquatic vegetation offer excellent thermal habitat for basking as well as important habitat for foraging.

Musk turtles are not known to wander far from their natal ponds. Over land movements are restricted to individuals accessing adjacent wetlands or similar habitat and nesting females moving to nest sites. Females choose nest sites that are typically 3 to 11 metres from the water's edge and exposed to direct sunlight. Nest excavations are found in soil and decaying organic matter; open ground and rock crevices are sometimes used as well. Mid – June through the beginning of July is generally when females are expected to be nesting. The presence and use of beaver and muskrat lodges in musk turtle habitat is well documented.

Musk turtles hibernate in the same habitats used during the active season. They burrow about 30 cm into the mud bottom when water temperatures fall below 10°C and remain there until the following spring.[66] [67] [68]

Potential for Eastern Musk Turtle

There is no suitable habitat on the subject property for Eastern musk turtles. Cameron Bay, Lake Rosseau, could provide suitable habitat for musk turtles but the development is not fronting Cameron Bay or Lake Rosseau and therefore no impacts are anticipated or require consideration.

Eastern Ribbonsnake (*Thamnophis sauritus*)

The Eastern Ribbonsnake is semi-aquatic, and is found along the edges of shallow ponds, streams, marshes, swamps, or bogs bordered by low dense vegetation that provides cover. They feed on amphibians and small fish throughout their active season although there are seasonal variations in their diet related to amphibian activity. Like all snakes in Canada, Eastern Ribbonsnakes are constrained by temperature. They bask in exposed sunny spots to gain sufficient heat for movement, gestation, and digestion. Courtship and mating generally occur in spring, although fall mating may also occur. Eastern Ribbonsnakes give live birth to 2-26 young in July or August. They take refuge in water, under vegetation, beneath cover objects and in shrubs to avoid overheating and to escape from predators.

[66] COSEWIC. 2012. COSEWIC assessment and status report on the Eastern Musk Turtle Sternotherus odoratus in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. xiii + 68 pp. (www.registrelep-sararegistry.gc.ca/default_e.cfm).

[67] http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_ESTRN_MSK_TRTL_EN.html

[68] Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Eastern Musk Turtle Sternotherus odoratus. http://www.sararegistry.gc.ca/virtual_sara/files/cosewic/sr_Eastern%20Musk%20Turtle_2013_e.pdf

Potential for Eastern Ribbonsnake

Ribbonsnakes spend much of their time in or near water, where adult amphibians, especially frogs, are abundant. They bask along shorelines in vegetation, on logs or sometimes in shrubs. This type of suitable habitat is absent from the subject property. The proposed 49 lot Conservation Design subdivision will not impact ribbonsnakes or their potential habitat.

Eastern Wood Pewee (*Contopus virens*)

Eastern Wood Pewee's are found in almost every forested ecosite in Ontario, usually associated with edge habitat and less often found in wetter sites. They are a medium-sized flycatcher with a signature 'pee-a-wee' call. Wood Pewee's perch on dead branches in the mid-canopy and sally out after flying insects. Its diet includes flies, bugs, butterflies, moths, bees, wasps, beetles, grasshoppers, crickets, stoneflies, and mayflies. The pewee also eats small amounts of vegetable matter, including the berries and seeds of dogwood, blueberry, raspberry, and poison ivy.[69]

They nest mainly in deciduous trees (saplings) including oak and maple, and less so in conifer, usually restricted to *Pinus* sp. A small, inconspicuous cup nest is built along a branch, woven with grasses and other vegetation and covered with lichen. Their size and design provide superb camouflage. Pewees are territorial, averaging territories 2 – 8 hectares in size.

Potential for Eastern Wood Pewee

Eastern wood pewees are confirmed present; heard regularly during field investigations and confirmed on the recordings. They are particularly common in the hardwood forest ecosites. The regularity of observations throughout the breeding season in suitable breeding habitat confirms the presence of breeding wood pewees.

The general recommendations for clearing (September 1 through April 10) apply to Eastern wood pewee. Potential impacts are assessed and addressed in the relevant section below; of note that the entire development footprint is approximately 33 hectares to the total 118 ha property. A large portion of suitable forested habitat will be available for wood pewees to continue to use for breeding. By avoiding activities like tree and vegetation clearing during the breeding season, the proposed subdivision development is consistent with MBCA regulations; the active nests and eggs of wood pewees will be protected.

Evening Grosbeak (*Coccothraustes vespertinus*)

The evening grosbeak is a stocky songbird with a thick yellow green bill. It is in the family of finches and specializes in preying on spruce budworms. Outside of the breeding season, grosbeaks

69 http://www.allaboutbirds.org/guide/Eastern_Wood-Pewee/lifehistory

depend on seeds from boreal trees like spruces and firs.[70] Grosbeaks are found throughout the forested areas of north and central Ontario.

Evening grosbeak populations are cyclical and appear to be related to the abundance of their primary prey – spruce budworm. They nest primarily in trees but sometimes in large shrubs; site selection seems to be related to food availability, in particular spruce budworm.

Typical nesting trees include white pine, balsam fir, black spruce, white spruce and white birch. Nests are placed in crotches or up against the main trunk of the tree, usually two-thirds up the tree. Nests in semi-open and forest edge areas tend to be more successful. The nesting and fledging occur from approximately mid-May through mid-August each summer.

Population declines are thought to be related to measures to control spruce budworm outbreaks as well as habitat loss from forestry practices. Grosbeaks were recently listed on Ontario's species at risk list as 'special concern'. They are not afforded any species or habitat protection under the ESA but are covered by the protection provisions under the Migratory Birds Convention Act.

Potential for Evening Grosbeak

There are no records of Evening Grosbeak in the available background information. Similarly, grosbeaks were not observed during field investigations or detected on the passive recordings. The general recommendations for clearing (September 1 through April 10) apply and will protect all breeding birds including Evening Grosbeak should they use the subject property. No impacts are anticipated.

Golden-winged Warbler (*Vermivora chrysoptera*)

Golden-winged warblers are one of the many wood warblers found in Ontario. They prefer habitats with dense herbaceous cover and shrubs for nesting. Site area usually associated with a forested edge and result from natural or anthropogenic disturbance.[71] They forage for moths, winged insects and larvae in the upper branches and foliage of shrubs.

Females build a nest, usually on the ground and always include a stem in the basal material which is used when landing at the nest. Eggs are laid from mid-May through early June and the young hatch approximately 10 days later and following another ~ 8 days later. Migration out of Ontario peaks in late August – early September. [72]

[70] https://www.ontario.ca/page/evening-grosbeak

[71] Confer, John L., Patricia Hartman and Amber Roth. 2011. Golden-winged Warbler (Vermivora chrysoptera), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/020 doi:10.2173/bna.20

[72] Confer, John L., Patricia Hartman and Amber Roth. 2011. Golden-winged Warbler (Vermivora chrysoptera), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/020

Potential for Golden-winged Warbler

Golden-winged warblers were not recorded in the overlapping breeding bird atlas square (17PL01) during the last atlas effort. There is an historic record from a nearby wildlife sanctuary (Aspen Valley - 2002) and a few records in the adjacent atlas square. There are no nearby contemporary records, nor were Golden-winged Warblers identified in the field or on the passive recordings. Their presence is unconfirmed; the general recommendations for clearing (September 1 through April 10) apply and will protect any warblers should they use the subject property. No further considerations are required.

Olive-sided Flycatcher (*Contopus cooperi*)

In the Ontario portion of its range, the Olive-sided Flycatcher breeds in the boreal forest, specifically riparian zones, bogs, cutovers and areas of recent fire. Olive-sided Flycatchers are a late migrant, arriving in Ontario from mid-May through mid-June. This late migration often results in migrating individuals incorrectly being identified as breeders.

Olive-sided flycatchers are aerial insectivores, foraging above or near the top of the adjacent forest canopy. They use a technique known as 'sallying' to capture flying insects including bees, wasps, flying ants and less frequently moths from a perch. Coniferous trees, tall snags and semi-open areas for foraging are important features in a breeding territory.

Males and females build open-cup nests usually in a conifer tree; approximately 1 metre away from the trunk of the tree and between 3 and 15 metres off the ground although there is some variability in nest heights. Typical clutch includes 3 – 4 eggs which incubate for approximately two weeks. Hatchlings are fed at the nest for another two weeks.

Fire suppression, changes to habitat including those related to forest management practices have resulted in this species decline. Maintaining habitat with suitable nest trees and snags is recommended.[73] This is achieved through the Conservation Design approach.

Potential for Olive-sided Flycatcher

There is a single record from late August 2018 (possible migrant) of an Olive-sided Flycatcher sallying for insects from a tree at Stormy Point. The 2001 – 2005 breeding bird atlas data confirms possible breeding status in the 10km square that overlaps the property. However, suitable breeding habitat is largely absent from the subject property specifically, breeding is unlikely in the hardwood deciduous forest. Regardless the general recommendations for tree and vegetation clearing (September 1 through April 10) apply and will protect Olive-sided Flycatchers should they be present. No further consideration is required.

[73] Altman, Bob and Rex Sallabanks. 2012. Olive-sided Flycatcher (Contopus cooperi), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/502

Snapping Turtle (*Chelydra serpentina*)

Snapping turtles are found in the shallow waters of lakes, rivers and ponds. Snapping turtles occasionally emerge from the water to bask. They are omnivorous and feed on various aquatic plants and invertebrates, as well as fish, frogs, snakes, small turtles, aquatic birds and relatively fresh carrion.

Approximately 90 percent of their diet consists of dead animal and plant matter, and this species plays an important role in keeping lakes and wetlands clean. Adult snapping turtles have few natural enemies, but both hibernating and young adults are occasionally victims of opportunistic predation by otters and mink. Raccoons, foxes, skunks and opossums often eat snapping turtle eggs. They occasionally move over land usually in search of suitable nest sites which are found in sunny, well-drained sandy locations.[74]

Potential for Snapping Turtle

Snapping turtles are reported for almost each of the past 20 years in the 10km atlas square that overlaps the subject property (17PL01). According to the atlas records, these observations reflect all life stages.

Following 2022 spring and summer field investigations, it is FRi's conclusion that snapping turtles are not present on the subject property. Suitable summer active season habitat is very limited, with Cameron Bay (Lake Rosseau) representing the exception. Suitable upland habitat for nesting is absent, except for the shoulders of Highway 632, which is not considered suitable given the risk of road mortality. Snapping turtles are a semi-aquatic turtle, similar to Blanding's turtles, and as noted in that section of this report, overwintering habitat is absent. No impacts to snapping turtles or their habitat is expected; no further consideration is necessary.

Wood Thrush (*Hylocichla mustelina*)

Wood Thrush are found nesting primarily in mature deciduous and mixedwood forests, usually in association with moderate shrub density and relatively open forest floor.[75] Dead grasses, stems and leaves are used to construct a cup-shaped nest in saplings or shrubs, usually in the crotch or over a horizontal branch where twigs provide support. Thrushes eat a variety of invertebrates, gleaning from vegetation and the ground.

The loss of and fragmentation of both breeding and overwintering habitat appears to be one of the causes of decline in this species. They prefer large forests, but often use smaller stands of trees with significant understory. Nest parasitism by brown-headed cowbirds is also a threat

[74] https://ontarionature.org/programs/community-science/reptile-amphibian-atlas/snapping-turtle/

[75] Evans, Melissa, Elizabeth Gow, R. R. Roth, M. S. Johnson and T. J. Underwood. 2011. Wood Thrush (Hylocichla mustelina), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/246

facing this species, as is over-browsing by white-tailed deer in some locations which reduces the number of type of plants and trees in a forest stand.

Potential for Wood Thrush

Wood thrushes are confirmed present in the available background information, through in-person observations and on the passive acoustic recordings. It is expected that much of their preferred nesting habitat - those areas with moderate shrub density, are present in the 30 metre setback area of the wetland and rock barren ecosites. These areas tend to be somewhat transitional and generally have more understory cover e.g. shrubs and ferns given their proximity to edge habitat.

Regardless of where thrush are nesting, the general recommendations for tree clearing and vegetation removal (September 1 through April 10) apply and will protect any Wood Thrush. No impact assessment or further consideration is necessary.

Animal Movement Corridors

Where significant wildlife habitat has been identified, field investigations and reporting are required to address the presence of animal movement corridors. The identified significant wildlife habitat is for nesting birds and potentially for amphibians. Since birds fly, there is no need to identify a 'movement corridor' like would be necessary for mammals or amphibians.

There are large tracts of land which will not be developed which are effective corridors for mammals to continue to move through to access significant wildlife habitats e.g. mast production area. Mammals often use roads and trails, like humans, because of accessibility; often at night or other times when they are not used by people. It is expected that mammals e.g. white-tailed deer, foxes, raccoons; will continue to use roadsides and trails to access the habitat on and adjacent the subject property.

Amphibians typically move in wetted corridors and the vegetated areas nearer these. It is expected that the wetlands and associated amphibian movement corridors will be protected because of the recommended primary and secondary conservation areas and existing Environmental Protection (EP) zoning. Considerable contiguous areas of upland forested habitat will continue to be available for terrestrial amphibian life processes. No further assessment is required.

Significant Wildlife Habitat Recommendations

Recommended Approach – Shrub/Early Successional Bird Breeding and Special Concern Birds

To maintain consistency with the *Migratory Birds Convention Act* (1994), songbirds and their nests are protected. To ensure consistency with the *Provincial Policy Statement (2020),* the *Fish and Wildlife Conservation Act (1997)* and the Township of Seguin's Official Plan and related policy

documents, an additional timing restriction of March 1st through April 10th applies to protect nesting owls.

Together, large-scale clearing should avoid the dates of March 1st through August 31st. Tree, shrub and all vegetation clearing should occur outside of the breeding window for the birds in order to protect any nests and young birds. Once the birds have fledged and the nesting season is over, impacts to the birds and their nests are not expected. Environment Canada's nesting calendar for Zone C3 was referenced and the following dates for clearing are recommended: September 1 through February 28th of any given year. It is likely that most birds are finished nesting by mid to late August and these dates represent the extremes and are intended to eliminate any risk to nesting birds.

The additional March 1st through April 10th restriction is intended to protect nesting owls only. For areas where it is practical to 'sweep', it is appropriate for a qualified professional to conduct an assessment and confirm the absence of owls. This approach may allow for tree clearing where nesting owls are absent.

Wetlands

There are no evaluated provincially significant wetlands on or near the subject property.

Other Wetlands

There are several wetland ecosites identified on the Rosseau Springs property. Two wetland areas are designated as EP in the Town's Official Plan. The remainder were identified, delineated and set aside as either primary or secondary conservation areas. Each wetland ecosite is described in detail in the Ecosites section of this report.

Five (5) wetland ecosite types were identified and include:

- G130 Intolerant Hardwood Swamp
- G131 Maple Hardwood Swamp
- G133 Hardwood Swamp
- G134 Mineral Thicket Swamp
- G224 Mineral Rich Conifer Swamp

A 30-metre setback was applied to each wetland area, with a few noted exceptions where the proposed lot lines encroach on the recommended setback areas. The proposed lot lines and anticipated development envelopes are in many instances more than 30 metres from any development resulting in larger than recommended setbacks. For those lots where the 30 metre wetland setback is included in the lot area, lot-specific site plan controls are expected to be implemented to limit the allowable development envelope encroachment into the 30 metre setback area (Figure 108).

There are eight (8) individual hardwood swamp ecosites and ecoelements where the recommended wetland setback is a minimum 15 metres. These swamp ecosites function primarily to hold excess overland flows for very short periods of time; in essence their unique function compared to the surrounding upland terrestrial hardwood forest is flood attenuation.

A 15 metre setback is more than sufficient to maintain the flood attenuation function of these wetlands. The G131Tt-1, G131Tt-2, G131Tt-4, G131Tt-6, G131Tt-7, G131Tt-8 Maple Hardwood Swamp ecosites and the G130Tt-3, G130Tt-4 Intolerant Hardwood Swamp ecosites represent those eight units where a minimum 15 metre setback is appropriate. In many cases, existing trails follow the edges of or near these features. Figure 107 shows the wetland units where a 15m setback was considered appropriate to avoid impacts to the function of the wetland units in an lighter green overlay.

The map series in Appendix B includes an overview map of each wetland ecosite and ecoelement, as well as a detailed location map and series of representative photos for each wetland unit. The overview map is included here for reference and discussion.



Figure 108: Overview of wetland units (ecosites and ecoelements) with recommended 15m and 30m setbacks. Note that for those wetlands with a minimum 15m setback, in most instances the actual setbacks will be at least 30 metres or more. The 15m setback is shown as a lighter green, with the darker green 30m in the background.

Spring

Rosseau Springs is named after a unique natural spring feature found on the subject property. The spring is located approximately central to the property, just east of Maplehurst Road. It is situated in the G133Tt-1 ecosite and based on the historic imagery, was likely a valuable source of water for the original homestead.

Presently, the spring is 'captured' by a shallow cement casing, approximately 45 cm deep and 20 – 25 cm in diameter. It is accessed by an informal trail from Maplehurst Road. An old electric fry pan serves as a 'lid' and a couple of plastic bottles and aluminum pot are used for retrieving water. The author of this report notes that the spring may represent a locally significant cultural feature. It should be noted that the spring is on private property and there are no assurances of potability of the water.



Figure 109 (left): Well casing, fry pan lid and buckets to retrieve water. Figure 110 (right): FRi sampled the water depth and temperature in October 2021.

The spring is outside of any proposed lots or development areas (e.g. roads). There are no anticipated impacts to the spring as a result of the proposed 49-lot development.

Areas of Natural & Scientific Interest (ANSI's)

ANSI's or Areas of Natural and Scientific Interest are natural elements that represent lands and waters containing important natural landscapes or features that are important for natural heritage, protection, appreciation, scientific study or education. There are no areas of natural and scientific interest on or near the subject property.

Fish & Fish Habitat

Lake Rosseau

While the property is near Lake Rosseau, specifically Cameron Bay in the northwest corner, the proposed 49-lot development does not have any frontage on Lake Rosseau. It is within the 120-metre adjacent area which requires consideration under provincial and municipal planning frameworks.

Lake Rosseau is a confirmed diverse fish community with cold, cool and warm water fish species. According to FishOnline[76] the following fishes are found in Lake Rosseau:

- Black Crappie, Brown Bullhead, Burbot, Cisco, Lake Trout, Lake Whitefish, Largemouth Bass, Muskellunge, Northern Pike, Pumpkinseed, Rainbow Smelt, Rock Bass, Smallmouth Bass, Walleye, White Sucker and Yellow Perch

Lake Trout Considerations

Lake Rosseau is identified in the Township's Official Plan, Section B.3.3.2, as a lake trout lake. This designation implies that fisheries management objectives and related planning considerations will consider how decisions may affect lake trout and habitat. Lakes in Seguin Township have also been classified according to their 'sensitivity' to development; a measure of whether they have capacity to support additional development while maintaining no negative impacts on the lake trout population or habitat quality or quantity.

Lake Rosseau is not considered a sensitive lake; it has no sensitivity classification and has stated available 'room' for development. Note that there are no lots or development associated with this proposed subdivision which have lake frontage; rather some of the lots are within 120 metres and 300 metres[77] of the lake shore respectively, which requires a consideration of potential impacts in the adjacent area. The following subsections address the potential impacts of development within 120 metres of Lake Rosseau, specifically how it could affect lake trout and their habitat. A subsequent section – Backlot Development – addresses the policy considerations related to new lots within 300 metres of the lake.

Lake Trout Habitat - Dissolved Oxygen

Lake trout (*Salvelinus namaycush*) are a cold water fish species that rely on deep, well-oxygenated water for survival. Unlike other fish, lake trout need relatively high dissolved oxygen levels in the water they inhabit. Cold water holds more dissolved oxygen, while warmer water holds less dissolved oxygen. Dissolved oxygen is highest at 4°C, and decreases as temperatures rise above 4°C or drop below 4°C. Interestingly, water is most dense, or heavy, at 4°C.

[76] https://www.lioapplications.lrc.gov.on.ca/fishonline/Index.html?viewer=FishONLine.FishONLine&locale=en-CA
[77] Lots within 300 metres of a waterbody are considered under the Township's Backlot policy.

These properties of water – the maximum density and ability to hold the most oxygen at 4°C means that lake trout and other cold water fishes, prefer or would choose these conditions where they exist. As the water temperature rises, both in nearshore shallower areas and in the top few metres of deep freshwater lakes, the available dissolved oxygen decreases. At or near 0°C, water freezes and becomes unusable for fish.

Every spring and fall, freshwater lakes 'turn over'. This turn over is a result of the unique properties of water, where in the fall, the surface waters cool off, become denser and sink to depth. In the spring, the opposite occurs. The ice surface melts, and the melting water warms from 0°C to 4°C whereupon it sinks because it is heaviest at this temperature. The result of this cooling/warming cycle is the seasonal mixing of the entire water column. This mixing ensures that each spring and fall, the entire water column is reoxygenated and provides critical oxygenated habitat for fish.

The summer and early fall are a time of stratification or thermal layering, in freshwater lakes. The surface waters warm up with increasing day and nighttime temperatures, resulting in a thermally stratified lake that stops mixing. The deep, cold and well-oxygenated waters are effectively sealed in for the summer season and the amount of oxygen available to fishes is finite. This area of a lake during stratification is referred to as the hypolimnion. The same phenomenon occurs in the winter months, with ice cover effectively sealing the lake from mixing.

This annual cycle is natural in all freshwater lakes including Lake Rosseau. As Lake Rosseau is designated as a 'lake trout lake', the amount of deep, cold, well-oxygenated water is a critical habitat consideration. Development activities at the lot level do not have an impact on the annual freeze-thaw-mixing schedule. However, some activities can indirectly impact the amount of oxygen available to fishes during the thermally stratified or sealed in periods of the year.

For example, excess aquatic plant growth, including algae blooms, can lead to significant reductions in the amount of available dissolved oxygen for fish. Excess plant growth is caused by increased phosphorus inputs to lakes and freshwater systems. Phosphorus is a naturally occurring, abundant element in the environment. It has a major role in biological metabolism but is present in relatively small amounts compared to other macronutrients e.g. carbon or nitrogen. Phosphorus is usually the first element to limit biological productivity.[78]

Aquatic plants, including algae, are natural and part of a normal, healthy freshwater ecosystem. Zooplankton and benthic invertebrates rely on plants and algae as a direct or indirect food source. Their growth depends on several elements including phosphorus but is specifically limited by the low availability of phosphorus in freshwater systems. When additional phosphorus is added to a freshwater system, excessive vegetation growth and algal blooms can occur.

[78] Wetzel, R. G. Limnology. 2nd edition. Michigan State University.

Total phosphorus is often measured each spring when the water column is mixing and has not stratified (usually in May). The measure of total phosphorus in a lake results in a designation as oligotrophic (low phosphorus, low productivity), mesotrophic (moderate phosphorus & productivity) or eutrophic (high phosphorus and productivity). The challenge with eutrophic or highly productive freshwater systems is that they support dense plant populations. When plants, including algae die, they fall to the bottom and decompose using up limited oxygen.

As mentioned, in a stratified lake during the summer months, the water temperature dictates the total amount and concentration of dissolved oxygen available for fishes and other organisms.[79] If a lake has dense vegetation which dies and decomposes, the finite oxygen supply in the thermally stratified areas of the lake (hypolimnion) are used up. This can have negative consequences for fish, especially cold water fishes like trout, who have a low tolerance of low dissolved oxygen concentrations.

Sources of phosphorus include precipitation, groundwater and natural surface water. The phosphorus levels in these sources is variable, and depends on the soil, geology and climatic characteristics for a drainage basin. It is important to note that the natural inputs from a particular area reflect the historic inputs that a lake has received for millennia. Sedimentary bedrock has much higher natural phosphorus leaching compared to igneous (Canadian Shield) bedrock. Lake Rosseau, and the entirety of Seguin Township, sits on the Canadian Shield and phosphorus inputs from an undeveloped property are expected to reflect the natural historical inputs.

Runoff from agriculture activities, malfunctioning domestic sewage systems, and storm water inputs are artificial sources of phosphorus which increase the total phosphorus in a system and can result in increased plant and algae growth and subsequent reductions in dissolved oxygen in the hypolimnion.

Impact Assessment - Lake Trout

When considering applications for shoreline development on lake trout lakes, planning authorities should consider whether a proposed activity or development is likely to result in increased phosphorus input to a lake system. The decision and approvals process should ensure appropriate design criteria including the type and location of domestic sewage systems as well as the appropriate setbacks of development from the lake are in place to mitigate or eliminate the risk of negative impacts to lake trout and their habitat.

The proposed subdivision development should consider whether there are possible impacts to fish or their habitat because of the proposed lots and connecting interior road network. Since lake trout are among the most sensitive and long-lived fish species in Lake Rosseau, they are a good

[79] Boreal Shield Watersheds. Lake Trout Ecosystems in a Changing Environment. J. M. Gunn, R. J. Steedman, and R. A. Ryder (editors). 2004.

indicator of lake health and if impacts to lake trout can be avoided, the rest of the fish community should be similarly unaffected.

Each of the proposed lots will be serviced by a private septic system, designed to meet or exceed the Ontario Building Code requirements and reflect the latest technology (e.g. 2025+). Appropriately designed, installed and maintained septic systems will not leach any nutrients or other unwanted matter. The nearest proposed lot to Lake Rosseau is approximately 80 metres from the shoreline. There are eight (8) lots within 120 metres of the lake shoreline - Lots 29, 30, 31, 39, 40, 41, 43 & 44. The remaining 41 lots are more than 120 metres from the shoreline of Lake Rosseau. In every instance, there is intervening existing development in the form of roads, cottages or homes and associated infrastructure. The proposed development will not result in any additional impacts based on adjacency to the shoreline of Lake Rosseau provided the recommendations in this report and other technical reports e.g. Stormwater Management Report (SWMR)[80], are appropriately implemented. The concept of Backlots (within 300 metres of the lake shoreline) is discussed in greater detail in the Backlot Development section of this report.

The Stormwater Management Report provides recommendations for a Low Impact Development (LID) treatment train to manage and treat surface water through vegetated roadside ditches, rock check dams and natural infiltration through wetland areas on the subject property. The LID approach aligns well with the overall Conservation Design approach for this development. The approach is also consistent with ensuring that the eventual downstream receiving waters (Lake Rosseau) are not negatively impacted by stormwater inputs from the Rosseau Springs development.

The SWMR also provides recommendations for erosion and sediment control during construction. The recommendations include (taken directly from the SWMR):

- *During construction, silt and sediment shall be prevented from entering the existing drainage channels, wetlands and adjacent properties by the use of silt fences along the perimeter of the site.*
- *At the construction access points to the site, a mud mat, constructed of crusher run material, will be required to prevent silt from being carried or washed onto adjacent roadways.*
- *Straw bale check dams will be placed along nature drainage paths throughout the proposed development.*
- *Sediment and Erosion Control measures will be removed once construction is complete, and vegetation has stabilized.*
- *The Contractor shall:*

[80] Stormwater Management Report, Rosseau Springs, EXP Services Inc., August 2023. 49 pp.

  - *Develop and implement an erosion and sediment control plan to avoid the introduction of sediment into any waterbody during all phases of the work, undertaking or activity.*
  - *Conduct all in-water works, undertakings or activities in isolation of open or flowing water to reduce the introduction of sediment into the watercourse.*
  - *Use the code of practice for temporary cofferdams and diversion channels.*
  - *Schedule work to avoid wet, windy, and rainy periods (and heed weather advisories) that may result in high flow volumes and/ or increase erosion and sedimentation.*
  - *Monitor the watercourse(s) to observe signs of sedimentation during all phases of the work, undertaking or activity and take corrective action.*
  - *Develop and implement a response plan to avoid a spill of deleterious substances.*
- *To avoid and mitigate the potential for prohibited effects to fish and fish habitat, the following measures listed below should also be implemented:*
  - *Plan in-water works, undertakings and activities to respect timing windows to protect fish, including their eggs, juveniles, spawning adults and/or the organisms upon which they feed and migrate.*
  - *In-water work is only permitted between July 16 and September 30.*
  - *Capture, relocate and monitor for fish trapped within isolated, enclosed, or dewatered areas.*
  - *Dewater gradually to reduce the potential for stranding fish.*
  - *Screen intake pipes to prevent entrainment or impingement of fish.*
  - *Use the code of practice for water intake screens.*
  - *Limit impacts on riparian vegetation to those approved for the work, undertaking or activity.*
  - *Limit access to banks or areas adjacent to waterbodies.*
  - *Construct access points and approaches perpendicular to the watercourse or waterbody.*
  - *Re-vegetate the disturbed area with native species suitable for the site.*
  - *Restore stream geomorphology (i.e., restore the bed and banks, gradient and contour of the waterbody) to its initial state.*

The recommendations for erosion and sediment control along with the measures to protect fish and fish habitat, if appropriately implemented during construction, ensure the proposed subdivision will not negatively impact Lake Rosseau, tributary watercourses or the associated fish habitat.

Watercourses on the Subject Property

Field investigations confirmed the permanency, fish habitat and fish community status of the watercourses on the Rosseau Springs property. There are a series of watercourses which flow

from the subject property and into five (5) distinct outlets to Lake Rosseau. They are shown in Figures 111 & 112.



Figure 111: Watercourses on subject property showing permanent (heavy solid blue line), intermittent (seasonal – solid blue-green line) and ephemeral (dotted light blue line). The wetland ecosites are shown with the watercourses as it provides a complete picture of where the water comes from and how it flows to Lake Rosseau.

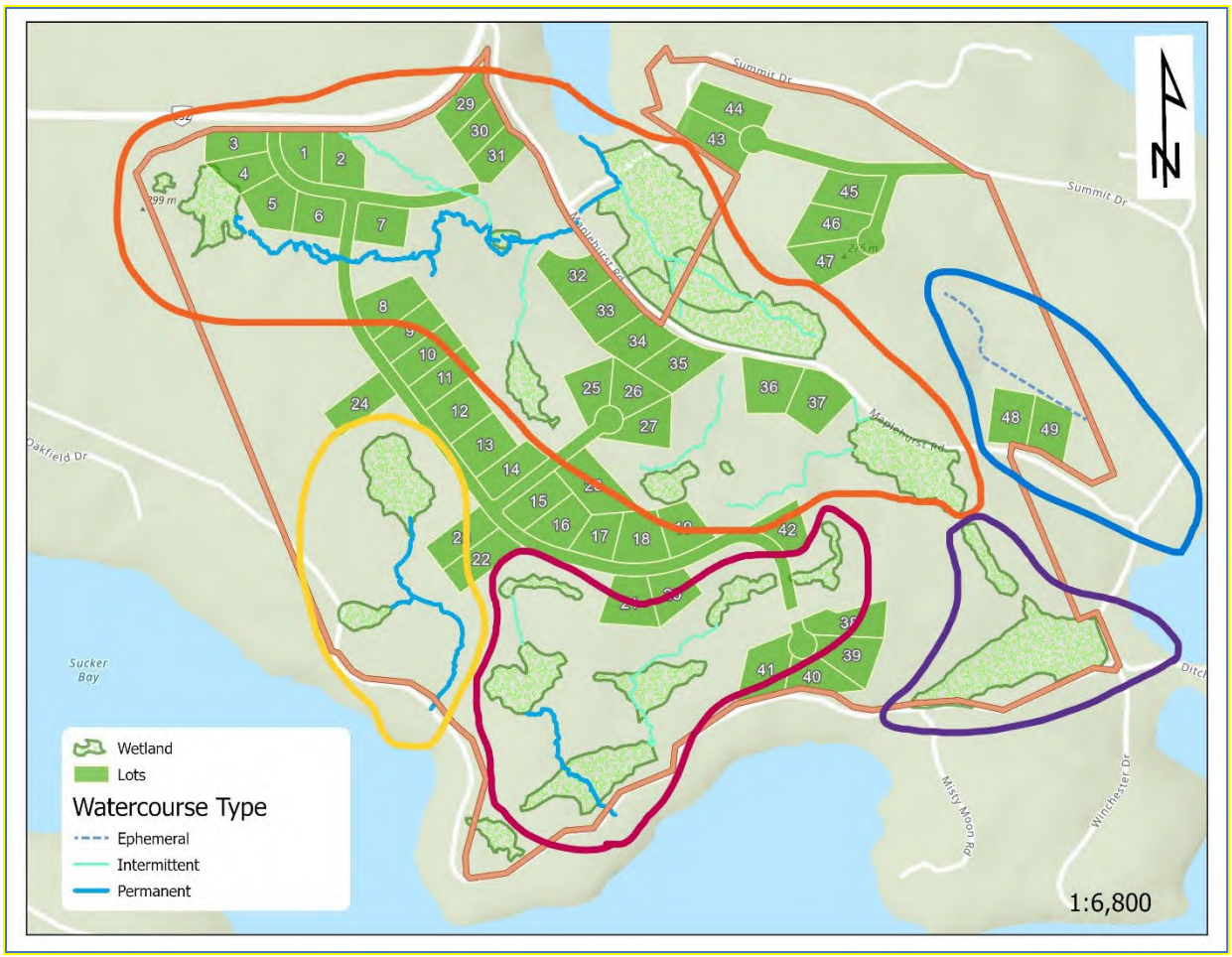


Figure 112: Watercourses on the Rosseau Springs property and their approximate relationship with one anther. Watercourses that join and flow through a single inlet into Lake Rosseau are circled in a representative colour. A detailed explanation is provided below.

North-Northeast to Cameron Bay - Orange

The group of watercourses circled in orange represent the largest connected system on the subject property. They generally follow gently to moderately sloping topography from the southwest to the north east where they flow through a culvert under Maplehurst Road. This permanent watercourse follows a ditch line along the easement access road, crosses through another culvert and through a final stream reach then into Lake Rosseau (Cameron Bay).

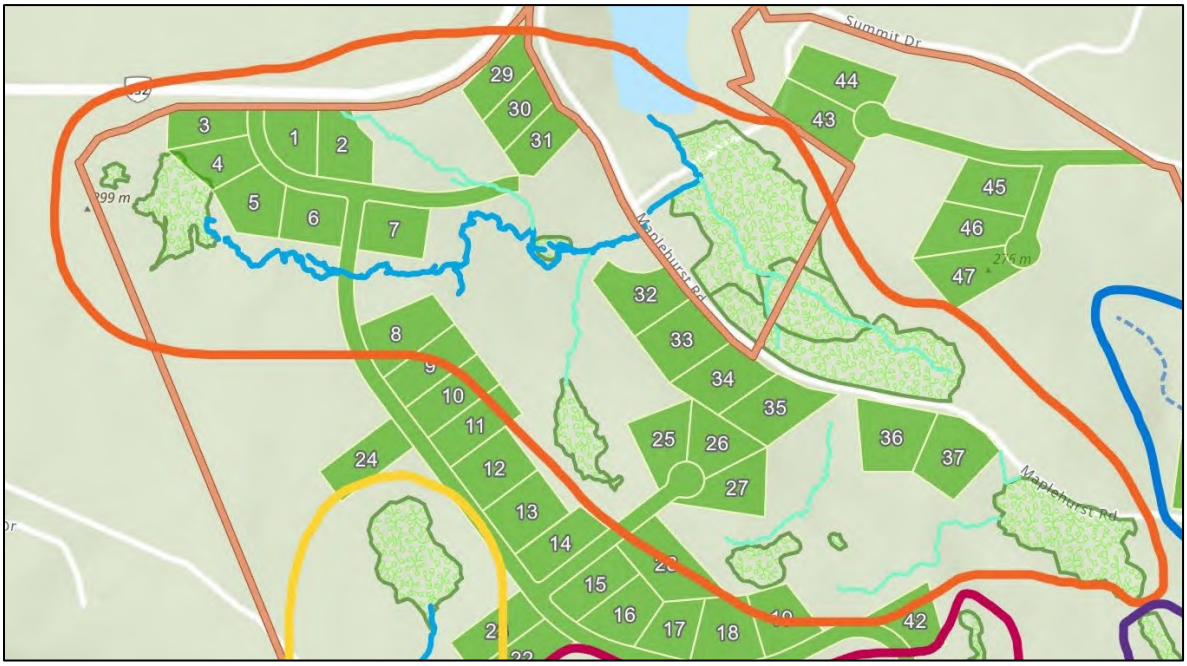


Figure 113: Streams in the orange group flow to Lake Rosseau via Cameron Bay

The downstream end of the culvert on Maplehurst Road is perched as is the culvert under the easement access road. The stream reach from the easement access culvert end to Lake Rosseau is directly connected and is considered direct fish habitat. This reach of stream was assessed for the presence of fish in October 2021. Several bait fish (Pearl Dace) were captured in a minnow trap. It is confirmed direct fish habitat.




Figure 114 (left): Headwater of permanent watercourse originating from G224Tt-1 wetland ecosite flowing through G013Tt hemlock-cedar ecosite. Figure 115 (right): Looking downstream as stream flows through G122Tt ecosite.

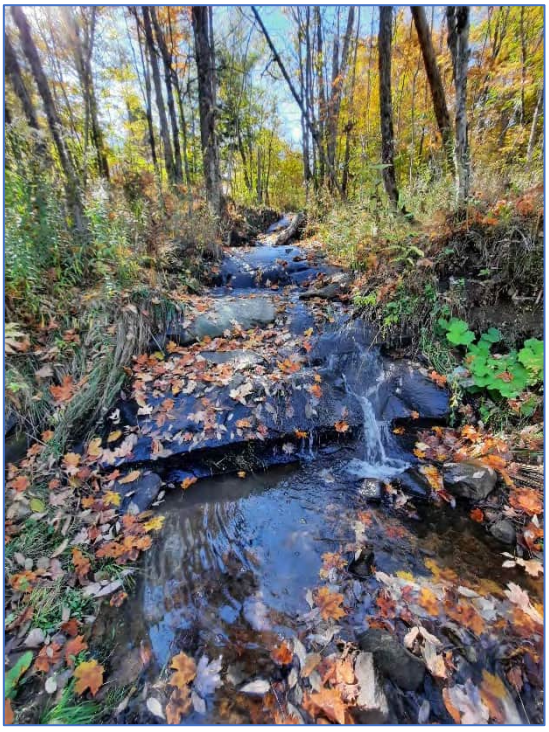



Figure 116 (left): Typical substrate profile of watercourse, flows through a valley/gully, mineral soils. Figure 117 (right): Steep sheet flows over bedrock just upstream of the culvert that passes under Maplehurst Road.





Figure 118 (left): Culvert under Maplehurst Road, downstream perch Figure 119 (right): Stream as it follows ditch line of easement road.





Figure 120 (left): Downstream end of culvert under easement road. Figure 121 (right): Final reach of stream where it outlets to Lake Rosseau. Fish captured here.





Figure 122 (left): Stream entrance to Lake Rosseau (Cameron Bay). Figure 123 (right): Minnow trap, fish in trap and one in hand (Pearl Dace).

Old Field Agricultural Drain to Snug Harbour

The blue circle to the far east of the map represents an ephemeral stream, probably and old agricultural drain which collects water occasionally from the surrounding old field and associated hills. This watercourse flows under a culvert on Maplehurst/Summit Drive to Snug Harbour, Lake Rosseau. This watercourse did not have enough water to assess for the presence of fish. It is assumed indirect fish habitat.

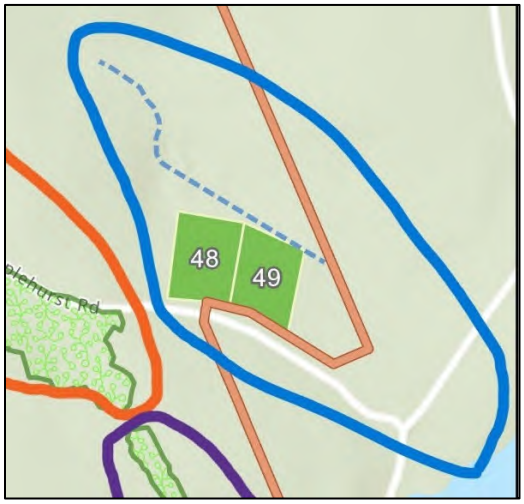


Figure 124: Ephemeral watercourse in old field (old agricultural drain) crosses under Maplehurst/Summit Drive to Snug Harbour





Figure 125 (left): Approximate path of ephemeral flows; representative of the field ecosite. Figure 126 (right): Close up of actual 'flow'; note that it is really standing puddles of water for much of the year.

Hardwood Swamp Old Field to Snug Harbour

The purple circle includes a hardwood swamp that was historically old field; topography surrounding is quite steep; water drains through the swamp, under a culvert on Little Morgan Bay Road, through a neighbouring property and into Lake Rosseau (Snug Harbour).

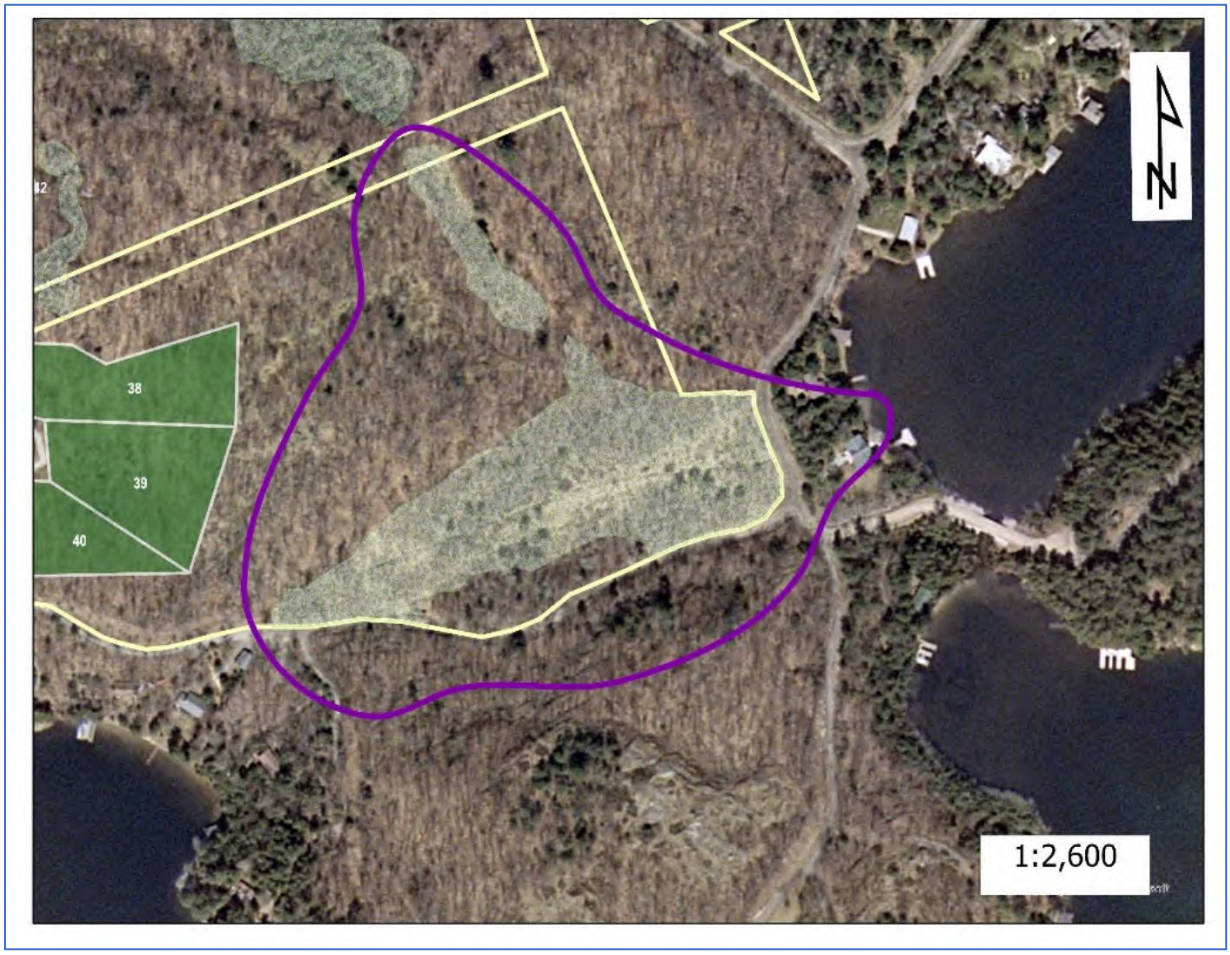


Figure 127: Wetlands and streams in purple group

There is a defined channel at the immediate upstream end of the culvert which quickly dissipates into sheet flow throughout the wetland. The downstream end of the culvert and stream reach to Lake Rosseau is other private land where permission was not obtained to further assess the watercourse. It is assumed indirect fish habitat.

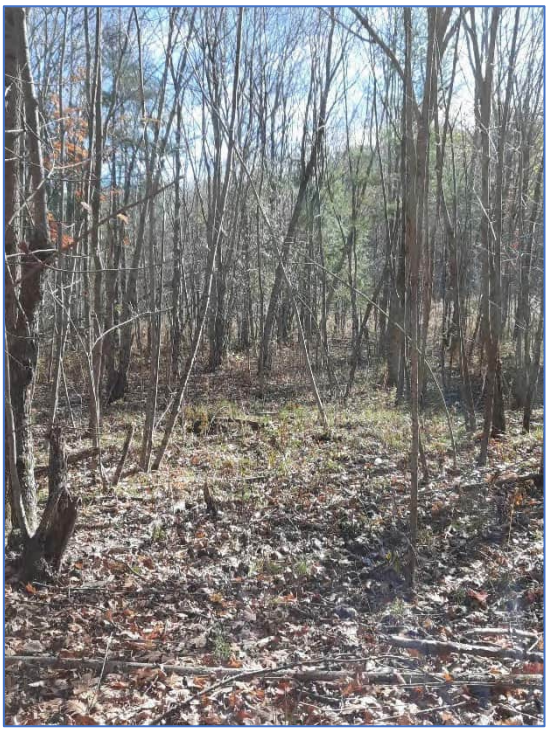



Figure 128(left): G131Tt-7 swamp ecosite at 'headwater' of streams. Figure 129 (right): Large G130Tt-5 wetland looking from upland area on property toward Little Morgan Bay Road




Figure 130 (left): Upstream end of culvert which flows under Little Morgan Bay Road Figure 131 (right): Looking downstream of culvert at Little Morgan Bay Road (private property)

Hardwood Swamps to Morgan Bay

The pink circle represents a series of hardwood swamp ecosites connected by permanent and intermittent watercourses. They have generally well-defined channels and clean rock, cobble, sand and gravel substrate



Figure 132: Pink group of wetlands and watercourses that flow through a single outlet to Morgan Bay, Lake Rosseau

The permanent watercourse outlets through an exiting perched culvert on Little Morgan Bay Road (precluding passage by fish), though a private waterfront property and into Morgan Bay, Lake Rosseau.

There is a pool of water at the immediate upstream end of the culvert which could provide suitable habitat for fishes if they had access. The downstream end of the same culvert is perched and flows at a very steep incline through other private property to Lake Rosseau. It is assumed indirect fish habitat.

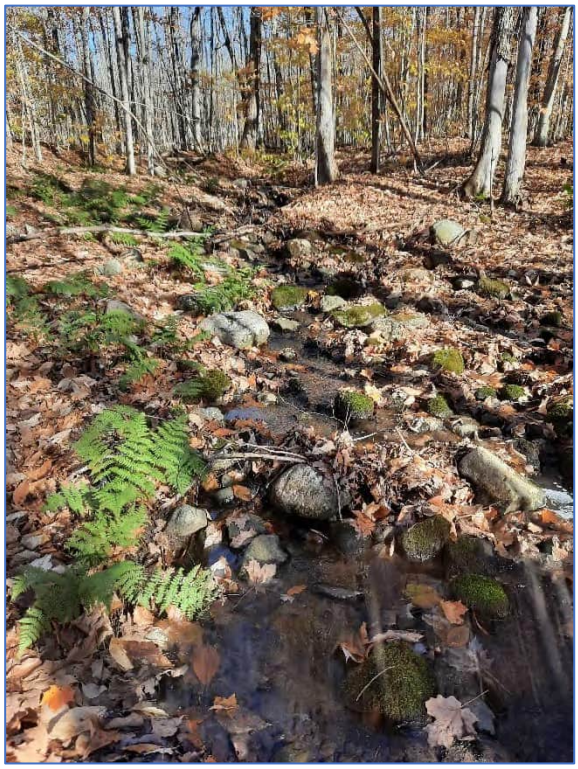



Figure 133 (left): Typical permanent main watercourse section in hardwood bush. Note the defined channel and exposed substrate. Figure 134 (right): Typical hardwood swamp wetland ecosite that accommodates stream flows; ill-defined channels, largely vegetated.




Figure 135 (left): Typical hardwood swamp, standing water. Figure 136 (right): Typical channel





Figure 137 (left): Upstream end of culvert, Little Morgan Bay Road with pool and watercourse
Figure 138 (right): Upstream end of culvert, note small, corrugated steel pipe approximately centre of photo



Figure 139: Downstream end of culvert (bottom left) and watercourse flowing through other private property to Morgan Bay.

Hardwood Swamps to Sucker Bay

The final watercourse group collects water from a couple of larger hardwood swamps on the west side of the property, through very well-defined permanent channels under another perched culvert on Little Morgan Bay Road. The watercourse flows down steep incline through private waterfront property and outlets to Sucker Bay, Lake Rosseau.

It is assumed the steep final reach and culvert perch preclude fish from accessing potentially suitable habitat in the sections of stream on the subject property. It is assumed indirect fish habitat.

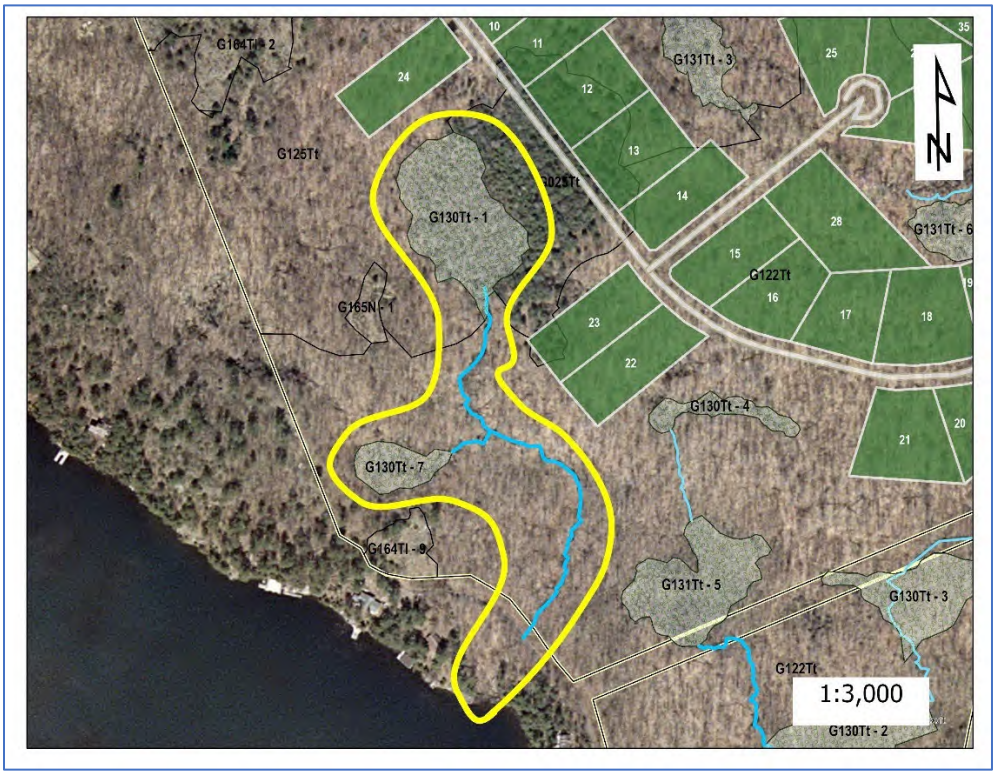


Figure 140: Wetlands and watercourse collecting and draining to Sucker Bay.





Figure 141 (left): G130Tt-1 swamp wetland. Figure 142 (right): Outlet of wetland to watercourse




Figure 143 (left): Permanent watercourse looking downstream as it exits G130Tt wetland. Figure 144 (right): Close up of watercourse, defined channel, substrate visible and separated




Figure 145 (left): Upstream end of culvert that crosses under Little Morgan Bay Road. Figure 146 (right): Downstream of culvert looking to Sucker Bay, Lake Rosseau (other private property).

Watercourse Recommended Setbacks

A minimum 20m setback is recommended for most of the watercourses on the subject property. The average stream width is between 0.8 and 1.0m; a 20m no development setback will be very effective to maintain watercourse function and input to Lake Rosseau. Note that none of the watercourses are considered fish habitat; none support a fish population. The downstream receiving waters – Lake Rosseau and the single reach of permanent watercourse downstream of the easement road culvert – are considered direct fish habitat. Note this section of watercourse is entirely within the adjacent area.

There are two watercourses; an intermittent stream and an ephemeral stream for which a minimum 5 metre setback is recommended. These streams convey water very occasionally, specifically following a rain event and during the spring melt.

The ephemeral stream is most likely an old, dug channel, and is considered a 'stream' only because of the anthropogenic influence from the historic dug channel. A 5 metre setback is more than sufficient to maintain the function of this stream to collect and hold water, as well as convey water very occasionally to Lake Rosseau. Figures 125 and 126 are the representative photos which show the typical condition and confirm that a 5 metre setback is appropriate.

The intermittent stream at the northern edge of the property which originates from a cross-drain culvert under Highway 632 was classified as 'intermittent' because of the steeper topography, and isolated shallow pools of water which are present at some times of the year. The intermittent flow from this stream drains to the larger permanent watercourse through a constructed but now defunct created pond. It is speculated that the G130T-8 ecoelement, was at one time a reservoir which captured flows from the permanent stream for agricultural purposes e.g. watering cattle. It is FRi's opinion that a 5 metre setback is more than sufficient to ensure the integrity of the intermittent stream and it's function to capture and convey water to the downstream permanent watercourse.



Figure 147: Recommended 20m minimum setback on most watercourses with the two exceptions noted. In most cases, the setback distance is much greater than 5m. None of the watercourses on the subject property contained fish. Fish were captured in the permanent reach of watercourse in the 120 m adjacent area where the stream outlets to Lake Rosseau (Cameron Bay).

The existing easement access road in the adjacent area which services three private cottages, includes a perched culvert conveying the permanent watercourse. The perched culvert is a barrier to fish passage for the entire reach upstream (Figure 120 – page 107). It is important to note that the next upstream culvert is a Township owned and maintained culvert which conveys water under Maplehurst Road. There is a natural barrier to fish in the form of an exposed bedrock waterfall immediately upstream of the culvert (Figure 117 – page 106).

There are three new water crossings required to facilitate the construction of interior subdivision access roads. The road design includes appropriately sized and constructed water crossings which maintain or improve the existing watercourse conditions. A Request for Review by Fisheries and Oceans and appropriate timing for in-water works, was prepared, and submitted in April 2023 to assess whether the proposed culvert installations need authorization under the Fisheries Act. Fisheries and Oceans reviewed and responded to the submission in May 2023 and confirmed that the planned water crossings will not need authorization as they will not impact fish or fish habitat. The confirmation letter includes recommended measures to avoid and mitigate potential effects to fish and fish habitat. The Request for Review documentation is included in Appendix C.

Backlot Development

The Official Plan describes backlot development as '*the form of a development operating as an additional tier of lots parallel or within 300 metres of the highwater line'.* The Plan generally discourages backlot development with the intent of avoiding a tiered system of development from lakes. The Plan has some flexibility, stating that '*new backlot development may be permitted through a Zoning By-law Amendment, if the lot to be created has a significantly large area and frontage, is located within close proximity to a maintained public access point to the lake and fronts on a year-round maintained public road.'*

The Rosseau Springs proposed development is not intended to have any access to or association with Lake Rosseau. There is no actual or implied access or other lake-related recreational amenity with this proposed development and for these reasons, it is our opinion that the development does not represent a 'tiered' development relative to Lake Rosseau. The lot layout followed the Conservation Design concept which seeks to minimize the visual 'footprint' of development.

Figure 148 shows the proposed 49-lot layout and the 300 metre area inland from Lake Rosseau which represents the portions of the property where the backlot considerations will be addressed.

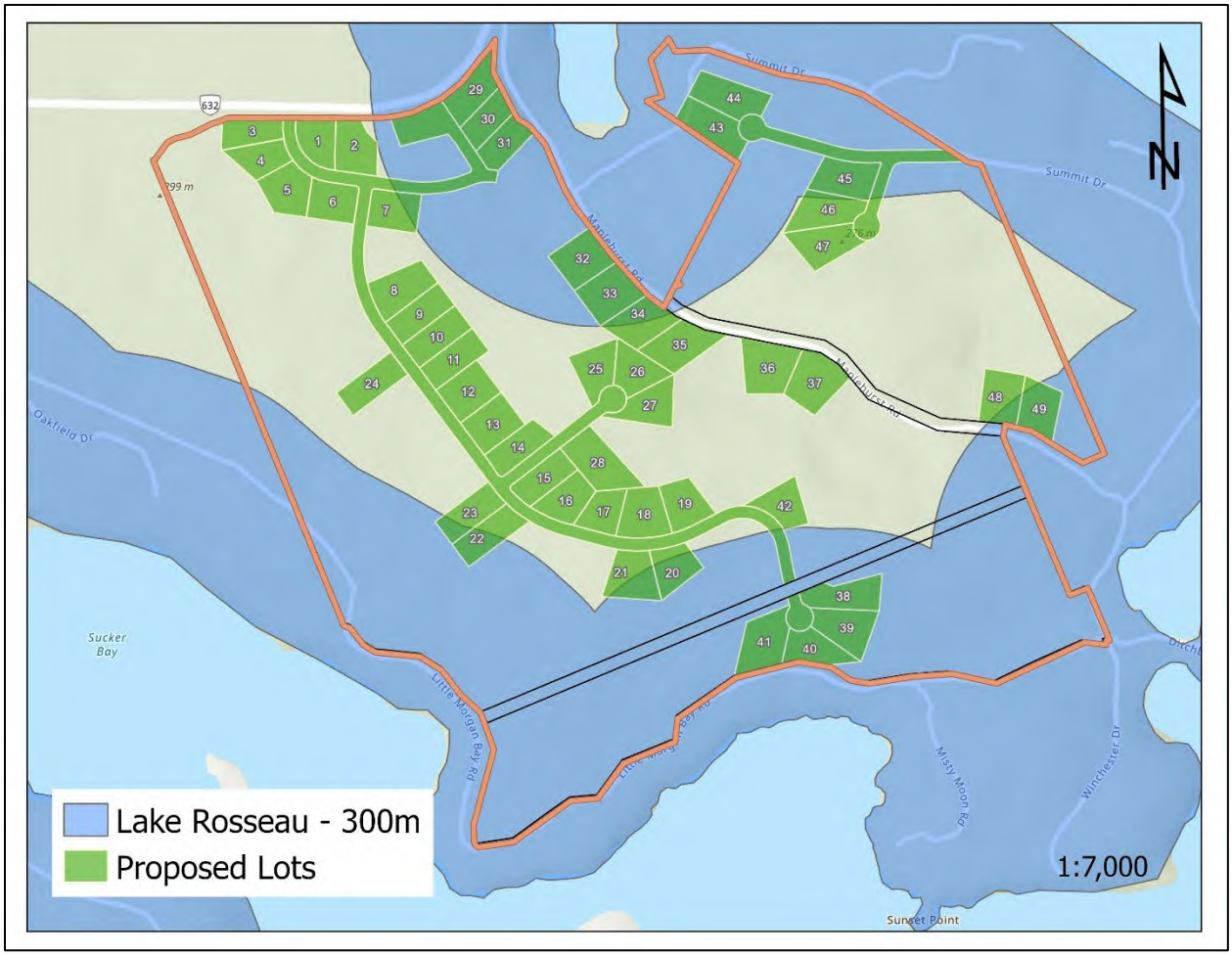


Figure 148: The 300 metre blue shading represents the portion of the Rosseau Springs property which is subject to the Official Plans backlot considerations. Note proposed lots 20 – 23, 29 – 34, 38 – 41. 43 – 46, and 48 – 49 all fall either wholly or partially within the 300 metre area.

During the pre-consultation discussions with Township Planning Staff, concerns that should be addressed in this EIS related to backlot development are specific to water quality and the 'view from the canoe' concept.

Water Quality Impact Assessment

The Fish and Fish Habitat section of this report details how potential impacts to water quality were assessed and addressed both for the short term during construction and the longer term when the subdivision is built-out. Potential impacts to water quality were avoided by setting aside all wetland units and their adjacent areas. The number of water crossings were minimized, and a Request for Review was submitted to Fisheries and Oceans, who provided a letter of advice indicating the proposed measures to protect fish were appropriate and no impacts were anticipated.

Erosion and sediment control measures are required and site-specific plans for construction activities are recommended. It is FRi's opinion, based on in-person field investigations and knowledge of the site and surrounding area, that the proposed lots within 300 metres of the shoreline of Lake Rosseau will not function as 'backlots' or tiered lots with any impacts to water quality. The longer-term protection of water quality will be achieved through the implementation of Low Impact Design measures including vegetated roadside ditches, rock check dams and natural infiltration through protected wetland areas.

Visual Impact Assessment

As noted in other sections of this report, the Conservation Design approach guided the identification and protection of natural heritage features and areas. After these areas were identified and set aside from the area available for development, a conceptual lot and road layout were considered. Figure 149 is a draft rendering of the proposed development showing built out lots and the interior subdivision road. This birds-eye view demonstrates the low-impact visually that the anticipated development will have a build out.



Figure 149: Anticipated visual 'footprint' at build out including the interior subdivision roads and lots with scaled development footprints.

One of the considerations in the Conservation Design approach are the implications a development may have on the existing social and neighbourhood features. The background information gathering included mapping existing trails on the subject property and other values – with the intention of preserving or enhancing the same e.g. natural spring (preserve), non-motorized trails (enhance).

The existing development consisting of homes, cottages and boathouses as well as the undulating topography, distance from the shoreline and extensive existing forest cover provide a complete visual screen for proposed lots 20 – 23, 29 – 34, 43 – 45 and 48 – 49. Based on extensive field work during both leaf-off and leaf-on conditions, FRi does not expect that any development on these lots will be visible from the water. Lots 38 – 41 are the closest proposed of any of the 49 lots and are the most likely to be visible given their proximity to the lake shoreline.

Lots 38 – 41 Visual Impact Assessment

Lots 38 through 41 are the closest to the shoreline of Lake Rosseau with the nearest lot edge approximately 80 metres linear distance. Figure 150 shows an aerial view of the lots along with the existing intervening cottage developments. Note the sizes of existing development footprints relative to the size of the proposed lots. It is anticipated that development envelopes like the existing cottages will be built, and similar overall development footprints will be accommodated.

The existing condition includes mature hardwood forest with a relatively open understory. It is anticipated that the limited development footprint will not be visible from the lake at most times of the year. Presently, homes and cottages along the shore boast a measure of privacy despite very limited setbacks e.g. 5 – 10 metres. In addition to the mature forested condition, the topography is undulating and offers a backward sloping plateau where the four lots are proposed. Figure 151 shows the lots and 5m contour intervals with the wetlands – areas which are lower where water accumulates.



Figure 150: Proposed lots 38 – 41 are wholly within the 300 metre 'backlot' policy area. This figure shows the proposed lot size and shape; along with existing development footprints for comparison.

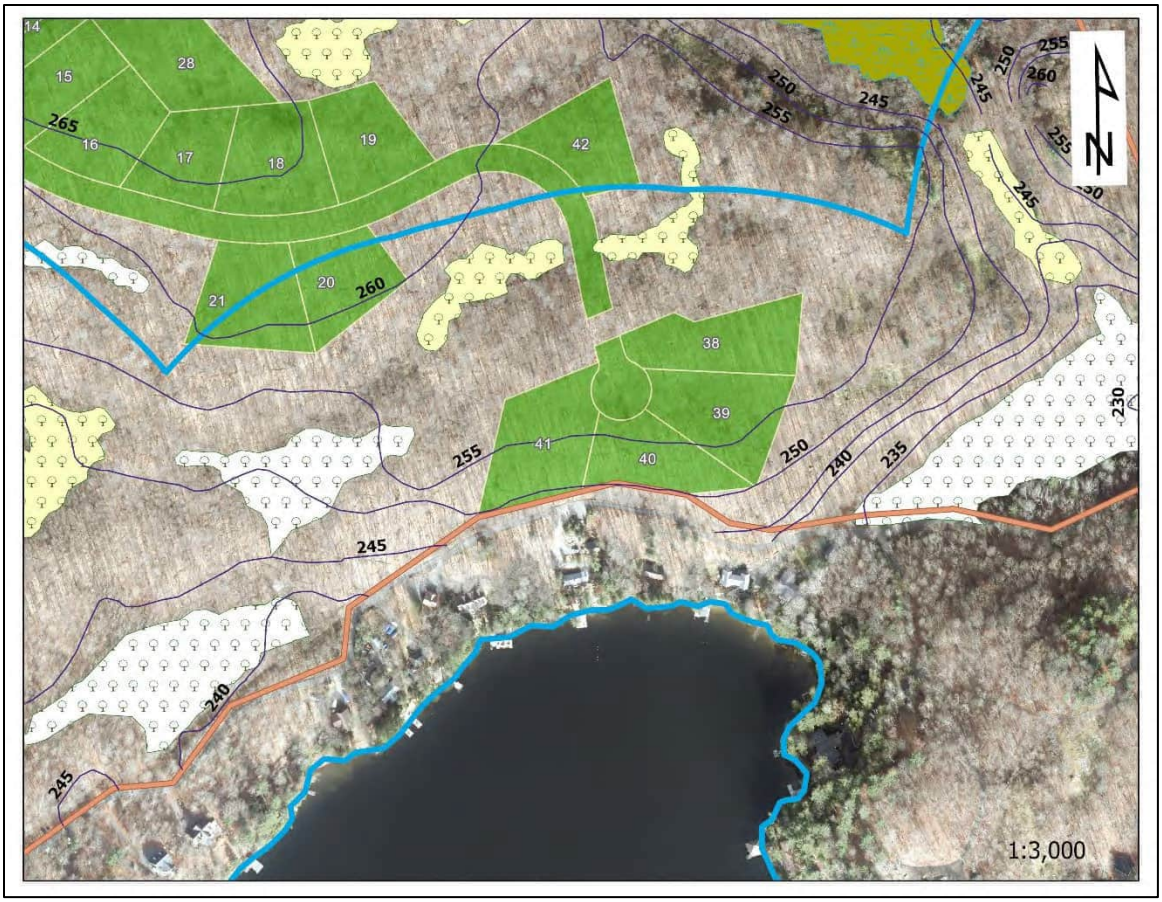


Figure 151: Five metre (5m) contours representing the elevation above sea level; note Lake Rosseau is less than 240 masl while the proposed lots 38 – 41 are 250 – 255 masl. The presence of hardwood swamp wetlands to the north of proposed lots 38 – 41 confirm the land slopes to a lower elevation before rising to 260 masl further north.

It is FRi's opinion, based on in-person field investigations and knowledge of the site and surrounding area, that the proposed lots within 300 metres of the shoreline of Lake Rosseau will not function as 'backlots' or tiered lots with any visual impact from the lake of interior cottage roads e.g. Little Morgan Bay Road.

Natural Heritage Features Impact Assessment Summary & Recommendations

The following table summarizes the natural heritage considerations, whether the feature/individual and/or habitat was present and the assessed impacts to the same. If impacts were possible, recommendations to avoid or mitigate (minimize) the impacts are provided. Additional considerations include relevant legislation, policy and legislative requirements. Species listed as 'considered' includes those species or features which, before spring and summer 2022 field investigations, had the potential to be present based on the range overlap and presence of suitable habitat features. Potential habitat refers to the ecosites present and if suitable to provide habitat, it was considered 'potential'. Following field investigations, habitat could be either confirmed or remain as potential. Confirmed habitat reflects confirmation of species presence and use of a particular habitat on the subject property or where habitat regulated under the *Endangered Species Act* overlaps. For this proposed subdivision, there is no confirmed **regulated** habitat under the ESA.

Table 5: Natural heritage features impact assessment summary and recommendations

Natural Heritage Category	Species or Feature Considered	Individuals / Ecosite Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	Additional Considerations
Species at Risk	Blanding's Turtles	Not on site, in 17PL01	Yes, wetlands generally can provide habitat.	No. Surveys completed, turtles absent, confirmed wetland habitats not suitable.	None anticipated	None anticipated	None required	Lake Rosseau is adjacent potentially suitable habitat. However, no impacts are expected to Lake Rosseau or its ability to provide habitat for Blanding's turtles.
	Black Ash	Yes	Yes	Yes	Trees present in wetlands and setback areas. Largely outside of development footprint.	Black ash habitat is not yet defined under the ESA; wetlands represent suitable ecosites. Wetlands protected; no impacts anticipated.	Avoid the removal of black ash trees by clearly defining the limits of the development footprint, road corridor.	Black ash are listed as 'endangered' under the ESA, however, the species and habitat protections do not apply to the Township of Seguin. At the time of writing this report (Nov. 2024) no authorization for black ash is required.
	Chimney Swift	No	Yes, mature forests with large DBH cavity trees.	No. Acoustic and in-person surveys completed, no swifts observed.	None anticipated	None anticipated	General timing restriction on tree and vegetation clearing to avoid impacts breeding birds.	No clearing April 10th to August 31st Clearing okay: September 1st through April 9th ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent
	Eastern Hog-nosed Snake	No	Yes, rock barrens, wetlands.	No. Surveys completed; no snakes observed.	None anticipated	None anticipated; no confirmed habitat. Most of the potential suitable habitat (rock barrens, wetlands) are outside of the proposed development footprint.	General timing restriction on tree and vegetation clearing to avoid impacts during the active season. Pre, during and post construction recommendations e.g., temporary sediment fencing	No clearing April 10th to August 31st Clearing okay: September 1st through April 9th ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent
	Eastern Small-footed Myotis	Yes	Yes, rock barrens, trees.	Yes, acoustic surveys confirm presence in low numbers.	None anticipated, timing of activities outside of active season	None anticipated if avoidance mitigation is implemented.	Suitable rock barren habitats and adjacent 30 metres set aside from all development. Forested areas – timing restrictions avoid active season for bats.	No tree clearing March 15th to November 30th *For rock features only Clearing rock features okay: December 1st through March 14th for Eastern small-footed bats
	Eastern Whip-poor-will	No	No, except rock barrens, old field and limited semi open wetlands	No. Acoustic recorders deployed entire breeding period; no birds detected.	None anticipated	None anticipated; no confirmed habitat.	General timing restriction on tree and vegetation clearing to avoid impacts breeding birds.	No clearing April 10th to August 31st Clearing okay: September 1st through April 9th ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent
	Little Brown Myotis	Yes	Yes, cavity trees, edge habitat, forest and wetland. Suitable general and potential maternity roost habitat. No suitable hibernacula.	Yes, acoustic surveys confirm presence in low numbers.	None anticipated, timing of activities outside of active season	None anticipated if avoidance mitigation is implemented.	Forested areas – timing restrictions avoid active season for bats.	No tree clearing April 1st to September 30th Tree clearing okay: October 1st through March 31st for bats ***Exception:*** Large DBH sugar maple near proposed Lot 46 – if removal required, additional measures include thermal and scope camera inspection, guano search and acoustic monitoring during active season are recommended.

Natural Heritage Category	Species or Feature Considered	Individuals / Ecosite Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	Additional Considerations
Species at Risk	Massasauga	No	Yes, rock barrens with suitable microhabitat; conifer wetlands with suitable hibernacula potential	No. Surveys completed following accepted protocol; no snakes (of any species) observed.	None anticipated; species not present; timing of activities appropriate to avoid active season for snakes	None anticipated; no confirmed habitat. Suitable rock barrens, wetlands and associated microhabitat e.g. gestation, thermoregulation are outside of development footprint.	General timing restriction on tree and vegetation clearing to avoid impacts during the active season. Pre, during and post construction recommendations e.g., temporary sediment fencing	No tree clearing April 1st to September 30th Clearing okay: October 1st through March 31st for snakes in forested habitats ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent
	Northern Myotis	No	Yes, interior forest habitat	No. Acoustic surveys completed; species not detected.	None anticipated, species not present. Timing of activities outside of active season	None anticipated	Forested areas – timing restrictions avoid active season for bats.	No tree clearing April 1st to September 30th Tree clearing okay: October 1st through March 31st for bats ***Exception:*** Large DBH sugar maple near proposed Lot 46 – if removal required, additional measures include thermal and scope camera inspection, guano search and acoustic monitoring during active season are recommended.
	Red-headed Woodpecker	No	Yes, generally forests and open woodlands, cavities for nesting.	No. Species not observed in field investigations including recordings or confirmed in background information.	None anticipated, species absent	None anticipated	General timing restriction on tree and vegetation clearing to avoid impacts breeding birds.	No clearing April 10th to August 31st Clearing okay: September 1st through April 9th ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent
	Tricolored Bat	No	Yes, forested habitat, oaks which support leaf clusters.	No. Acoustic surveys completed in potentially suitable habitat; species not detected.	None anticipated, species absent	None anticipated	Forested areas – timing restrictions avoid active season for bats.	No tree clearing April 1st to September 30th Tree clearing okay: October 1st through March 31st for bats ***Exception:*** Large DBH sugar maple near proposed Lot 46 – if removal required, additional measures include thermal and scope camera inspection, guano search and acoustic monitoring during active season are recommended.
Significant Wildlife Habitat	Raptor Wintering Area	G013, G015, G025, G121, G122, G124 & G125	Mosaic of forest and openings (fields) absent	No; available habitat does not meet the criteria for significance	None anticipated	None anticipated, not present.	No recommendations required.	None
	Bat Maternity Colonies	G121, G122, G124, G125	Yes, forested habitat supports roosting	Yes, confirmed presence of four species; no maternity roosts determined through acoustic monitoring – habitat not significant	None anticipated, timing of activities outside of active season. Three of four species migrate south for winter, fourth hibernates in buildings and mines.	None anticipated if recommendations are appropriately implemented	Forested areas – timing restrictions avoid active season for bats.	No tree clearing April 1st to September 30th Tree clearing okay: October 1st through March 31st for bats ***Exception:*** Large DBH sugar maple near proposed Lot 46 – if removal required, additional measures include thermal and scope camera inspection, guano search and acoustic monitoring during active season are recommended.
	Turtle Wintering Areas	G224, G130, G131, G134	No, following initial turtle surveys in spring 2022, wetlands unsuitable by June	No, wetland areas not suitable to support summer habitat needs of semi-aquatic turtles – not enough water	None anticipated	None anticipate; none present	None required.	Lake Rosseau likely provides suitable general habitat for all turtles. No impacts are expected to Lake Rosseau or its ability to provide habitat for semi-aquatic turtles.
	Rock Barrens	G164, G165	Yes, vegetation criteria and characteristics met	No, all features do not meet the minimum size requirement for significance.	None anticipated; all rock barren ecosites are outside proposed development; all have setback – 15 to 30 metres from all development	None anticipated; development footprint avoids rock barren features	Recommended setbacks from development	All rock barren features have 30m no development setback; exception anthropogenic 'rock barren' 15m setback to accommodate cul-de-sac access road for five (5) lots.
	Woodland Raptor Nesting	Yes, Barred Owls	Yes, forested habitat, cavity trees, sometimes old stick nests	No, Barred owls confirmed in-person and acoustic recordings; calling location	Assume possible breeding birds; timing restrictions on clearing to avoid impacts to individuals	Most suitable habitat – very large cavity trees are outside of the proposed development footprint;	Further restrictive dates for tree clearing; sweep by qualified avian biologist during nesting season	No clearing April 10th to August 31st Clearing okay: September 1st through April 9th ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent

Natural Heritage Category	Species or Feature Considered	Individuals / Ecosite Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	Additional Considerations
				and breeding status unknown		timing restrictions on clearing during breeding season		
Significant Wildlife Habitat	Amphibian Breeding – Woodlands	Yes, amphibian egg masses observed	Yes, wetlands, conifer and hardwood swamps potentially suitable	Yes, two wetland units confirmed amphibian eggs; significance unknown but assumed	None anticipated; both confirmed breeding locations assigned PCA and 30m no development setback	None anticipated; both confirmed breeding locations assigned PCA and 30m no development setback	The 15 - 30m setbacks will serve to provide terrestrial corridors between breeding areas; timing of tree clearing for birds & bats serves to avoid amphibian breeding and development season. Clearly defined development and non-development boundaries.	All wetland areas, even if not confirmed suitable as many dried up by the end of May in 2022, are considered PCA or SCA and have appropriate 15 – 30m no development setbacks. Small exceptions to accommodate existing trails or a proposed interior subdivision road are acceptable.
	Mast Production Areas	G121 oak ecosite	Yes, oak ecosite with mature trees producing acorns	Yes, ecosite meets the criteria for size and density of DBH trees	None anticipated; the ecosite is excluded from the development area, no oak trees will be cleared	None anticipated; the entire ecosite is excluded from the development area	The mapping appears to show a slight overlap of proposed Lot 48. Recommend adjusting the lot line (field fit) to avoid the oak ecosite.	None
	Shrub & Early Successional Bird Breeding Habitat	G134, G112 ecosite	Yes, wetland and field habitat potentially suitable	No, neither ecosite meets the minimum size criteria for significance	None anticipated; G112 field, timing restrictions on clearing to avoid impacts to individual birds	None anticipated; not significant & G134 ecosite is a PCA with 30m no development setback	No clearing in wetland and setback, timing restrictions for field ecosite	No clearing April 10th to August 31st Clearing okay: September 1st through April 9th in G112
	Canada Warbler	Yes, OBBA, eBird	Yes, wetland and edge habitats	Assumed breeding habitat is present; all wetlands	None anticipated; timing restrictions on clearing to avoid impacts to individual birds	None anticipated; all wetlands and associated setbacks set aside from development	Forest edges largely in setback areas on wetlands and rock barrens; timing of clearing	No clearing April 10th to August 31st Clearing okay: September 1st through April 9th ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent
	Common Five-lined Skink	No	Yes, rock barrens	No, surveys confirm absence.	None anticipated; species absent	None anticipated; rock barrens and associated setbacks not within the development footprint.	General timing restriction on tree and vegetation clearing to avoid impacts during the active season. Pre, during and post construction recommendations e.g., temporary sediment fencing	No tree clearing April 1st to September 30th Clearing okay: October 1st through March 31st for snakes in forested habitats ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent
	Common Nighthawk	No	No, except rock barrens, old field and limited semi open wetlands	No. Acoustic recorders deployed entire breeding period; no birds detected.	None anticipated	None anticipated; no confirmed habitat.	General timing restriction on tree and vegetation clearing to avoid impacts breeding birds.	No clearing April 10th to August 31st Clearing okay: September 1st through April 9th ***Exception:*** No clearing March 1st to April 9th unless qualified avian biologist confirms nesting owls absent
	Eastern Musk Turtle	No	Yes, wetlands generally can provide habitat.	No. Surveys completed, turtles absent, confirmed wetland habitats not suitable.	None anticipated	None anticipated	None required	Lake Rosseau is adjacent potentially suitable habitat. However, no impacts are expected to Lake Rosseau or its ability to provide habitat for Eastern musk turtles.
	Eastern Ribbonsnake	No	Yes, wetlands, lakes	No. Suitable habitat absent on proposed 49-lot subdivision	None anticipated	None anticipated	None required	Lake Rosseau is adjacent subdivision and could provide suitable riparian habitat. However, no impacts are expected to Lake Rosseau or its ability to provide habitat for ribbonsnakes.
	Eastern Wood Pewee	Yes, OBBA, FRi biologists	Yes, mature forested habitat G121, G122, G124 and G125	Yes, birds confirmed throughout breeding season; assumed breeders.	None anticipated; timing restrictions on clearing to avoid impacts to individual birds	Limited; loss of some suitable breeding habitat; 33 of 118 ha is proposed for development	General timing restriction on tree and vegetation clearing to avoid impacts breeding birds.	Development footprint will overlap habitat; however, it represents about 25% of the available habitat on the subject property. Post-development 75% suitable forested habitat will be suitable and available for breeding.

Natural Heritage Category	Species or Feature Considered	Individuals / Ecosite Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	Additional Considerations
Significant Wildlife Habitat	Evening Grosbeak	No	Limited, conifer wetlands and G013 possible	No. Suitable habitat and birds absent	None anticipated	None anticipated	General timing restriction on tree and vegetation clearing to avoid impacts to all breeding birds.	None required
	Golden-winged Warbler	No, none confirmed	Most suitable potential habitat is swamp ecosites and ecosite edges	No. Acoustic surveys did not confirm species presence.	None anticipated	None anticipated	General timing restriction on tree and vegetation clearing to avoid impacts to all breeding birds.	Areas most likely to be used by species are set aside from development as PCA and SCA with 15 – 30 m setbacks.
	Olive-sided Flycatcher	Yes, possible migrant	Limited to conifer ecosites (wetland and terrestrial)	No. In-person and acoustic surveys did not confirm the species	None anticipated	None anticipated	General timing restriction on tree and vegetation clearing to avoid impacts to all breeding birds.	Areas most likely to be used by species are largely set aside from development as PCA and SCA with 15 – 30 m setbacks.
	Snapping Turtle	Yes, in 17PL01 square	Limited to wetlands	No. Surveys completed, turtles absent, confirmed wetland habitats not suitable.	None anticipated	None anticipated	None required	Lake Rosseau is adjacent potentially suitable habitat. However, no impacts are expected to Lake Rosseau or its ability to provide habitat for snapping turtles.
	Wood Thrush	Yes, OBBA, FRi biologists	Deciduous forest ecosites, especially areas with moderate shrub density	Yes, acoustic and in-person observations of wood thrush throughout the field season	None anticipated; timing restrictions on clearing to avoid impacts to individual birds	Limited; some loss of suitable breeding habitat	General timing restriction on tree and vegetation clearing to avoid impacts breeding birds.	Development footprint will overlap habitat; however, it represents about 10% of the available suitable habitat on the subject property. Post-development 90% suitable forested habitat will be suitable and available for breeding
	Animal Movement Corridors	SWH is present	Yes, when other SWH features are confirmed, animal movement corridors must be considered	Yes, amphibian breeding and two special concern. breeding birds.	Amphibians: move in wetted corridors and upland areas between wetlands; the PCA and SCA designations and associated setbacks effectively protect these areas; amphibian movement will not be impacted. Birds: movement corridors not as important since birds fly and can travel between habitat types. The overall development	Amphibians: all confirmed and potential breeding habitats are identified as either PCA or SCA and will not be subject to development. No impacts to habitat anticipated. Birds: The overall development footprint will overlap about 25% of the available habitat. The remaining 75% will be in a natural state and available for breeding birds.	General timing restrictions on tree and vegetation clearing will avoid impacts to breeding birds as noted and protect amphibians moving to and from breeding ponds as well as developing eggs and juveniles	None required
Wetlands	G130Tl/Tt Intolerant Hardwood Swamp (Low treed (Tl), Tall treed (Tt))	G130Tt-1	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m no development setback	Potential hibernacula, potential/suitable amphibian breeding; headwater source for permanent stream to L. Rosseau
		G130Tt-2	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback; limited development in setback area for access (Little Morgan Bay Road existing)	Potential amphibian breeding (suitable); permanent stream to L. Rosseau
		G130Tt-3	SCA	Designated Secondary Conservation Area (SCA)	None anticipated	None anticipated	15m setback; limited development in setback area for access e.g., road/water crossing	Lower potential amphibian breeding; dries up (disconnected); stream input to L. Rosseau; existing trail okay to accommodate continued use
		G130Tt-4	SCA	Designated Secondary Conservation Area (SCA)	None anticipated	None anticipated	15m setback; limited development	Lower potential amphibian breeding; dries up (disconnected); stream input to L. Rosseau
		G130Tt-5	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback; limited development in setback – established trail could be used for access/trail network	Potential amphibian breeding; flows directly to L. Rosseau and fish habitat; limited development permitted in setback area, existing access trail, continued use acceptable

Natural Heritage Category	Species or Feature Considered	Individuals / Ecosite Present?	Potential Habitat	Confirmed Habitat / Significant?	Assessed Impact to Species	Assessed Impact to Habitat	Recommended Avoidance / Mitigation	Additional Considerations
		G130Tt-6	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback; exception existing access/possible expanded access (Lot 43), zoned EP	Adjacent direct fish habitat; amphibian breeding possible; portion zoned EP
Wetlands		G130Tt-7	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback; no development	Wetland area and permanent stream; possible amphibian breeding, indirect fish habitat; existing trail/access – continued use acceptable
		G130Tl-8	SCA	Designated Secondary Conservation Area (SCA)	None anticipated	None anticipated	5m setback (to protect watercourse) with limited development; anthropogenic feature	Anthropogenic feature; historic created pond for agriculture; intentionally bermed, berm failed creating multiple paths for watercourse; recommended setback is intended to protect watercourse and associated values; feature itself does not require protection
	G131Tt Maple Hardwood Swamp (tall treed)	G131Tt-1	SCA	Designated Secondary Conservation Area (SCA)	None anticipated	None anticipated	15m setback; limited development in setback for access	Amphibian breeding some years possible; dried up too soon in summer 2022 to support successful breeding; passive trails ok in the setback area
		G131Tt-2	SCA	Designated Secondary Conservation Area (SCA)	None anticipated	None anticipated	15m setback; limited development permitted	Amphibian breeding some years possible; dried up too soon in summer 2022 to support successful breeding; passive trails ok in the setback area
		G131Tt-3	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback; no development	Amphibian breeding possible; headwater of permanent stream, fish habitat downstream
		G131Tt-4	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback; no overlapping development; confirmed amphibian breeding 2022, existing access/trails possible	Amphibian breeding confirmed 2022; isolated, near existing access road and recreational trails. Trail system acceptable to continue use – passive (non-motorized use) only
		G131Tt-5	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback; no overlapping development; permanent stream flow; access/trails possible	Amphibian breeding possible; smaller pockets of water, generally a drier swamp ecosite; existing trail, continued use acceptable
		G131Tt-6	SCA	Designated Secondary Conservation Area (SCA)	None anticipated	None anticipated	15m setback; no overlapping development; access/trails possible	Amphibian breeding possible; quite a bit drier in 2022 compared to 2021, feature not limiting on the landscape; flows indirectly connected to intermittent watercourse
		G131Tt-7	SCA	Designated Secondary Conservation Area (SCA)	None anticipated	None anticipated	15m setback; limited development permitted for access	Amphibian breeding unlikely, drier swamp valley feature; passive trails acceptable use, provided no direct overlap of wetland feature e.g., trails should be adjacent feature not within
		G131Tt-8	SCA	Designated Secondary Conservation Area (SCA)	None anticipated	None anticipated	15m setback; no overlapping development; access/trails possible	Amphibian breeding possible; small but quite deep – possible dug hole; existing trail and continued use acceptable
	G133Tt Hardwood Swamp	G133Tt-1	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback; no development; natural spring in this ecosite	Accommodates intermittent and permanent watercourse which outlets to L. Rosseau; natural spring located within this wetland unit; limited trail development here e.g., alongside Maplehurst Road to facilitate connection to larger trail network
	G134S Mineral Thicket Swamp	G134S-1	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback, no development	Adjacent direct fish habitat and natural spring; old field habitat transitioning back to wetland
	G224Tl/Tt Mineral Rich Conifer Swamp	G224Tl-1	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback, no development	Possible snake and other wildlife hibernacula; limit trails and development in setback area
		G224Tl-2	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback, no development	Possible snake and other wildlife hibernacula; limit trails and development in setback area
		G224Tt-3	PCA	Designated Primary Conservation Area (PCA)	None anticipated	None anticipated	30m setback, no development, zoned EP	Confirmed amphibian breeding 2022; accommodates permanent stream, existing EP designation

Seguin Township Official Plan – Impact Assessment Summary

The Township's OP, Section B.15 Environmental Impact Studies, provides guidance on the contents of an EIS and it's stated purpose. The OP says: ***'The purpose of an EIS is to collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of the environmental features, and to make an informed decision as to whether or not a proposed use will have a negative impact on the natural features and ecological functions of the Township.'***

The OP also states that the EIS must describe the natural heritage features and functions, identify their significance and sensitivities, and describe how they could be affected by the proposed use. The Plan requires that the EIS address how a proposed development will protect, maintain, and restore the significant natural features and functions identified.

The Rosseau Springs Conservation Design development approached residential development by first identifying the natural heritage features and functions, setting them aside from areas available for development and then creating a development concept which largely avoids the identified features. The goal of this approach was to recognize and protect the natural ecological features and functions, associated sensitivities; and then plan a responsible development around these identified features. This approach minimizes the need for mitigation measures because it avoids impacts entirely for those features identified as particularly sensitive or ecologically important on the landscape.

Every development, regardless of scale and size, has some impact on the existing features. The fact that all development activities have some impact is an understanding that is built into planning frameworks and associated policies but is sometimes overlooked. From a practical standpoint, it is impossible to carry out even the smallest development activity e.g. cutting down a single tree, without some anticipated potential impacts.

An informed impact assessment (environmental impact assessment) seeks to understand the scale of the anticipated impacts and residual impacts after avoidance and mitigation measures are implemented.

Potential impacts are addressed in one of two ways; firstly, when an impact is anticipated e.g. a nesting bird in the tree, measures are taken to avoid disturbing the bird, it's eggs, young and nest during the breeding season. This is achieved is by conducting tree cutting activities outside of the season when birds are expected to be using the tree for nesting purposes. This is a direct approach to avoid an anticipated impact to a natural value.

The second approach to address potential impacts is a little more nuanced. When the tree is cut down in the winter, there are no impacts to any breeding birds because of the tree being cut down. However, the following spring when breeding birds return, the tree is no longer available for nesting, foraging, resting or cover. Simply put, the loss of a tree results in loss of habitat for breeding birds.

The 'loss of a tree' implies that the impact is negative; however, although one tree is gone, there are still large numbers of trees available for birds to nest, forage and rest. While the 'loss' of a tree is an impact, the impact assessment for this property concludes that it is not an unacceptable impact given that individuals and their young are protected during the breeding season and there are plenty of alternative choices for nesting, foraging and resting still available to birds.

Responsible development is one that minimizes impacts to the environment, while balancing social and economic needs of a community. The Provincial Planning Statement (PPS) 2024, reflects this balanced approach by recognizing the relationships among the environment, economy, health and social factors in land use planning.[81] The Conservation Design approach is a practical, environment-first methodology which supports responsible development consistent with the PPS 2024.

Management Plan

The OP states an EIS should include a management plan that identifies how adverse effects, or negative impacts will be avoided or minimized during construction and over the life of the project. The management plan should describe how environmental features and functions will be enhanced where appropriate. It should also describe the recommended mitigation measures including setbacks on watercourses, wetlands and other natural features and how they are intended to function.

Mitigation Measures

Setbacks

Wetland Setbacks

- A 30 metre setback is recommended for most wetland areas
    - There are a few noted exceptions where the proposed lot lines encroach on the recommended setback areas.
    - The proposed lot lines and anticipated development envelopes are in many instances more than 30 metres from any development resulting in larger than recommended setbacks.

[81] Provincial Planning Statement, 2024. Ministry of Municipal Affairs and Housing. 60pp.

- For those lots where the 30 metre setback overlaps the lot area, lot-specific site plan controls will be implemented to limit the allowable development envelope encroachment into the 30 metre setback area

- A minimum 15 metre setback is recommended for eight (8) hardwood swamp ecosites/ecoelements
  - Their primary function is to hold excess overland flows for very short periods of time; in essence their unique function compared to the surrounding upland terrestrial hardwood forest is flood attenuation.
  - The wetland units where 15m is appropriate are: G131Tt-1, G131Tt-2, G131Tt-4, G131Tt-6, G131Tt-7, G131Tt-8, G130Tt-3, and G130Tt-4
  - In many cases, existing trails follow the edges of or near these features. Figure 152 shows the wetland units where a 15m setback was considered appropriate to avoid impacts to the function of the wetland units in an orange overlay.



Figure 152: Recommend 30 and 15 metre wetland setbacks

The map series in Appendix B includes an overview map of each wetland ecosite and ecoelement, as well as a detailed location map and series of representative photos for each wetland unit. The overview map is included here for reference and discussion.

Watercourse Setbacks

A minimum 20 metre setback is recommended for each of the watercourses on the subject property, with the two exceptions noted, where a 5 metre setback is appropriate. The average stream width is between 0.8 and 1.0m; the 20 and 5 metre no development setbacks will be very effective to maintain watercourse function and input to Lake Rosseau. Note that none of the watercourses are considered fish habitat; none support a fish population. Figure 152 (above) shows the recommended 20 and 5 metre watercourse setbacks; however, it is difficult to visualize the 5 metre setback given the scale of the map and associated thickness of a 5 m line.

Rock Barren Setbacks

A 30 metre minimum setback is recommended for all rock barren ecosites/ecoelements; the exception is G164Tt-5; an historically disturbed area with an existing access road – this impact assessment finds that the existing access in the 30 metre setback area of the rock barren can continue to be used as access. The second exception to the 30 metre minimum setback is for ecosite G165N-1; an open rock barren with existing connecting trail access. This can be maintained as part of a non-motorized trail network. Figure 153 shows the rock barrens and associated 30 metre setback with the exceptions for the two ecosite areas noted above (red outlines).

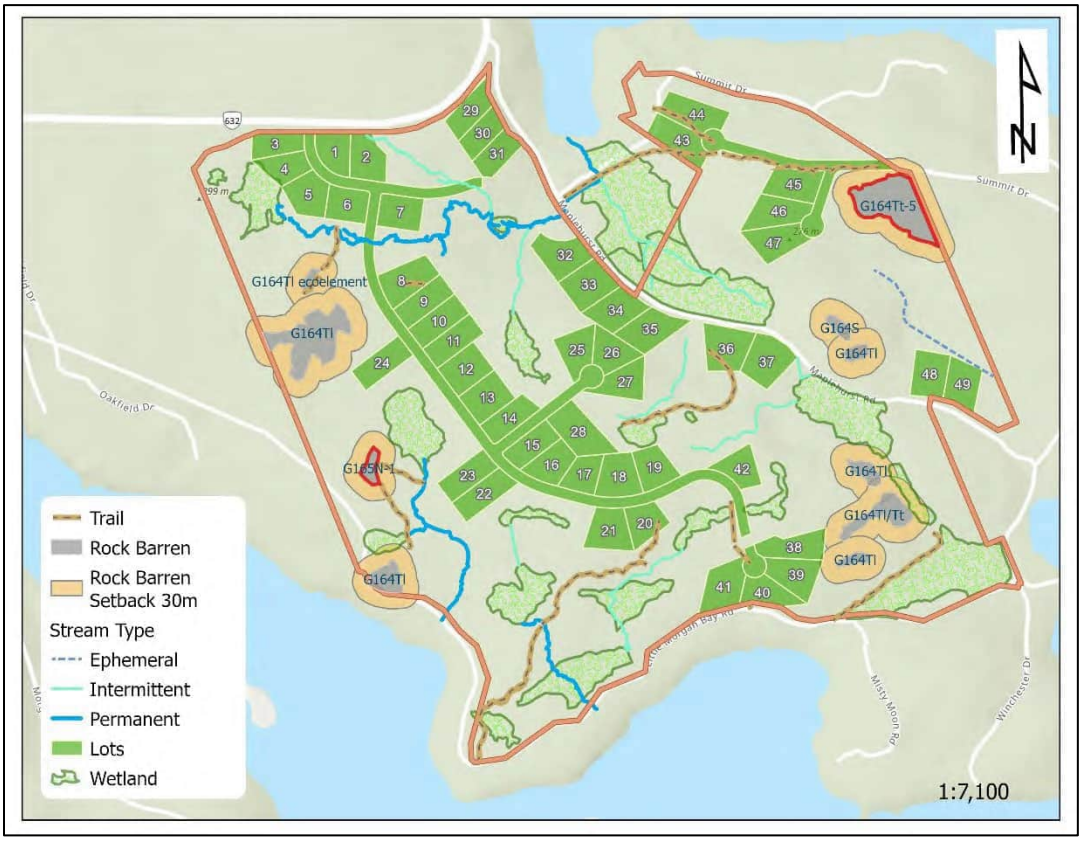


Figure 153: Recommended 30 metre rock barren setbacks; note the two exceptions are highlighted in red outline where existing access and trails are permitted to continue. The watercourses and wetland units are shown for reference (without their respective setbacks).

General Recommendations for Construction and Development

The following recommendations recognize the natural features and wildlife values on and near the Rosseau Spring property. They are intended to avoid or minimize temporary and lasting impacts on all wildlife species and features and are summarized in above. The recommended timing restrictions vary for birds, bats, reptiles, amphibians and other wildlife. A visual summary is represented here to simplify planning construction activities and application of the same.

The following general recommendations are included as best practices to avoid impacts during site clearing, vegetation removal and construction activities. These recommendations are applicable to interior subdivision road development and individual lot development and construction activities.

- Appropriate erosion and sediment controls are required during construction. An Erosion and Sediment Control Plan is recommended in the Stormwater Management Report and echoed here.
- Clearly delineate the areas to be cleared and the limit of the same to avoid accidental encroachment into areas intended to be left natural.
- Delineate and isolate natural heritage features e.g. setbacks, prior to construction activities to ensure areas are not subject to any development activities and to minimize short-term impacts of construction.
- During construction, the temporary storage of equipment and excess materials should be managed such that it does not impact the identified natural heritage features.
- Stabilize and revegetate disturbed area with natural (native) vegetation species.

Relevant By-Laws

In March 2024, Seguin Council approved two new by-laws with the intent of better protecting Seguin's lakes and ecosystems. The Site Alteration By-law 2024-007 and the Tree Cutting By-law 2024-019 include prohibitions which apply to development and site alteration.

Site Alteration By-law 2024-007

The site alteration by-law applies to all lands within 60 metres of a shoreline and all lands zoned environmental protection (EP and EP1) in the Township Zoning by-law. The Rosseau Springs subdivision does not include any proposed lots or associated development within 60 metres of a shoreline.

There are two areas zoned EP in the Township's Comprehensive Zoning By-law. These are wetland areas which FRi delineated and included in the mapping in this report. These EP zoned areas and the associated 30 metre upland area around them are set aside from development. This is consistent with the Site Alteration By-law 2024-007.

FRi identified and delineated several additional wetland areas on the subject property. It is anticipated that these will be placed in similar EP zoning and the proposed lots do not overlap these features. Most have a minimum 15 or 30 metre no development setback which is consistent with the Site Alteration By-law 2024-007.

The by-law includes exemptions for septic systems, access driveways and other infrastructure needs which are a regular part of lot development. However, because no proposed lot is nearer than 80 metres from a shoreline, and no development is proposed in an existing or to-be-zoned EP area, the Rosseau Springs proposed development is consistent with the by-law.

There are three water crossings (Fisheries and Oceans approved) which may require permission under the Site Alteration By-law prior to construction. This report recommends obtaining clearance or confirmation that none is required for the water crossings from the Township prior to the construction of the interior access road.

Tree Cutting By-Law 2024-019

The Tree Cutting By-law applies to all lands within 20 metres of a shoreline and all lands zoned environmental protection (EP and EP1) in the Township's Comprehensive Zoning By-law. None of the proposed lots in the Rosseau Springs development are within 20 metres of a shoreline.

There are two wetlands delineated and zoned EP in the current zoning by-law on the subject property. As noted, FRi delineated several additional wetland areas and provided recommendations for a minimum 30 metre setback on all of the wetland areas. It is anticipated that the additional wetland areas will be zoned EP as part of the planning approval process for this proposed subdivision. None of the proposed lots will overlap the wetland areas – no tree clearing will occur in any of the wetland areas; this is consistent with the Tree Cutting By-law.

There are three water crossings (Fisheries and Oceans approved) which may require permission under the Tree Cutting By-law prior to construction. This report recommends obtaining clearance or confirmation that none is required for the water crossings from the Township prior to the construction of the interior access road.

Timing Restrictions

This report recommends timing restrictions for several species groups which are consistent with current legislative requirements. The following is a summary of the recommended timing restrictions by group and a consolidated single restriction that ensures the approach for each species grouping is consistent.

Breeding and Migratory Birds

This includes all not-at-risk, species at risk and special concern bird species and associated significant wildlife habitats.

- *Migratory Birds Convention Act* (1994) – protects nests and eggs
- *Fish and Wildlife Conservation Act* (1997) – specially protected raptors and birds
- *Endangered Species Act* (2007) – protects individuals and their habitat if species are designated as either 'threatened' or 'endangered'
- Environment Canada's Nesting Zone Calendar C3

Reptiles

This includes all snakes and turtles – at risk species e.g. Blanding's turtle and not at risk species e.g. Eastern Garter snake

- *Endangered Species Act* (2007) – protects individuals and their habitat if species are designated as either 'threatened' or 'endangered'
- *Fish and Wildlife Conservation Act* (1997) – specially protected reptiles

Bats

This includes species at risk bats – Eastern small-footed, Little Brown Myotis, (Northern Myotis and Tricolored Bat), as well as not-at-risk bats – Big Brown, Silver-haired, Hoary and Eastern Red bats.

- *Endangered Species Act* (2007) – protects individuals and their habitat if species are designated as either 'threatened' or 'endangered'
- *Fish and Wildlife Conservation Act* (1997) – specially protected mammals

Table 6: Consolidated timing restrictions by species grouping

Species/Habitat Group	No Clearing Activities	Clearing Activities Okay
Bats	April 1st – September 30th *Rock features only: March 15th – November 30th	October 1st – March 31st *Rock features only: December 1st – March 14th
Breeding and Migratory Birds	April 1st – August 31st	September 1st – March 31st
Raptors – Owls	March 1st – July 31st	August 1st - February 28th
Reptiles (Snakes & Turtles)	April 15th – November 1st	November 2nd – April 14th

Table 7: Pictorial representation of the timing restrictions for species groupings. Tree removal and vegetation clearing are permitted during the months shown in green. Note the exception for activities that would affect rock features (denoted with capital letter R).

	Jan		Feb		March			April		May		June		July		Aug		Sept		Oct		Nov		Dec	
Bats							R	R	R	R	R	R	R	R	R	R	R	R	R	R	R				
Birds																									
Reptiles																									

For the entire property, respecting all confirmed and potential natural heritage values, the timing restrictions for tree and vegetation clearing are:

- From October 1st through February 28th, tree clearing is permitted.
- From April 1st through September 30th, tree clearing is NOT permitted.
- From March 1st through March 31st, tree clearing is permitted IF the area is swept and confirmed clear of nesting owls by a qualified avian biologist.
- There are no impacts anticipated to rock features because of primary and secondary conservation area designations along with the recommended setbacks. However, any activities that could affect rock features are further restricted to ensure Eastern small-footed bats are protected.
    - From December 1st through March 14th, activities are permitted at rock features.
    - From March 15th through November 30th, activities are NOT permitted that could affect rock features.

Note that the recommended timing restrictions are specific to tree and vegetation clearing. They are not intended to restrict construction during the snow-free season. Once trees and vegetation are removed, it is anticipated that appropriate site specific measures will be implemented, e.g., erosion and sediment controls and exclusion of the active work area, and construction activities can proceed.

I. To maintain consistency with the *Migratory Birds Convention Act* (1994), breeding birds and their nests are protected.
    a. Once the birds have fledged and the nesting season is over, impacts to the birds and their nests are not expected. Environment Canada's nesting calendar for Zone C3 was referenced for the recommended dates. It is likely that most birds are finished nesting by mid to late August and these dates represent the extremes and are intended to eliminate any risk to nesting birds.
    b. The additional March 1st through March 31st restriction is intended to protect nesting owls only. For areas where it is practical to 'sweep', it is appropriate for a qualified professional to conduct an assessment and confirm the absence of owls. This approach may allow for tree clearing during the month of March where nesting owls are absent.

II. To ensure consistency with the *Endangered Species Act (2007), Provincial Planning Statement (2024),* the *Fish and Wildlife Conservation Act (1997)* and the Township of Seguin's Official Plan and related policy documents, large-scale clearing should avoid the dates of April 1st through October 31st.

III. Any in-water work, for example culvert installations and road construction, is subject to the Fish and Fish Habitat Protection Measures outlined in the review by Fisheries and Oceans (Appendix C). A timing restriction based on the known fish community in Lake Rosseau, specifically the warm water fishes locally present in Cameron Bay is appropriate.

The dates for where in-water work is NOT permitted between October 1st – July 15th inclusive.

Seguin Township's Official Plan – Section B.15 c)

Section B.15 c) of the Township's Official Plan states that Council will not approve any planning application unless the environmental impact study (EIS) demonstrates, where applicable, that the proposed use would meet a set of criteria outlines as items i) through x). This environmental impact study demonstrates how the proposed Rosseau Springs Conservation Design development is consistent and meets the requirements for Council to approve the applications.

Each of the criteria (i) through x)) are outlined below (where applicable – see above) and the relevant sections of the EIS are referenced to demonstrate how the criteria have been met or addressed.

Section B.15 c)	Rosseau Springs Environmental Impact Study
i) *not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;*	• The proposed residential development will not result in the direct discharge of any substance that could affect air quality, ground or surface water and associated plant and animal life. • The Stormwater Management Report details recommendations and mitigation for how stormwater will be addressed through the short-term (during construction) and over the long-term (life of the development). • Each lot will be serviced by a private water well and septic system – the Hydrogeological Report[82] • The SWMR confirms that the quantity and quality of stormwater discharge meet or exceed the objectives set by MECP. These levels are set to ensure the discharge/runoff causes no harm; the SWMR confirms that the proposed design meets or exceeds the 'no harm' objectives of the Township's plan.
ii) *be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies and*	• Each lot will be serviced by a private water supply (e.g. drilled well); test wells were drilled in three locations and results published in the Hydrogeological Report. The report confirms that both high and low yield wells can provide sufficient water quantity (supply) to individual residences and should not affect existing water supplies.[83]

[82] Rosseau Springs Limited. Hydrogeological Report, Proposed Lot Development/Severances – Rosseau Springs, Seguin Township, ON. EXP Services Inc. July 2023. 103pp.
[83] Ibid.

Section B.15 c)	Rosseau Springs Environmental Impact Study
associated plant and animal life;	
iii) *not cause erosion or siltation of watercourses or changes to watercourse morphology;*	• There is no development proposed in or near any of the watercourses except for three water crossings which have been reviewed by Fisheries and Oceans and given the go-ahead provided fish habitat protection measures are appropriately implemented. • Erosion and sediment controls are recommended during construction – of both the road and water crossings as well as at the individual lot level during lot-specific construction. • This report and the Stormwater Management Report[84] recommend erosion and sediment control measures and an Erosion and Sediment Control Plan to mitigate construction activities. If appropriately implemented, no erosion or siltation of watercourses or changes to watercourse morphology are expected.
iv) *not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;*	• The Hydrogeological Report concludes that the Site and adjacent area are typical of Northern Ontario bedrock aquifer, and it can support the proposed ~49-lot proposal; the Report provides additional recommendations related to the Ontario Drinking Water Standards (ODWS) and the Provincial Water Quality Objectives (PWQO)
v) *not cause an increase in flood potential on or off the site;*	• The conservation design approach to this residential subdivision development set aside all wetland areas – many for their flood attenuation values from all development. In addition, a minimum 15 metre, often a 30 or more metre setback will be achieved for the identified wetlands. • The Stormwater Management Report[85] details the results of modelling which confirm that four of the five control points post-development peak flows will be below the allowable, therefore no attenuation of the catchment is required. For the flows discharging to the existing 700mm culvert under Maplehurst Road, peak flows will result in less than 1% increase in peak flows. The culvert has additional capacity, and the anticipated peak flows do not exceed this amount. The SWMR confirms that there will not be an increase in flood potential on or off the site because of the proposed development.

[84] Stormwater Management Report, Rosseau Springs, EXP Services Inc., August 2023. 49 pp.
[85] Ibid.

Section B.15 c)	Rosseau Springs Environmental Impact Study
vi) *maintain/enhance/restore the natural condition of affected watercourses, and protect/enhance/restore aquatic habitat;*	• As noted throughout this report, the on-site and adjacent watercourses and aquatic habitat will be avoided except for three DFO approved water crossings. • By avoiding watercourses and aquatic habitat, they are effectively maintained and meet this criterion.
vii) *not significantly affect the scenic qualities of the area;*	• The conservation design approach seeks to minimize the overall lot/development footprint, which includes minimizing the removal of trees and vegetation which offer privacy for existing and new lot development. • The 'view from the canoe' is not anticipated to change; the proposed development will be either within the canopy or on the opposite side of a height of land, effectively eliminating the view from Lake Rosseau and Maplehurst Road. • Conceptual home and cottage designs demonstrate that the future homes and associated infrastructure development will be in line with the existing neighbourhood development.
viii) *not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas; and,*	• The Conservation Design approach took the first step of identifying and setting aside all wetland areas (ecosites and ecoelements) before any conceptual lot layouts were considered. • Wetlands were set aside as either primary of secondary conservation areas, and a setback (15 or 30 m) was recommended with the goal of protecting the wetland unit's respective function or value e.g. wildlife habitat, flood attenuation. • This approach achieves 100% avoidance of wetland areas and ensures connectivity that will continue post-development. The pre and post development conditions will be the same for all wetland areas; their respective functions will be maintained and possibly enhanced (e.g. existing unauthorized and informal 'trail' use by motorized vehicles will be formally prohibited) • The proposed 49-lot subdivision is deliberate in proposing small, clustered lot development, connected by a single interior road. The remaining 'green space' will include multi-sport courts and non-motorized trails to enhance and formalize the existing informal network. This approach ensures individual lot owners approach their lot-specific development with care and attention to placement, lot coverage and function.

Section B.15 c)	Rosseau Springs Environmental Impact Study
ix) *enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible.*	• There are no endangered terrestrial or aquatic habitat which requires enhancing or restoring. • The site is presently undeveloped, excepting informal (unauthorized) trail use. • The site has renaturalized from historic farming and logging activities, evidenced by aerial images (Appendix A) • This report recommends stabilizing disturbed areas and replanting with native species following construction activities.
x) *have no negative impact on the natural features or ecological functions of significant habitat of endangered or threatened species, or other significant wildlife habitat, fish habitat, Provincially Significant Wetland or other significant natural heritage feature or function.*	• This report details in the respective sections how negative impacts to the identified natural heritage features or ecological functions are avoided for each of: o Habitat of endangered or threatened species o Significant wildlife habitat o Fish habitat and o Wetlands. • The report relies on original field investigations supported by current science-based approaches and policy direction. • This report also provides recommendations for avoiding, eliminating, minimizing and mitigating potential impacts, such that, if appropriately implemented, the anticipated residual impacts are negligible.

Legislative, Plan and Policy Conformity

Federal Considerations

Species at Risk Act (2002)

The *Species at Risk Act (2002)* applies to federal lands, including but not limited to First Nation Reserves, federal park lands and other federally regulated lands. The Rosseau Springs Conservation Design Subdivision development is wholly within private lands and does not include any federal lands within the adjacent area. The only federally applicable consideration for species at risk is aquatic species at risk. The online Aquatic Species at Risk map[86] was consulted and no species or critical habitat is known on or near the subject property. The proposed development is consistent with the applicable considerations under the federal *Species at Risk Act*.

Fisheries Act (1985)

The *Fisheries Act (1985)* protects fish and fish habitat and prohibits any activity that will damage or destroy fish habitat or cause serious harm to fish. The proposed conservation design subdivision development is interior and does not include any waterfront lots or similar shoreline-associated development. The development avoids all wetland areas and watercourses except for

[86] https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html

three water crossings to accommodate the interior subdivision road. A Request for Review was completed and sent to Fisheries and Oceans in May 2023. The project proponent received a Letter of Advice confirming that if the fish and fish habitat protection measures were appropriately implemented, the work would not create a 'HADD' (harmful alteration, disruption or destruction) of fish habitat. (Appendix C)

Migratory Birds Convention Act (1994)

The *Migratory Birds Convention Act (1994)* protects migratory and breeding birds and their nests, eggs and young. There are associated Regulations (SOR/2022-105)[87] which detail the prohibitions related to birds, nests and eggs and the exceptions to these prohibitions. This EIS report details in-person field studies and data collection and analysis which confirm the presence of a number migratory/breeding birds. Consistent with the MBCA regulations, this report recommends timing vegetation and tree clearing to dates outside of the breeding season for all species confirmed and expected to be breeding. By respecting these dates for clearing, the proposed work is consistent with the Migratory Birds Convention Act, its Regulations and associated provincial (PPS, 2024 – natural heritage significant wildlife habitat) and municipal (Township of Seguin Official Plan).

Provincial Considerations

Endangered Species Act (2007)

The provincial *Endangered Species Act (2007)* provides individual species and habitat protection for plants and animals listed as either endangered or threatened on Ontario's Species at Risk list (O. Reg. 230/08).

A comprehensive review of the available background information coupled with in-person ecosite determinations, provided a scoped list of species at risk and habitats for consideration. This process is detailed in the Species at Risk section of this report. For each species where there was potential for presence and/or habitat, species-surveys or identification and avoidance of habitat was completed. The resulting 49-lot layout, following the recommendations for avoidance and mitigation outlined in this report, is consistent with the species and habitat protection provisions of the ESA.

It is FRI's opinion that the field work and background information confirm that some species at risk and their general habitat as defined under the *Endangered Species Act* are absent the from the subject property. e.g., Blanding's turtles. Habitat is conversely present, for other species e.g. Little Brown Myotis. It is FRi's view that if the recommendations for avoidance and mitigation as outlined in the Species at Risk section of this report are appropriately implemented, the general habitat will not be negatively affected by the implementation of the proposed development.

[87] https://laws-lois.justice.gc.ca/eng/regulations/SOR-2022-105/index.html

Based on this assessment, there is no expectation that the proposed development will contravene the ESA. Note that this assessment does not represent a clearance with respect to the ESA. It is the proponent and future landowner's continued and sole responsibility to ensure their activities are compliant the ESA.

Fish and Wildlife Conservation Act (1997)

The *Fish and Wildlife Conservation Act (1997)* provides limited protections for individuals and habitat not otherwise protected under provincial legislation (e.g. ESA). Many of the species and habitats considered under the Significant Wildlife Habitat section of this report have considerations under the FWCA. These species and habitat include specially protected mammals e.g. not-at-risk bats and habitats like dens. The thorough background and field approach provided comprehensive species and habitat information for the entire property. Where present, species and habitat features were described, and the appropriate mitigation or avoidance measures were applied. These are detailed in the Significant Wildlife Habitat section of this report. The proposed 49-lot subdivision is consistent with legislative protections and prohibitions in the FWCA.

Planning Act (1990) – Provincial Planning Statement (2024)

This report and associated field investigations were largely prepared under the predecessor to the 2024 PPS, title the *Provincial Policy Statement (2020)*. The relevant section for an Environmental Impact Study in the 2024 PPS includes 4.1 Natural Heritage under Chapter 4: Wise Use and Management of Resources[88] and for the 2020 PPS included 2.1 Natural Heritage under Chapter 2: Wise Use and Management of Resources.[89] For both policy statements, the Natural Heritage section is identical in wording, the numbering of the respective subsections is the only difference.

This report is consistent with the provisions of both the PPS 2020 and the PPS 2024. The Natural Heritage section states that:

- Development and site alteration are not permitted in significant wetlands in ecoregions 5E, 6E and 7E.
    - The subject property is within ecoregion 5E, but no development is proposed in any wetlands on or adjacent the subject property. This is consistent with the PPS 2024 policy requirement.
- Development and site alteration shall not be permitted in significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
    - Significant wildlife habitats were identified e.g. rock barrens and amphibian breeding. These areas and habitats were identified and set aside from all development including 15 and 30 metre no-development setbacks. No

[88] Provincial Planning Statement. 2024. Ministry of Municipal Affairs and Housing. 60pp.
[89] Provincial Policy Statement. 2020. Ministry of Municipal Affairs and Housing. 57pp.

development or site alteration is proposed in any significant wildlife habitat on the Rosseau Springs property.

- Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
    - There is no development proposed which overlaps fish habitat except for three (3) water crossings. A Request for Review was submitted to Fisheries and Oceans in May 2023; the review confirmed that no HADD would occur and no authorization under the Fisheries Act was necessary provided the measures to protect fish were implemented.
    - The Request for Review and confirmation from Fisheries and Oceans (DFO) confirms that the proposed water crossings will proceed in accordance with federal requirements. There are no provincial requirements for these as the land tenure (e.g. Crown land) does not apply to Rosseau Springs.
- Development and site alteration shall not be permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements.
    - The report details how all potential species at risk (endangered or threatened) were initially considered and studied in detail when their presence or habitat was confirmed. Where General Habitat Descriptions (GHD's) exist, and there was potential for species presence, the habitat by category was detailed and any impacts to the same outlined. Appropriate avoidance and mitigation measures were recommended, e.g. no tree clearing during the at-risk bat active season; and consistency with relevant legislative, policy and Ministry guidance was referenced.
    - The Conservation Design approach to development addressed species at risk and wildlife habitat at the outset of the planning process – well before a lot layout or conceptual design was put forward. This approach ensured that most potential and confirmed wildlife habitats were set aside from development along with appropriate, industry-standard setbacks.
    - Based on this assessment, there is no expectation that the proposed development will contravene the ESA. Note that this assessment does not represent a clearance with respect to the ESA. It is the proponent and future landowner's continued and sole responsibility to ensure their activities are compliant the ESA.

Municipal Considerations

Township of Seguin Official Plan, Consolidated Version 2022

The Township's Official Plan (OP) provides guidance and vision for how development can and should proceed within it's geographic boundaries. The Township's natural heritage policies mirror those found in the Provincial Planning/Policy Statement and this report addresses those by section and subsection as outlined above. Relevant sections are highlighted below, and reference to how and where those are addressed in this EIS report are included.

B.2 Natural Heritage System

From the Official Plan:

> *"The Township of Seguin supports a diverse Natural Heritage System that is composed of its lakes, Georgian Bay shoreline, rivers and streams, wetlands, large, forested areas, and significant habitats for a range of threatened and endangered species, other significant wildlife habitat and fish habitat. These features are the core areas of the Natural Heritage System, and the remaining rural area provides the linkages between the core areas. While the Township has identified and designated most wetlands as "Environmental Protection Area" and has identified in a schematic way many of the natural heritage features in the Township, not all elements of the system have been designated or to a great extent been inventoried and identified. In support of the "Environment-First" principle of this Plan, all applications for new development in the Township will generally be required to assess the potential impacts on the Natural Heritage values on and adjacent to the site and assess the potential impacts on the Natural Heritage System to determine if the proposal is acceptable or if redesign or mitigation measures are required or appropriate. In addition, as new inventories or evaluations of components of the Natural Heritage System are completed, the Township will endeavour to update this Plan to ensure that the significant features and functions as well as important linkages within the Natural Heritage System are identified, protected and preserved."*

FRi's Interpretation: This Environmental Impact Study is intended to identify and provide a comprehensive assessment of the natural heritage features and values on the Rosseau Springs property and adjacent lands (to the extent possible – other private land) and assess the potential for impacts to these features because of the proposed development. This report highlights how the identified features will be protected e.g. wetlands and 30 metre setbacks, and how overall, the proposed development aligns with the 'Environment First' principle of the Township's OP.

B.3.2 Lake Trout Lakes

From the Official Plan:

"Lake trout lakes are rare. Only about one percent of Ontario's lakes contain lake trout, but this represents 20-25% of all lake trout lakes in the world. Of the 186 lakes in Seguin Township, 7% or 13 lakes support lake trout populations. The province and the Township, therefore, have a joint responsibility to manage lake trout lakes wisely. The lake trout is the only major, indigenous sport fish species in Ontario that is adapted to oligotrophic lakes (i.e. lakes with low levels of nutrients, high dissolved oxygen levels, and typically deep areas with very cold water). Because the lake trout is a sensitive species that is adapted to a narrow range of environmental conditions, specifically dissolved oxygen levels, lake trout lakes have been assessed by the Province with respect to a provincially defined dissolved oxygen criterion for the protection and sustainability of lake trout populations.

Lake trout lakes are considered to be over capacity for new development where the Mean Volume Weighted Hypolimnetic Dissolved Oxygen (MVWHDO) level is measured to be at or below 7 ppm, or the modelling of the impact of developing the existing lots of record with current planning approvals would lower the predicted MVWHDO to 7 ppm or lower.

B.3.2.2 Lake Trout Lakes not at Capacity
a) Three additional lakes identified as lake trout lakes by the Province, Lake Rosseau, Lake Joseph and Little Lake Joseph, have been determined to have capacity for additional development without impact on the lake trout habitat. New development on Lake Rosseau, Lake Joseph and Little Lake Joseph shall only occur in accordance with the policies of B.3.1 and B.3.3 of this Section and the other relevant polices of this Plan."

FRi's Interpretation: Lake Rosseau is a lake trout lake, not at-capacity. While none of the 49 lots has water frontage or is considered 'waterfront', some (14 of 49 lots) are wholly within 300 metres of the Lake Rosseau shoreline. This means that for these 14 lots, the associated on-site septic system will be situated within 300 metres of the lake. This report, with supporting technical expertise from other reports[90] outlines how the lots within 300 metres lineal distance from the shoreline will not negatively affect Lake Rosseau or the quality and quantity of fish habitat, including lake trout habitat, that is available for fishes. See Fish & Fish Habitat and Backlot Development sections.

B.12 Subdivision Of Land, B.12.1 Preferred Means Of Land Division

From the Official Plan:
"This section contains policies that are to be considered with every application to subdivide land in the Township."
"A provisional consent to sever land shall only be considered when Council is satisfied that a Plan of Subdivision is not required to ensure the proper and orderly development of the lands. Where the land ownership would be capable and appropriate for division into numerous lots or there are indications that the scale of development is going beyond that for which the consent process is intended, a Plan of Subdivision shall be required."

FRi Interpretation: The proposed division of land will be through a subdivision application; consistent with the OP's preferred means for lot creation when more than three lots are proposed.

B.12.2.5 Rural and Resource Area - New Lots for Residential Purposes

From the Official Plan:
"In accordance with the Growth Management Goals and Objectives of this Plan to focus growth to settlement areas and maintain the rural character of the Township, only a limited number of new lots for residential purposes can be created in the Township. Limited residential development the

[90] Stormwater Management Report & Hydrogeological Report – EXP.

Rural and Resource Area will occur by consent. In this regard, lot creation by consent in the Rural and Resource Area will be limited to:

a) A maximum of three severed lots and one retained lot on a parcel having an area of 40 hectares or greater, as existed on April 24, 2007.

b) A maximum of two severed lots and one retained lot on a parcel having an area between 20 hectares and 40 hectares, as existed on April 24, 2007.

c) A maximum of one severed lot and one retained lot on a parcel having an area less than 20 hectares, as existed on April 24, 2007.

d) A maximum of 15 new lots may be created in the Rural and Resource Area Designation per calendar year.

In considering the creation of a new lot in the Rural and Resource Area, Council shall be satisfied that the proposed lot(s):

i) *should have a minimum lot area of 1.2 hectares;*

ii) *should have a minimum lot frontage of 90 metres;*

iii) *is located at least 300 metres from the limits of the shoreline of a high sensitivity, over-threshold lake, in accordance with Section B.3.1.1.1 a) and b) of the Official Plan or an at capacity Lake Trout Lake in accordance with Section B.3.2.1 b) of the Official Plan*

iv) *Limited back lot development as defined in the policies of Section B.12.2.4 c) of the Official Plan shall be permitted subject to the new lot(s) having minimum lot area of 4 hectares, and a minimum frontage of 120 metres on a year-round maintained public road;*

v) *v) Preserves natural vegetation in the front yard in order to maintain the rural character of the area."*

FRi Interpretation: As noted in the Existing Planning Framework above, the current Official Plan does not permit the proposed 49 lot subdivision. To remedy this and ensure consistency with associated municipal and provincial planning objectives, an application for an Official Plan amendment is being made by the owner of Rosseau Springs to permit forty-nine (49) rural residential lots on private services using a Conservation Design approach as described in this report. The Rosseau Springs residential subdivision design is based on an environment first approach which preserves and protects valued ecosystem components in perpetuity.

B.12.3 Subdivision and Condominium Development Policies

From the Official Plan:

"This section is intended to contain general subdivision policies that are to be considered with every application for Plan of Subdivision or Plan of Condominium. Regard shall also be had to the specific policies dealing with lot creation in each land use designation and other relevant policies of the Plan.

Prior to the consideration of an application for Plan of Subdivision or Plan of Condominium, Council shall be satisfied that:

- *the approval of the development is not premature and is in the public interest;*
- *the lands can adequately support the proposed development in terms of sewage and water services;*
- *the lands are adequately serviced with schools, parkland and open space, community facilities and other amenities;*
- *the density of the development is appropriate for the area;*
- *the subdivision, when developed, will be easily integrated with other development in the area;*
- *the subdivision conforms with the "Environment-First" policies of this Plan; and,*
- *the proposal conforms to Section 51 (24) of the Planning Act, as amended.*

Prior to the registration of any Plan of Subdivision or Condominium, a Subdivision or Condominium Agreement between the landowner and the Township will be required. The required agreement is to be completed to the satisfaction of Council and should ensure that the proponent assumes all financial responsibilities with respect to the development. It is anticipated that securities will be required to be posted for all road, service infrastructure, drainage site works to be completed as part of a subdivision, including landscaping and vegetation preservation."

FRi Interpretation: This Environmental Impact Study first and foremost fulfils the 'Environment First' policies of the Official Plan. The Conservation Design approach is detailed extensively in the preceding sections of this report. This report, along with other technical studies (e.g. Hydrogeological Report, Stormwater Management Report, Archaeological Report) provide assurances that the proposed subdivision is:

- not premature and is in the public interest – considering the province-wide housing shortage; aligns with current government objectives to build more homes faster;
- the lands can support on-site sewage and water services;
- the property is serviced by a year-round maintained provincial series highway (Highway 632) and municipal road (Maplehurst Road)

- Rosseau Springs is proposing to formalize public access to a non-motorized trail network to enhance and foster continuing enjoyment of the natural environment;
- Rosseau Springs is proposing to include multi-sport courts and parking area as a shared neighbourhood amenity;
- the Conservation Design approach results in small-clusters of low density residential lots, serviced by a single interior access road;
- the subdivision will integrate seamlessly with the existing non-waterfront development and neighbourhood;
- and the Conservation Design approach is consistent with the 'Environment-First' policies of the OP.

B.14 Supporting Studies, B.14.1 General Policies c) Environmental Impact Study

From the Official Plan:

"Council may request supporting technical studies or reports or Design Guidelines or similar such supporting studies as part of the local planning application review process or as part of a comprehensive planning study in order to satisfy the goals and strategic objectives of this Plan. The following policies provide guidance for some of the supporting studies that may be required."

"c) Environmental Impact Study to determine that the proposed development would have no negative impact on the features and functions of the Natural Heritage System, and environmentally sensitive areas in accordance with the requirements of this Plan."

FRi's Interpretation: This EIS meets the requirements of an EIS as a required technical study in support of a planning application.

B.15 Environmental Impact Studies

This is addressed in detail in a preceding section of this report – here.

It is FRi's understanding that this EIS meets or exceeds the listed requirements for an EIS as required by the Township's OP in support of a planning application.

C.1 Natural System, C.1.1 Environmental Protection Area

From the Official Plan:

"Basis and General Objectives

Environmental Protection Area designation is land and water areas containing natural features or ecological functions of Provincial and local significance as identified by the Province or Township. Environmental Protection Area lands have been identified by the Township to:

- *preserve and protect identified wetlands both for the values as wetlands and to preserve and protect associated habitat;*

- *preserve the locally significant watercourses and other locally significant environmental features;*
- *preserve areas that contain hazardous lands such as steep slopes and lands prone to flooding;*
- *preserve and enhance the quality and quantity of ground and surface water; and,*
- *preserve and enhance areas of significant fish habitat.*

Permitted Uses

The following uses may be permitted, in accordance with the other policies of this Plan:

a) passive recreational uses, such as nature viewing and pedestrian trail activities;
b) forestry and resource management uses where undertaken in a manner that minimizes any potential impact on the natural features and functions of the area;
c) watershed management and flood and erosion control projects carried out or supervised by a public agency;
d) archaeological conservation."

FRi's Interpretation: There were two areas identified as EPA's in the Official Plan, both wetland units. FRi provided a precise boundary of the wetlands designated EPA under the OP which are present on the Rosseau Springs property. There are additional wetlands identified, delineated and recommended as protected areas along with industry-standard setbacks which is consistent with the OP. As confirmed above in the permitted uses subsection, passive recreational trails will be encouraged in the non-developed areas of the subject property.

Comprehensive Zoning By-law

The Township's zoning by-law[91] provides general setbacks for lot lines, building, structures, parking areas and other similar infrastructure by zoning type. The subject lands are zoned Rural which allows for use including agriculture, bed and breakfast, cemetery, commercial greenhouse, dwelling and emergency service facility. It is anticipated that a zoning by-law amendment will be submitted coincident with the subdivision application and Official Plan amendment application in support of the proposed 49-lot Rosseau Springs subdivision.

An approved zoning by-law amendment will ensure the proposed development is consistent with the Official Plan and Zoning framework's in the Township of Seguin.

[91] Township of Seguin Zoning By-law 2006-125. Consolidated version 2022. 212 pp.

Conclusions

An informed impact assessment (environmental impact assessment) seeks to understand the scale of the anticipated impacts and residual impacts after avoidance and mitigation measures are implemented.

Based on this environmental impact assessment, it is our expectation that the proposed development is consistent with the relevant provisions of *Endangered Species Act*, *Migratory Birds Convention Act*, *Fisheries Act, Fish & Wildlife Conservation Act* and *Seguin Township's Official Plan* and *Comprehensive Zoning Bylaw*[92]. It is FRi's view that if the recommendations and mitigation outlined in this report are appropriately implemented, the identified natural heritage features and areas will not be negatively affected beyond what is considered an acceptable balance of social, economic and environmental needs.

Responsible development is one that minimizes impacts to the environment, while balancing social and economic needs of a community. The Provincial Planning Statement (PPS) 2024, reflects this balanced approach by recognizing the relationships among the environment, economy, health and social factors in land use planning.[93] The Conservation Design approach is a practical, environment-first methodology which supports responsible development consistent with the PPS 2024.

It is our opinion that this Conservation Design development will achieve an environment-first approach to responsible residential development.

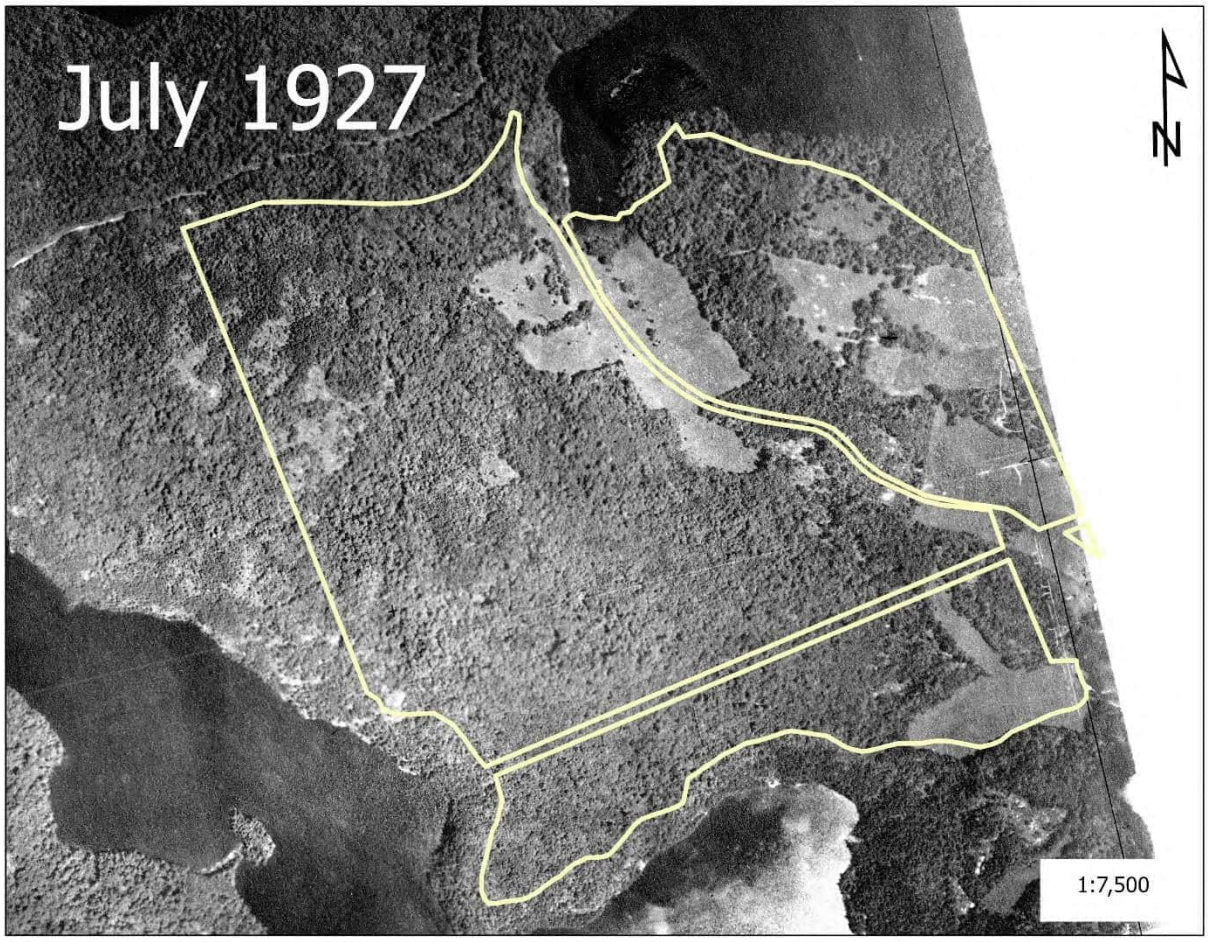
Respectfully submitted,

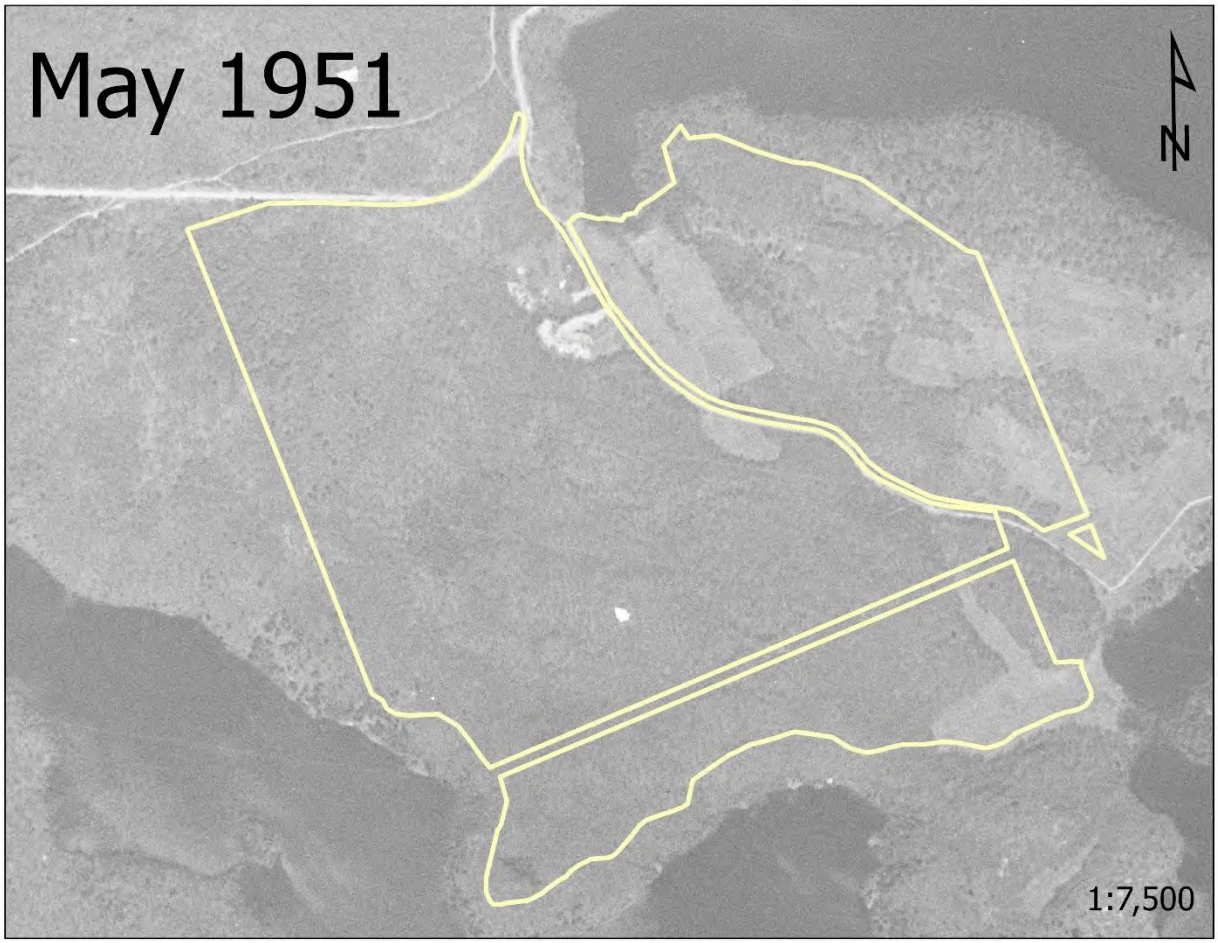


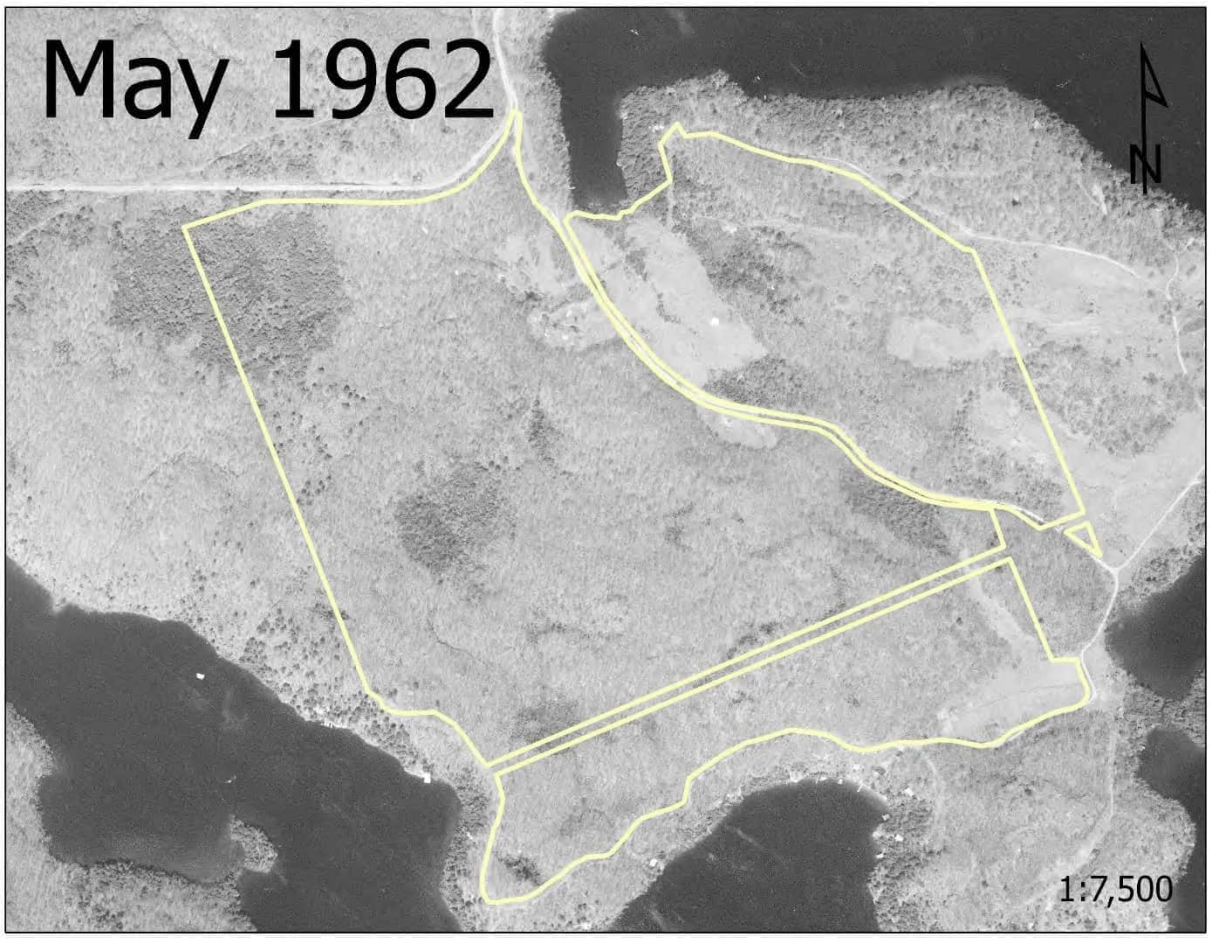
Rebecca Geauvreau
Species at Risk Biologist
FRi Ecological Services

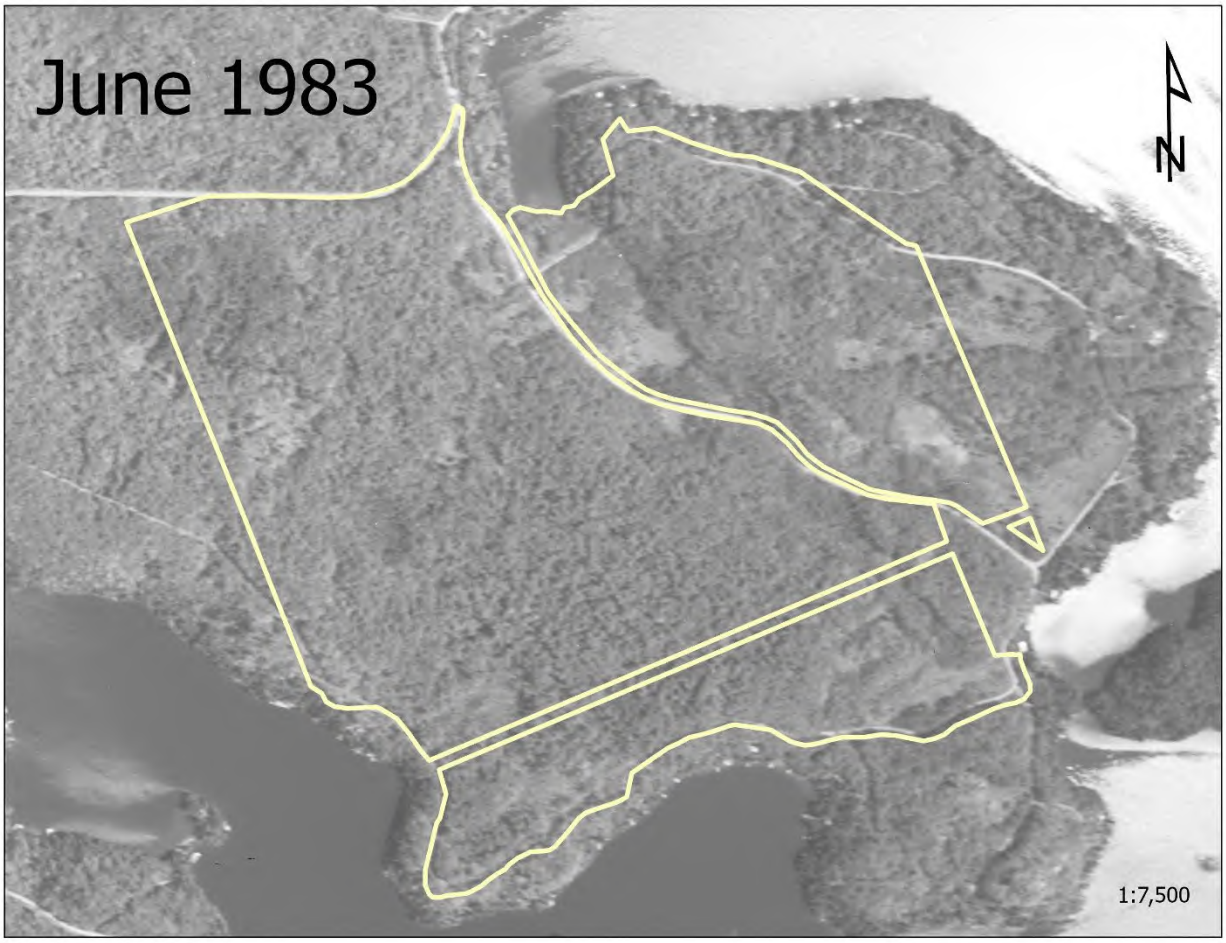
[92] With the exceptions already noted e.g. OPA to facilitate subdivision as outlined above; these will be addressed through the appropriate planning framework applications.
[93] Provincial Planning Statement, 2024. Ministry of Municipal Affairs and Housing. 60pp.

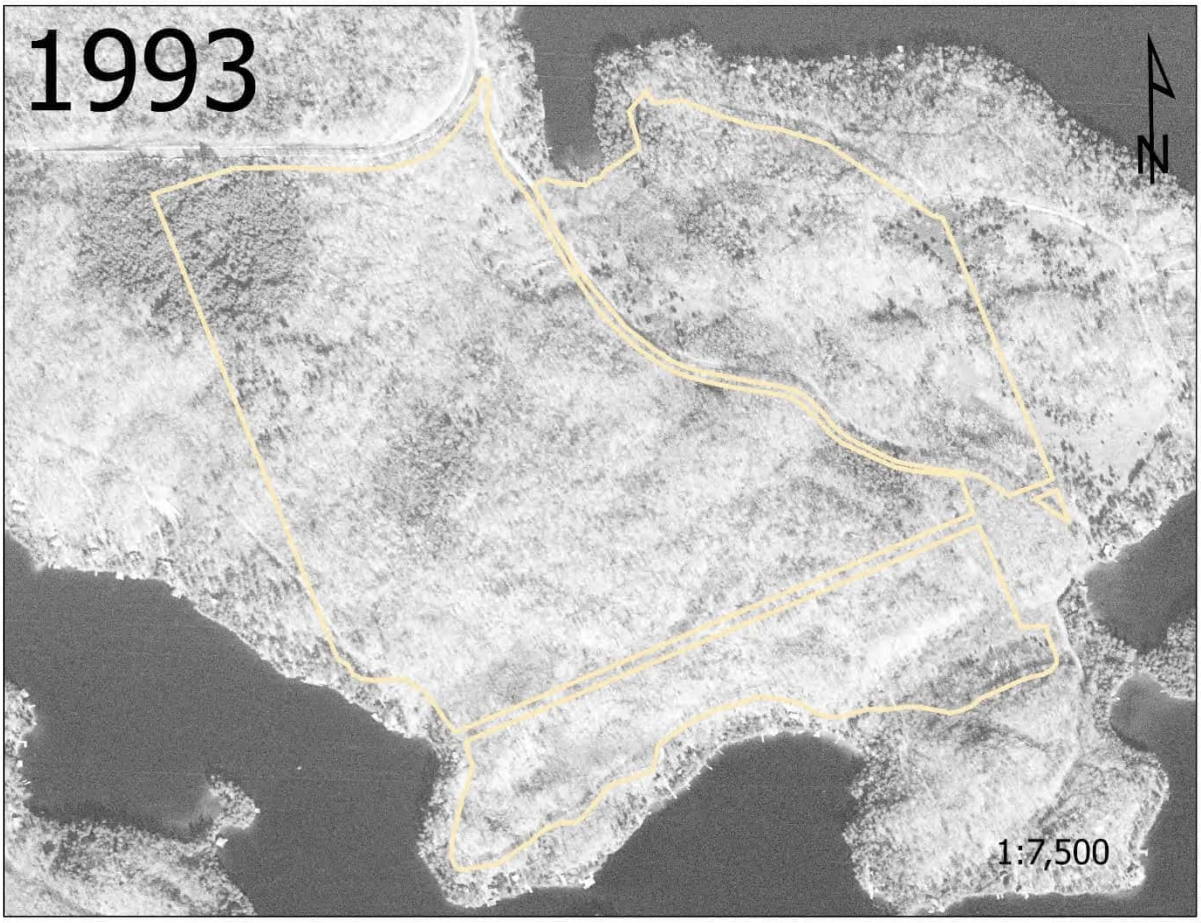
Appendix A: Historic Aerial Photos – 1927 to 1993




May 1951
N
1:7,500


May 1962
N
1:7,500


June 1983
N
1:7,500


1993
N
1:7,500

Appendix B: Rosseau Springs Conservation Design Subdivision Natural Environment Constraints, December 2021



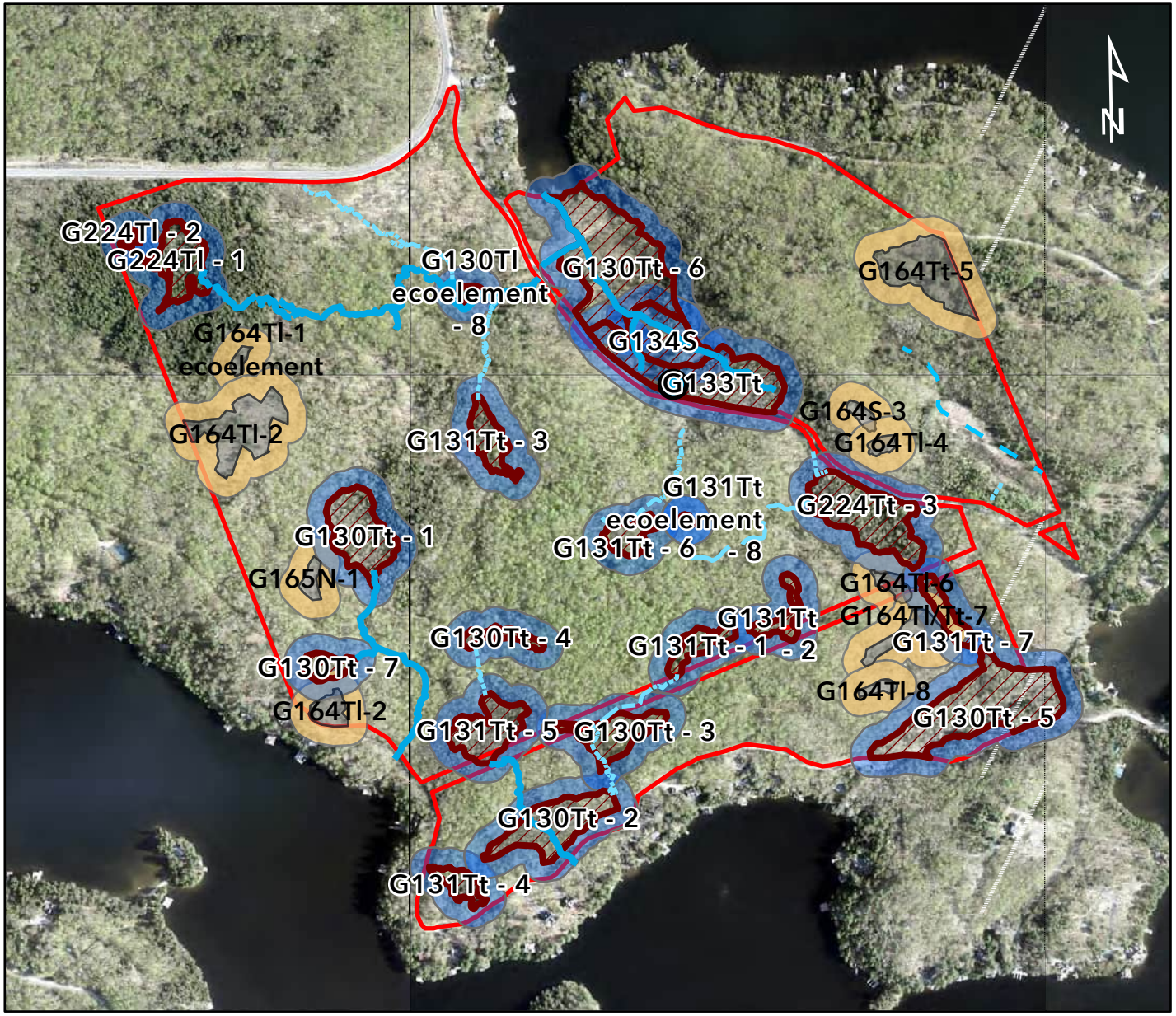
Rosseau Springs

Conservation Design Subdivision

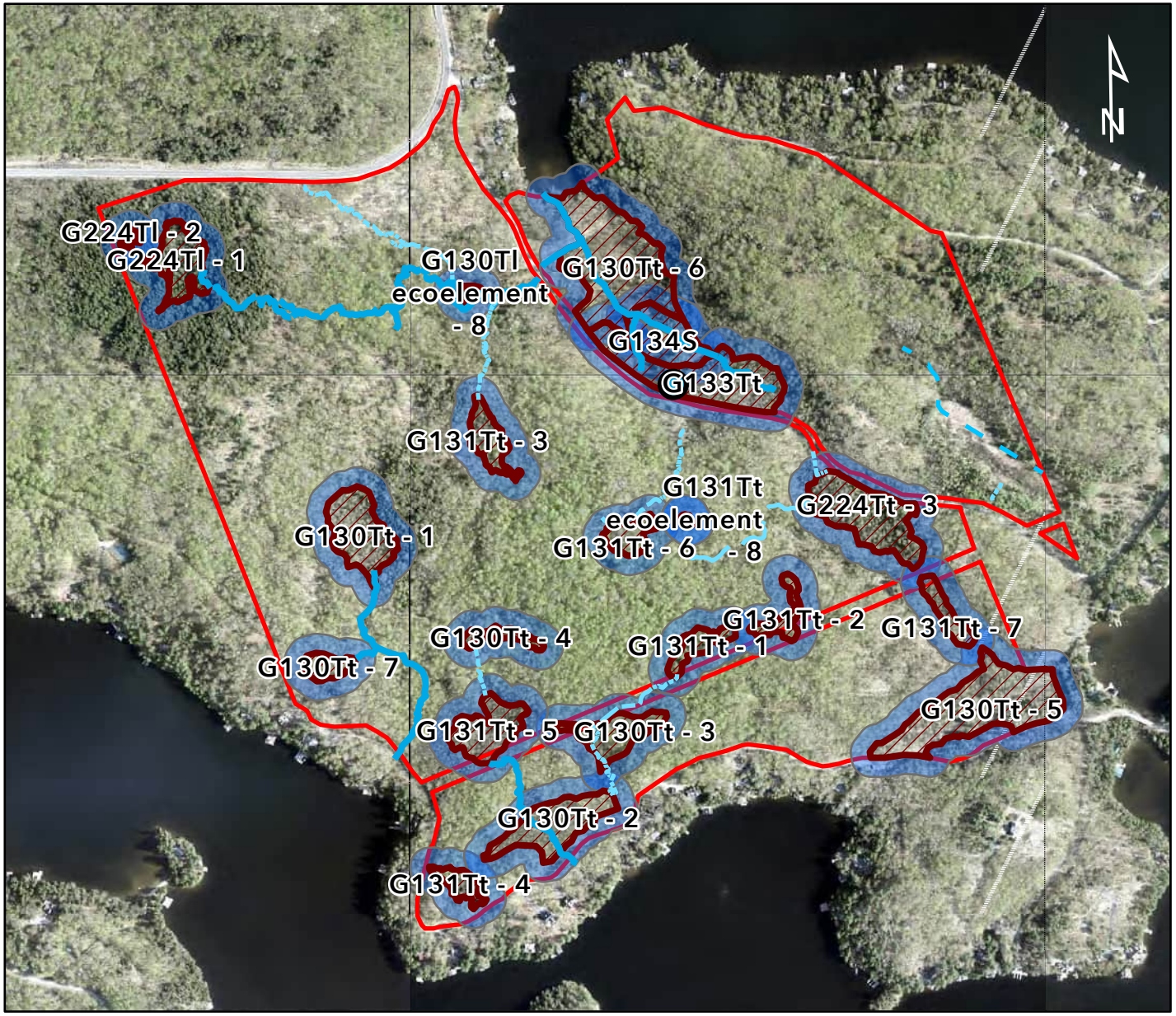
Natural Environment Constraints

December 2021

Draft for Discussion

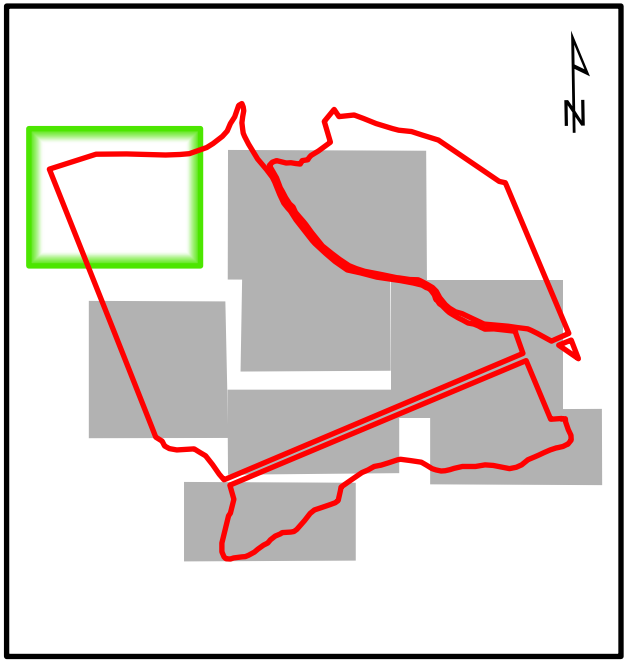


Rock Barren & Wetland Constraints Overview Map



Wetland & Watercourse Constraints Overview Map



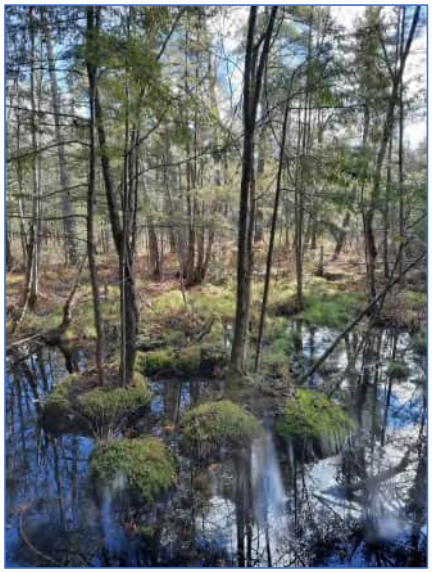


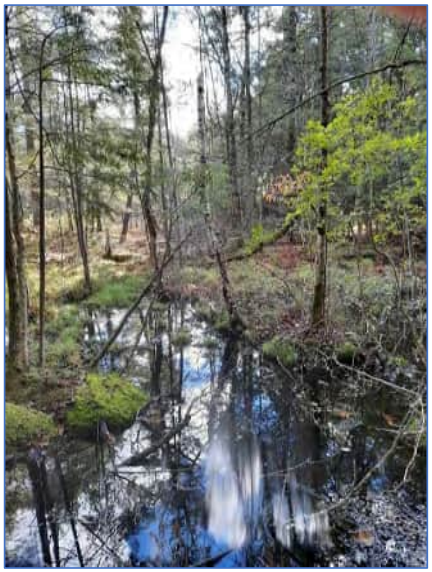
Spring
Wetland
Property Boundary
Stream

60 30 0 60 Meters

G224Tl-1 & G224Tt-2 Mineral Rich Conifer Swamp

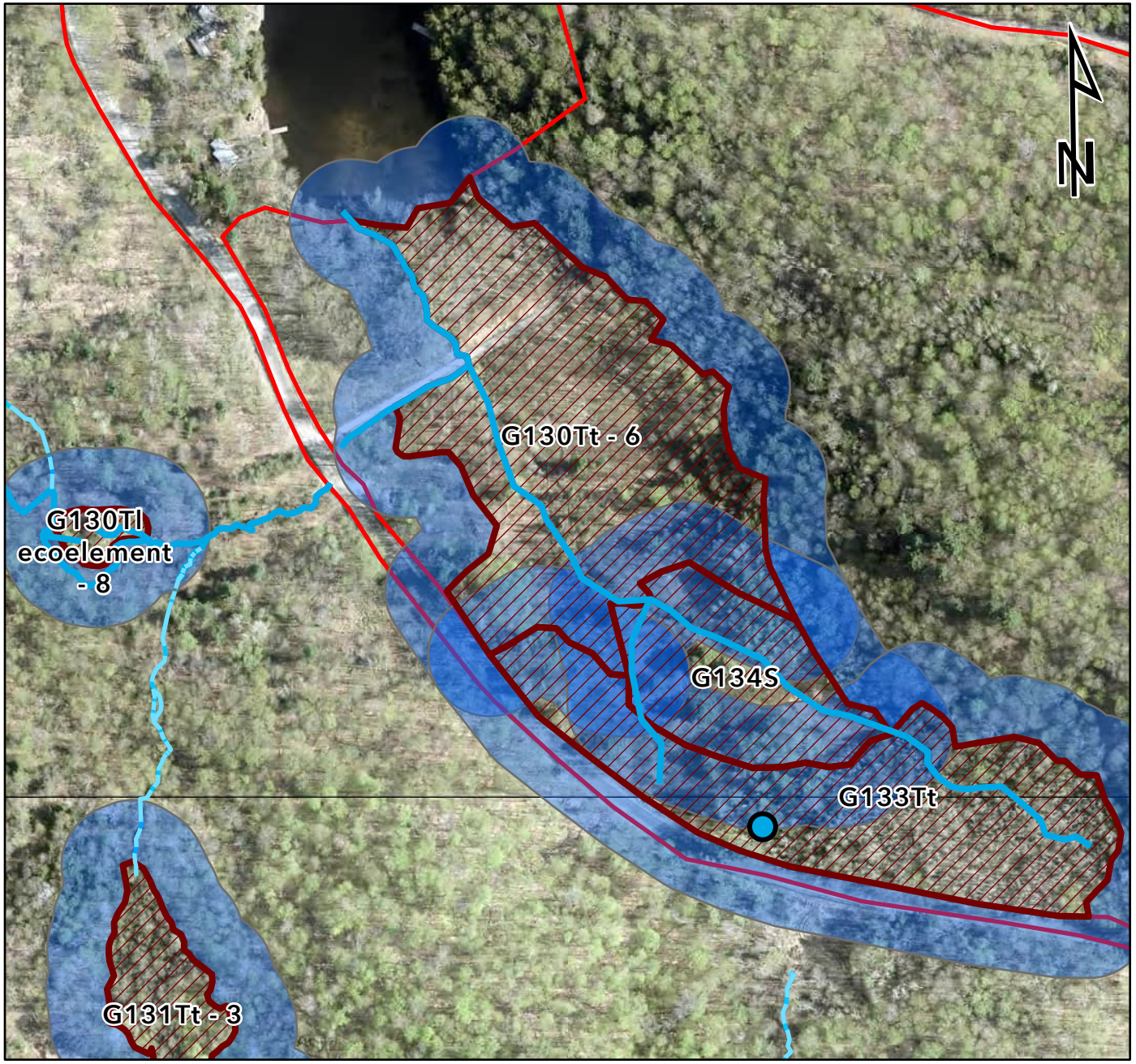
G224TI-1, G224TI-2 Mineral Rich Conifer Swamp

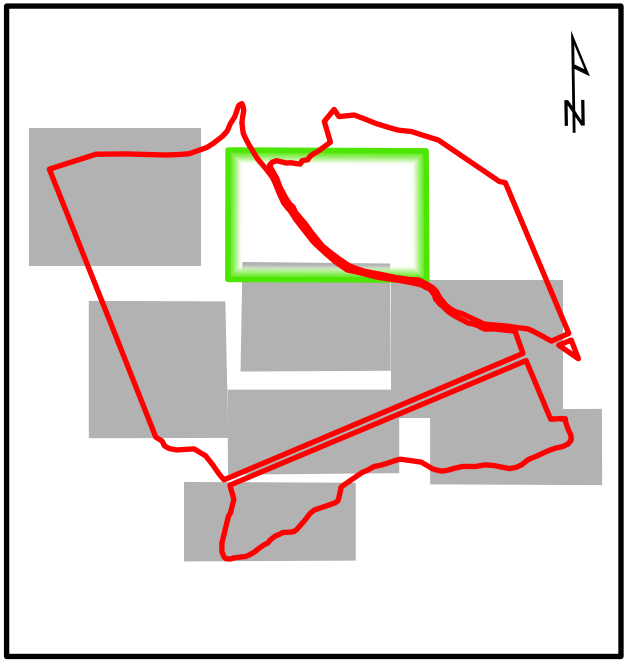





Considerations: permanent feature; possible amphibian breeding (significant wildlife habitat); hibernacula for reptiles including species at risk (SAR habitat); wintering area/general habitat for white-tailed deer

Conservation Design Recommendation: Primary Conservation Area 1° ; no development, 30 metre setback





Spring
Wetland
Property Boundary
Stream

90 45 0 90 Meters

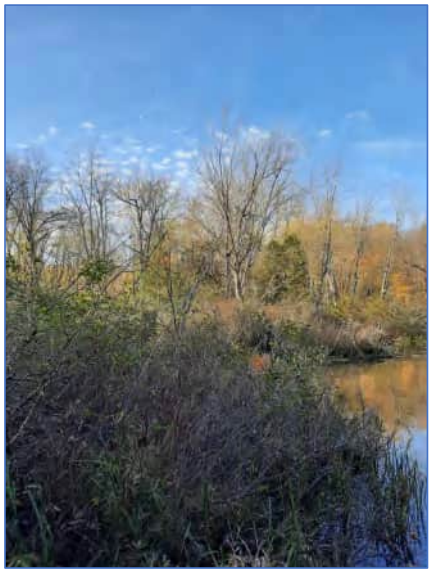
G130Tt-6 & G130Tt-8 Intolerant Hardwood Swamp; G133Tt Hardwood Swamp; G134S Mineral Thicket Swamp

Spring





G130Tt-6 Intolerant Hardwood Swamp






Considerations: permanent feature with permanent stream, confirmed fish habitat; drains directly into Lake Rosseau; EP zoning along lake shore – fish habitat and backshore

Conservation Design Recommendation: Primary Conservation Area 1° ; no development, 30 metre setback; exception – existing access possible expanded access

G130Tt-8 Ecoelement - Intolerant Hardwood Swamp






Considerations: appears anthropogenic in origin, old berm or other barrier to hold creek water, since breached; no wetland value other than proximity to permanent stream and confirmed downstream fish habitat

Conservation Design Recommendation: Secondary Conservation Area 2° ; limited development, 30 metre setback

G133Tt Hardwood Swamp






Considerations: permanent feature; spring located here; intermittent stream flows through to permanent and confirmed fish habitat downstream; possible amphibian breeding (significant wildlife habitat)

Conservation Design Recommendation: Primary Conservation Area 1° ; no development, 30 metre setback

G134S Mineral Thicket Swamp

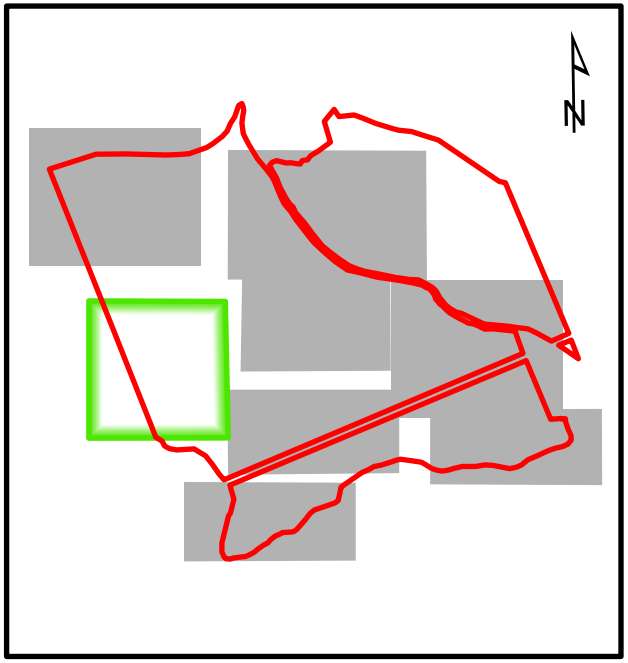





Considerations: permanent feature; possible amphibian breeding in pockets of standing water (significant wildlife habitat); hibernacula for reptiles including species at risk (SAR habitat)

Conservation Design Recommendation: Primary Conservation Area 1°; no development, 30 metre setback





Spring
Wetland
Property Boundary
Stream

60 30 0 60 Meters

G130Tt-1 & G130Tt-7 Intolerant Hardwood Swamp

G130Tt-1 & G130Tt-7 Intolerant Hardwood Swamp



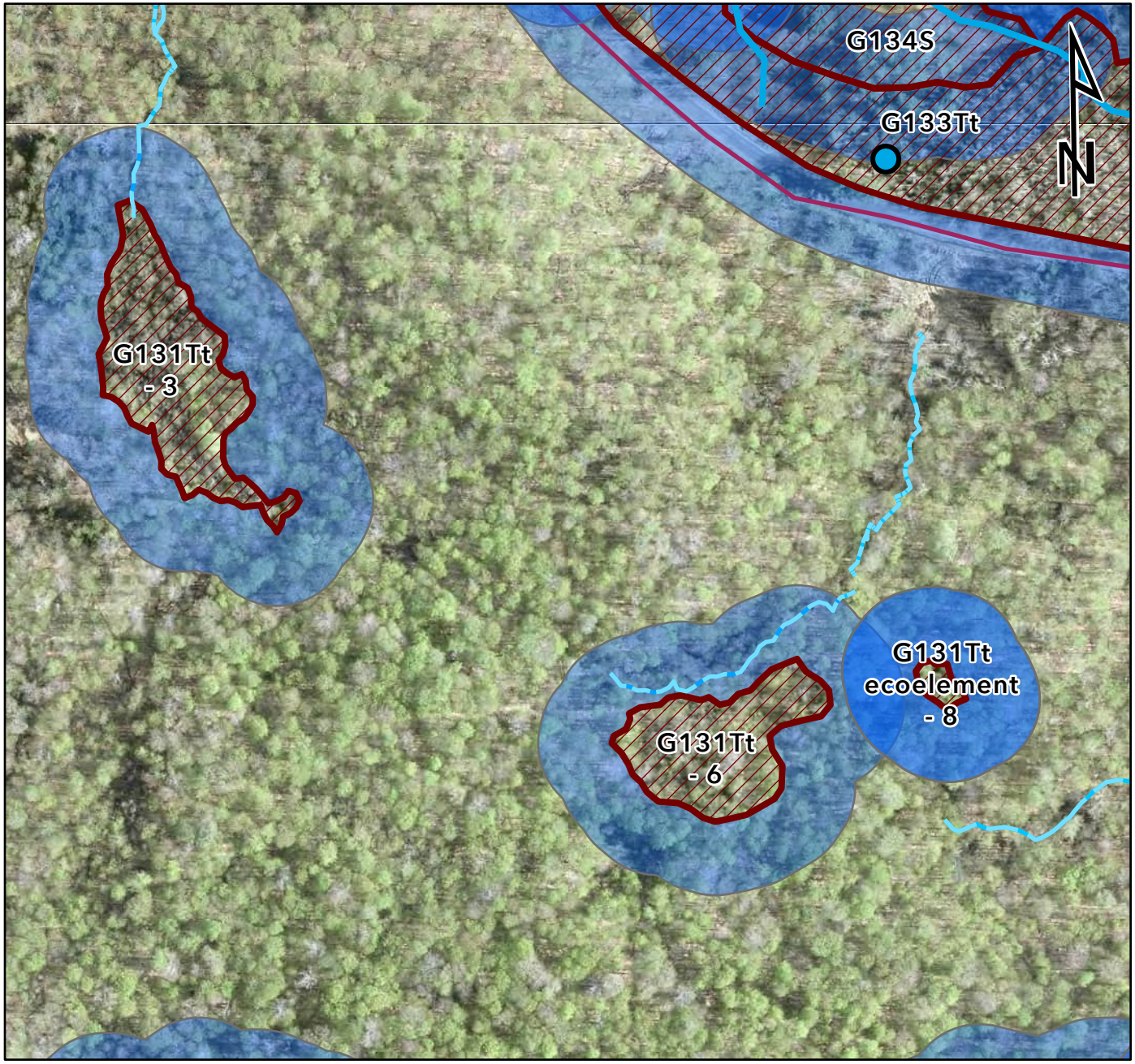


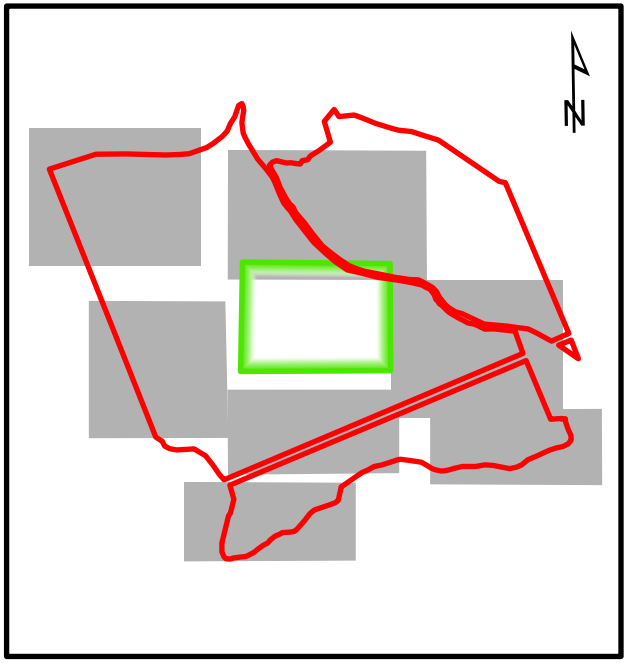




Considerations: permanent feature; possible amphibian breeding in pockets of standing water (significant wildlife habitat); hibernacula for reptiles including species at risk (SAR habitat); permanent stream flows out to Lake Rosseau – indirect fish habitat

Conservation Design Recommendation: Primary Conservation Area 1°; no development, 30 metre setback





Spring
Wetland
Property Boundary
Stream

75 37.5 0 75 Meters

G131Tt-3, G131Tt-6 & G131Tt-8 Maple Hardwood Swamp

G131Tt-3 Maple Hardwood Swamp







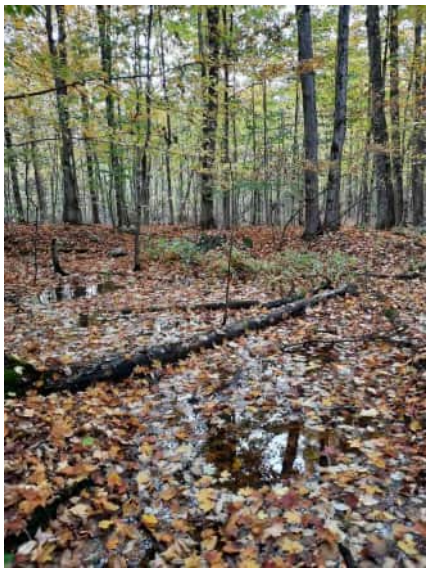


Considerations: permanent feature; possible amphibian breeding in pockets of standing water (significant wildlife habitat); intermittent flows to permanent stream and eventually Lake Rosseau – indirect fish habitat; *Mnium* sp. suggests ground water input

Conservation Design Recommendation: Primary Conservation Area 1°; no development, 30 metre setback

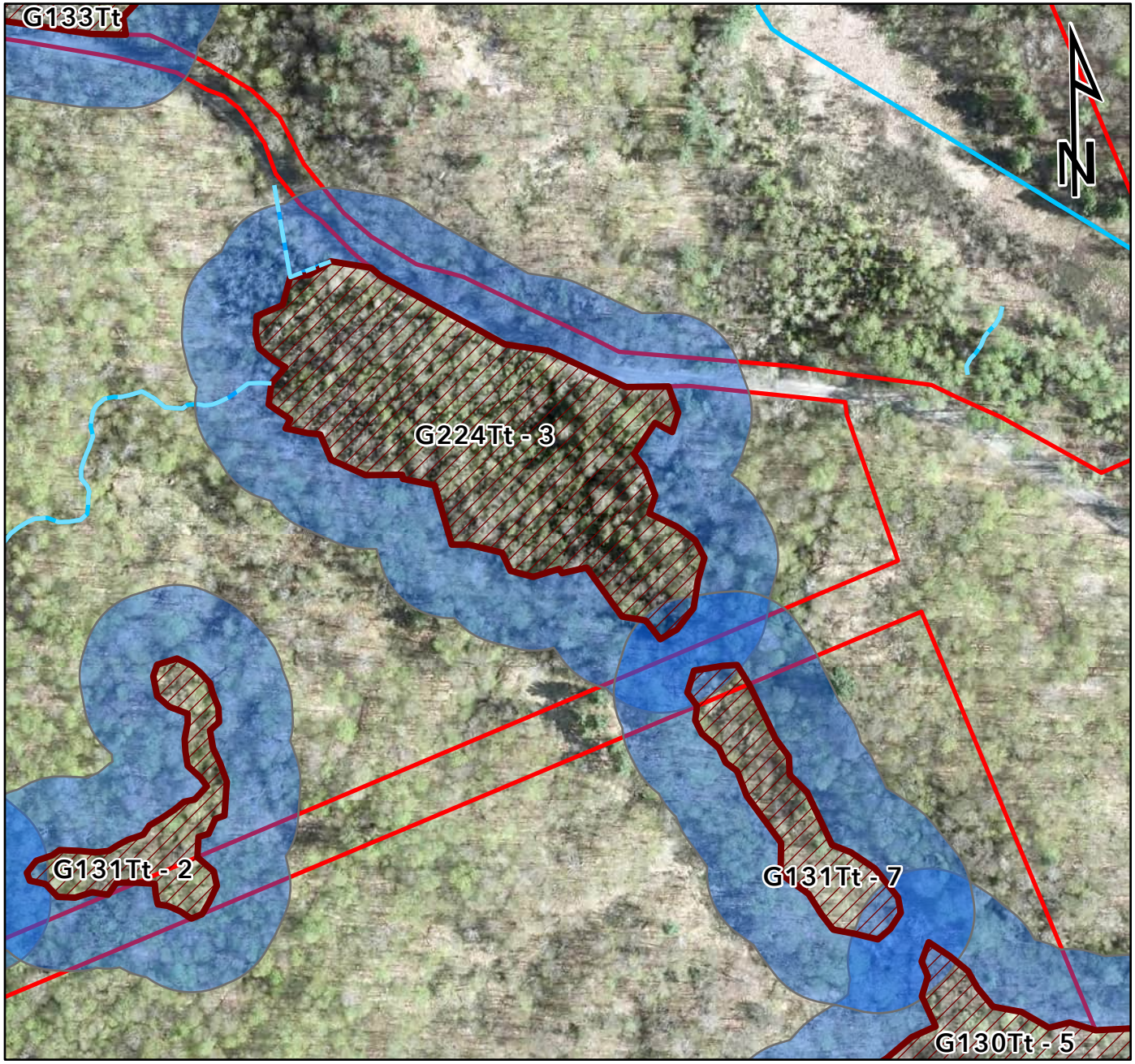
G131Tt-6 & G131Tt-8 Maple Hardwood Swamp

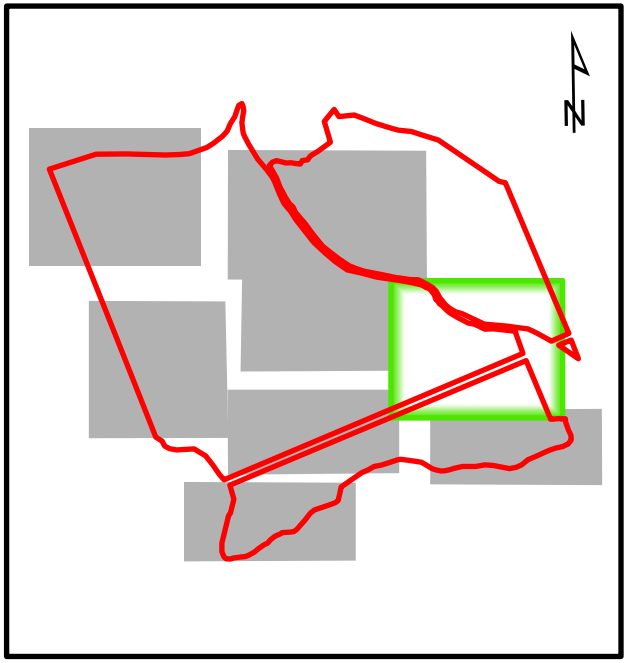


Considerations: possible amphibian breeding in pockets of standing water (significant wildlife habitat); intermittent flows join ditch line on Maplehurst Drive to permanent stream and L. Rosseau

Conservation Design Recommendation: Secondary Conservation Area 2°; no overlapping development, 15 - 30 metre setback; access/trails possible





Spring
Wetland
Property Boundary
Stream

75 37.5 0 75 Meters

G131Tt-2 & G131Tt-7 Maple Hardwood Swamp;
G224Tt-3 Mineral Rich Conifer Swamp

G131Tt-2 & G131Tt-7 Maple Hardwood Swamp






Considerations: possible amphibian breeding in pockets of standing water (significant wildlife habitat); G131Tt-2 appears isolated hydrologically; G131Tt-7 situated in valley between rock hills, drains into G130Tt-5 swamp and then to L. Rosseau

Conservation Design Recommendation: Secondary Conservation Area 2°; 15 – 30 metre setback where possible; limited development permitted

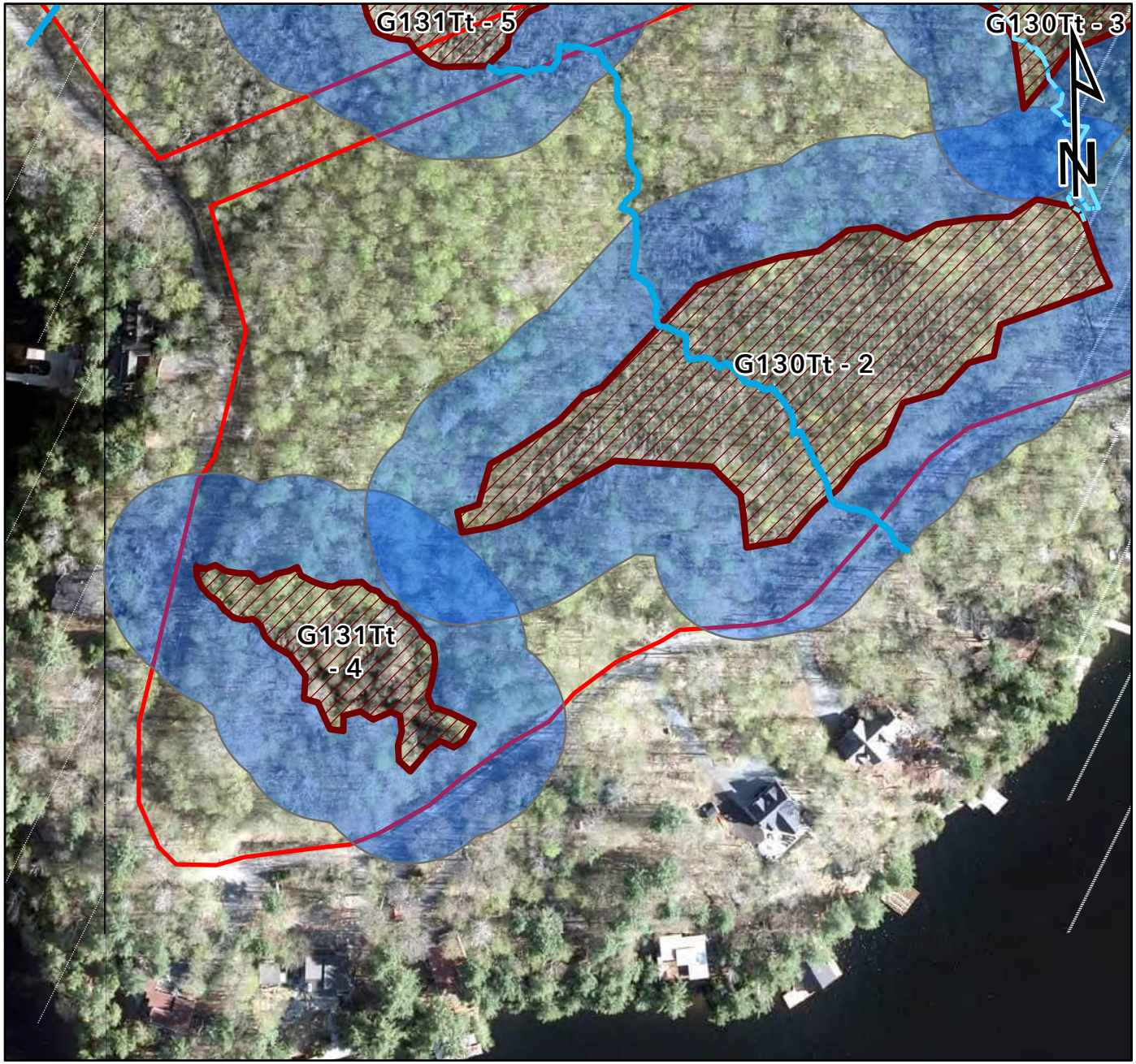
G224Tt-3 Mineral Rich Conifer Swamp

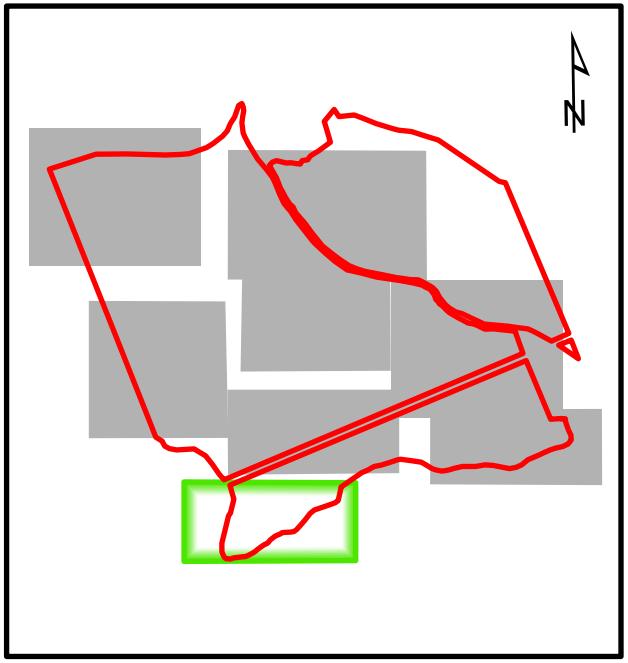





Considerations: Possible overwintering habitat for reptiles including species at risk snakes and turtles (SAR habitat); possible amphibian breeding in pockets of standing water (significant wildlife habitat); intermittent stream flowing into and out of wetland; identified as 'EP zone' in municipal planning documents

Conservation Design Recommendation: Primary Conservation Area 1°; 30 metre setback; no development





Spring
Wetland
Property Boundary
Stream

60 30 0 60 Meters

G130Tt-2 Intolerant Hardwood Swamp; G131Tt-4 Maple Hardwood Swamp

G130Tt-2 Intolerant Hardwood Swamp






Considerations: Possible amphibian breeding in pockets of standing water (significant wildlife habitat); permanent stream flowing directly into Lake Rosseau (fish habitat); receives flow through intermittent streams and conveys to L. Rosseau

Conservation Design Recommendation: Primary Conservation Area 1°; 30 metre setback; limited development in setback area for access

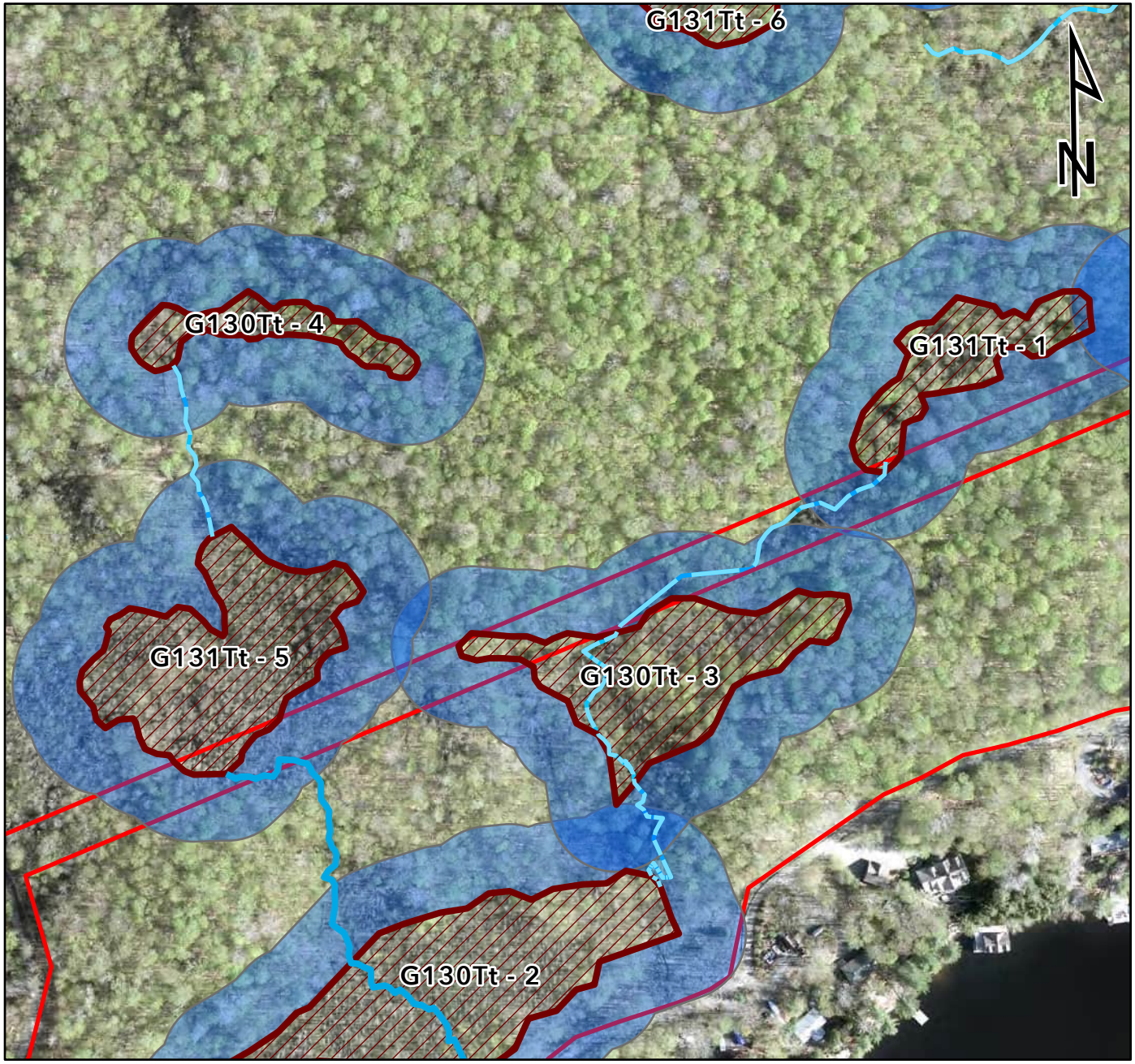
G131Tt-4 Maple Hardwood Swamp

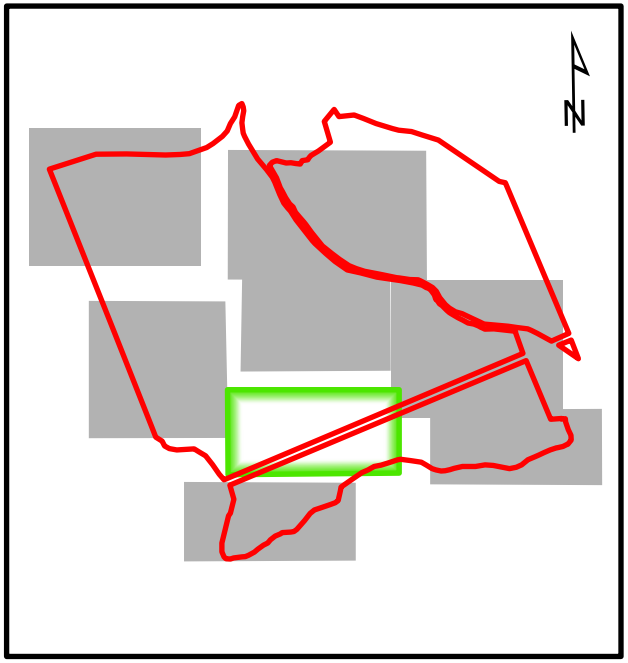





Considerations: Possible amphibian breeding in pockets of standing water (significant wildlife habitat); flows intermittent through ditch on Little Morgan Bay Road to L. Rosseau

Conservation Design Recommendation: Secondary Conservation Area 2°; 15 metre setback; limited development in setback area for access





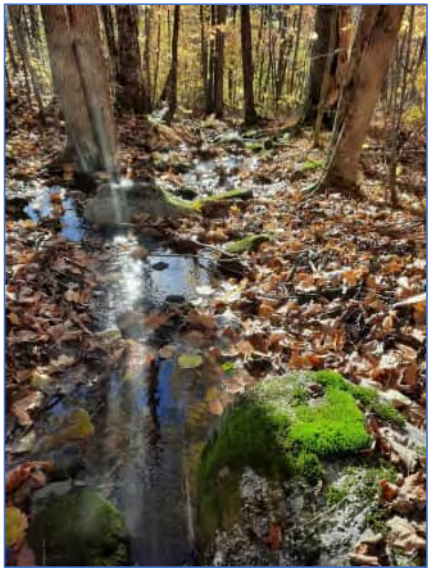
Spring
Wetland
Property Boundary
Stream

80 40 0 80 Meters

G130Tt-3 & G130Tt-4 Intolerant Hardwood Swamp;
G131Tt-1 & G131Tt-5 Maple Hardwood Swamp

G130Tt-3 Intolerant Hardwood Swamp



Considerations: Possible amphibian breeding in pockets of standing water (significant wildlife habitat); intermittent stream flowing into and permanent stream flowing out of to L. Rosseau

Conservation Design Recommendation: Secondary Conservation Area 2°; 15 metre setback; limited development in setback area for access

G130Tt-4 Intolerant Hardwood Swamp









Considerations: Possible amphibian breeding in pockets of standing water (significant wildlife habitat); no obvious inputs

Conservation Design Recommendation: Secondary Conservation Area 2°; limited development, 15 metre setback

G131Tt-1 Maple Hardwood Swamp






Considerations: Possible amphibian breeding in pockets of standing water (significant wildlife habitat)

Conservation Design Recommendation: Secondary Conservation Area 2°; 15 metre setback; limited development in setback area for access

G131Tt-5 Maple Hardwood Swamp



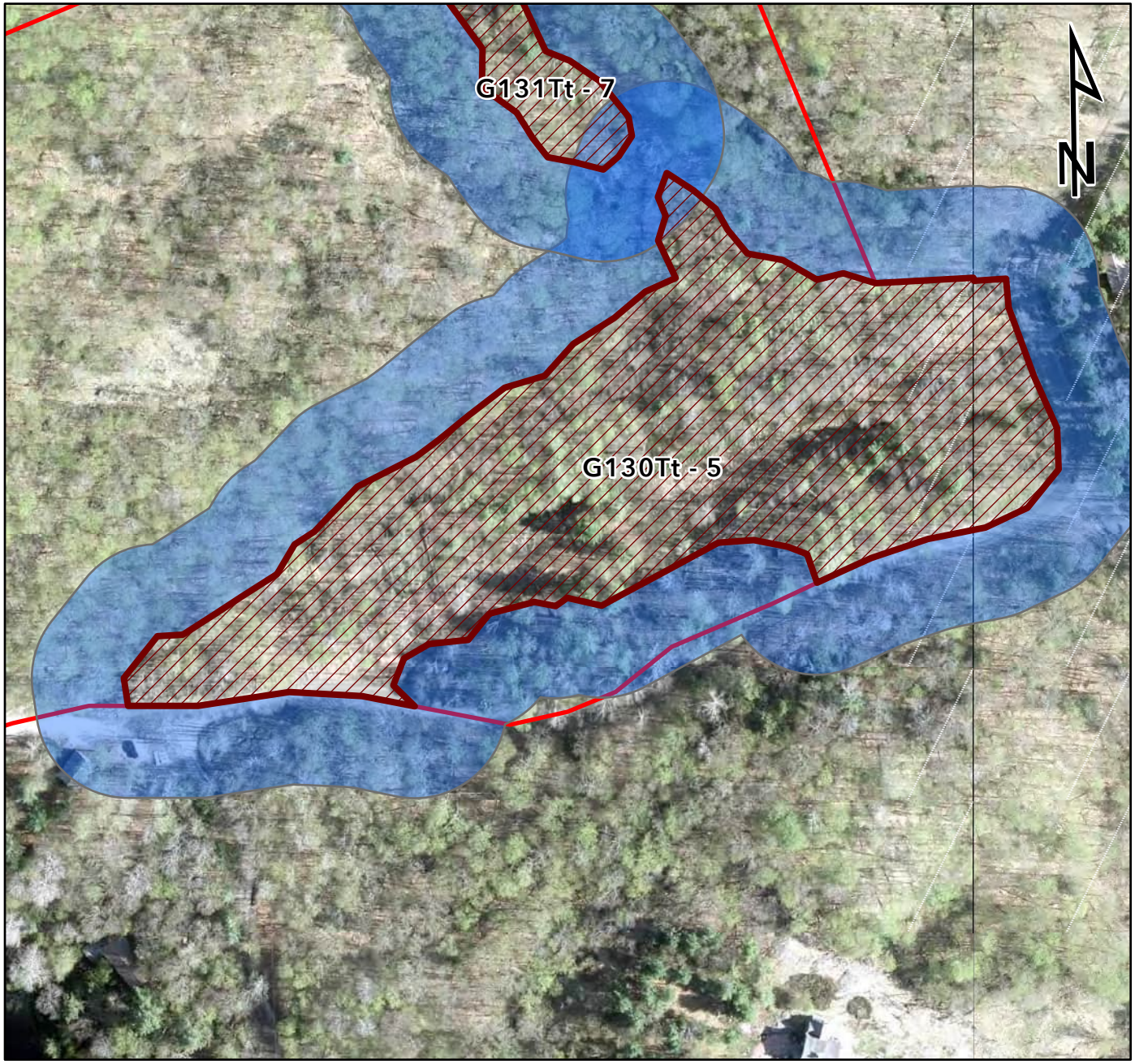


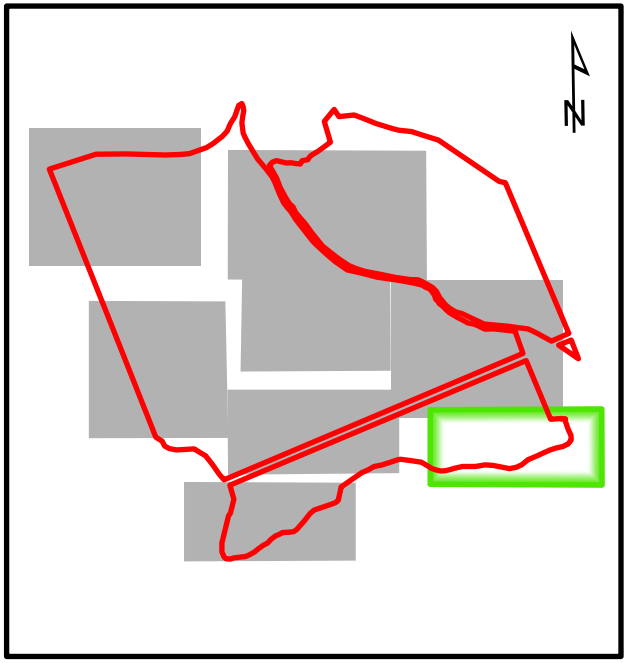




Considerations: permanent feature; possible amphibian breeding in pockets of standing water (significant wildlife habitat); permanent stream flows through downstream wetland (G130Tt-2) and to Lake Rosseau – indirect fish habitat

Conservation Design Recommendation: Secondary Conservation Area 2°; no development, 15 - 30 metre setback, limited development in setback





Spring
Wetland
Property Boundary
Stream

60 30 0 60 Meters

G130Tt-5 Intolerant Hardwood Swamp

G130Tt-5 Intolerant Hardwood Swamp






Considerations: Possible amphibian breeding in pockets of standing water (significant wildlife habitat); direct fish habitat, flows into L. Rosseau

Conservation Design Recommendation: Primary Conservation Area 2°; 30 metre setback; limited development in setback area for existing access; established trail could be used for access



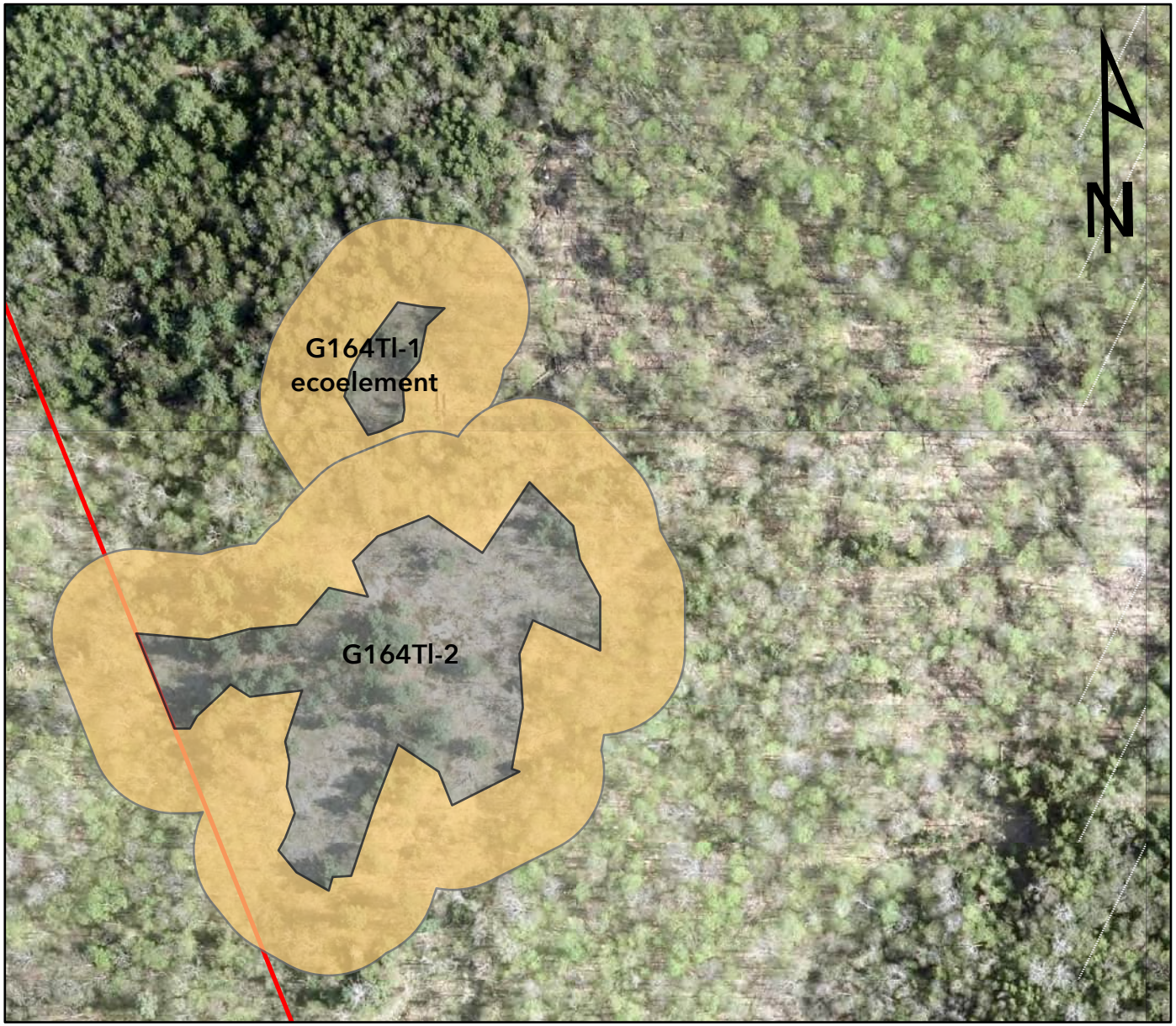
Rock Barren

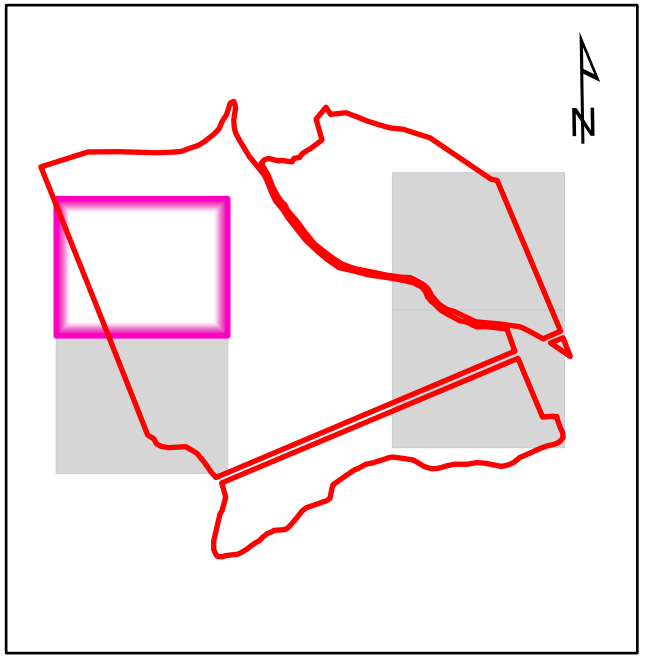
Rock Barren 30m

Property Boundary

0 130 260 520 Meters

Rock Barren Constraints Overview Map





Rock Barren

Rock Barren 30m

Property Boundary

0 30 60 120 Meters

G164Tl-1, G164Tl-2 Low Treed Rock Barren

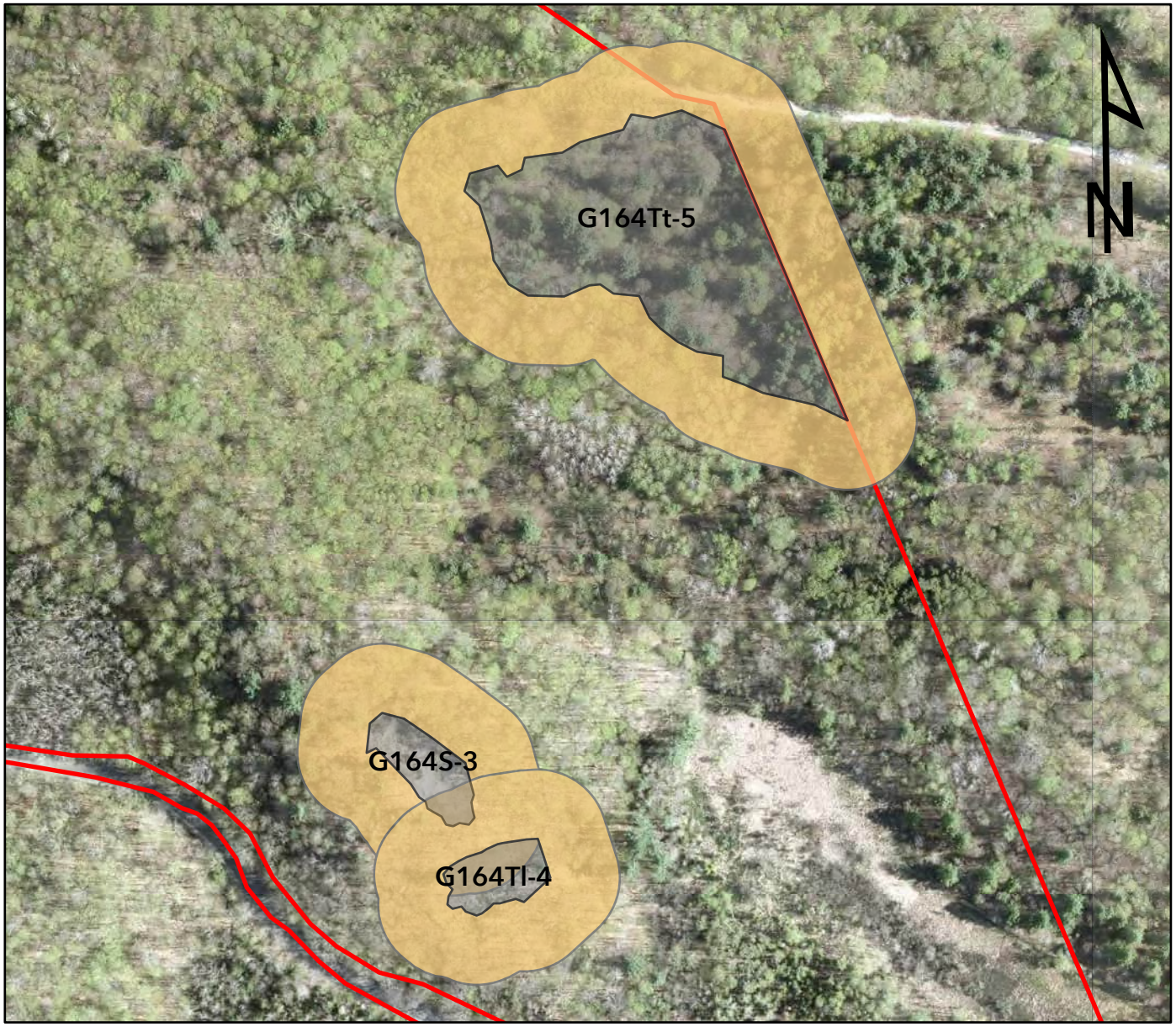
G164Tl-1 & G164Tl-2 Low Treed Rock Barren

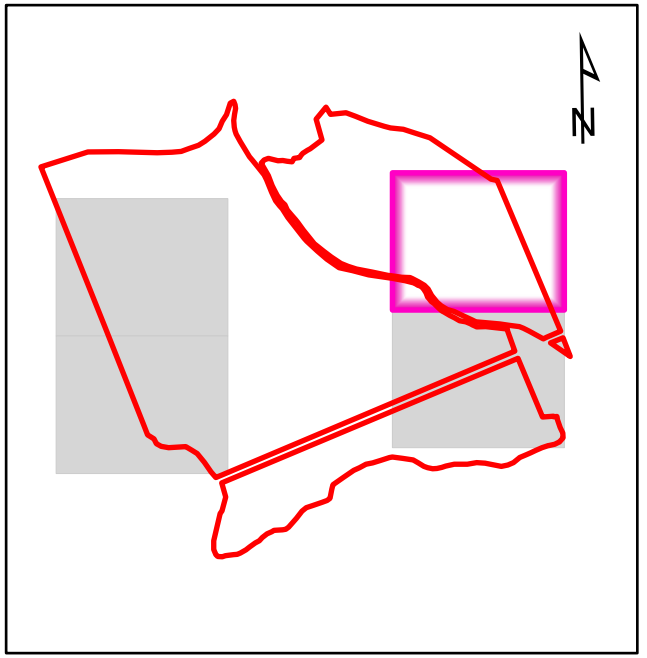





Considerations: Significant wildlife habitat (rock barren, size and species); potentially species at risk habitat – snake gestation and thermoregulation habitat

Conservation Design Recommendation: Primary Conservation Area 1°; no development, 30 metre setback; *G164Tl ecoelement



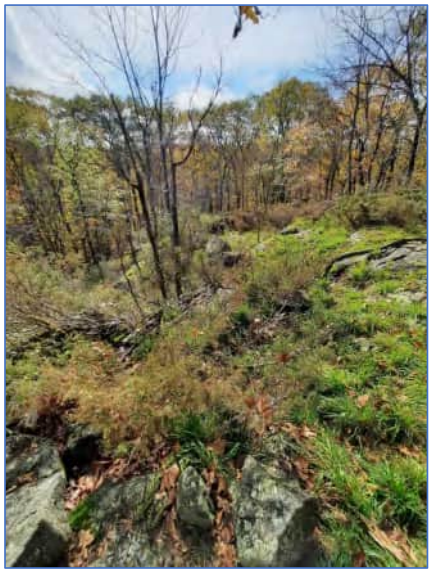


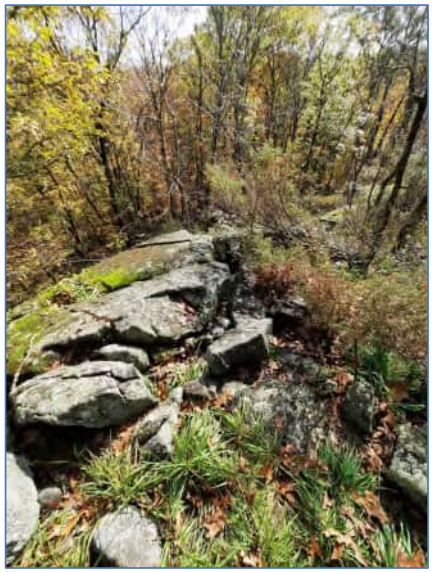
Rock Barren
Rock Barren 30m
Property Boundary

0 37.5 75 150 Meters

G164Tl-4, G164Tl-5, G164S-3 Low Treed & Shrub Rock Barren

G164TI-4 Low Treed Rock Barren



Considerations: Significant wildlife habitat (rock barren, size and species); potentially species at risk habitat – snake gestation and thermoregulation habitat

Conservation Design Recommendation: Primary Conservation Area 1°; no development, 30 metre setback; steep cliff on south side – potential viewing/trail area at the base *porcupine den here

G164Tt-5 Tall Treed Rock Barren

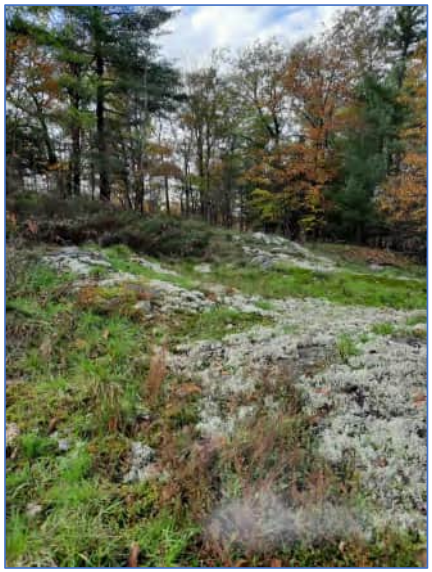





Considerations: Not significant wildlife habitat; possibly anthropogenic in origin; bedrock at surface and scattered juniper and other 'rock barren' qualifiers

Conservation Design Recommendation: Secondary Conservation Area 2°; 15 metre setback; limited development *possibly used by species at risk thermoregulation and foraging

G164S-3 Shrub Rock Barren

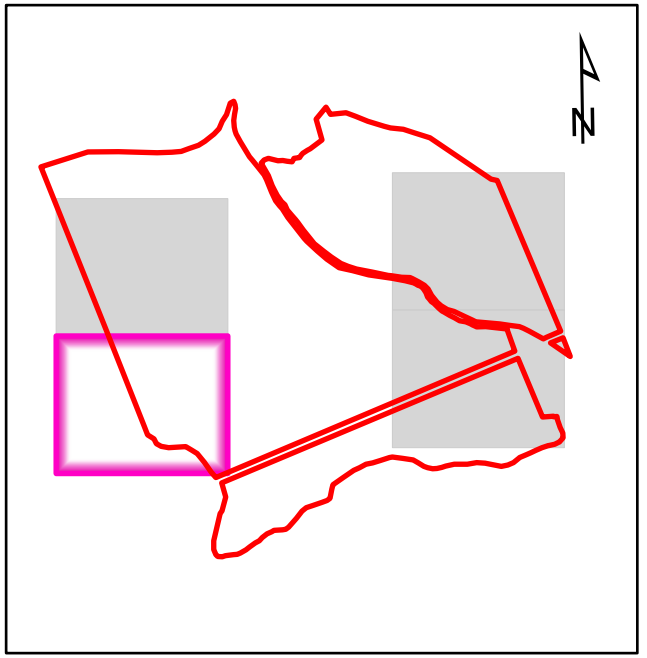





Considerations: Significant wildlife habitat (rock barren, size and species); potentially species at risk habitat – snake gestation and thermoregulation habitat

Conservation Design Recommendation: Primary Conservation Area 1°; no development, 30 metre setback; steep cliff on east side – potential viewing/trail area





Rock Barren
Rock Barren 30m
Property Boundary

0 30 60 120 Meters

G164TI-9, G165N-1 Low Treed & Open Rock Barren

G164Tl Low Treed Rock Barren









Considerations: Potentially species at risk habitat – snake gestation and thermoregulation habitat

Conservation Design Recommendation: Primary Conservation Area 1°; no development, 30 metre setback

G165N Open Rock Barren





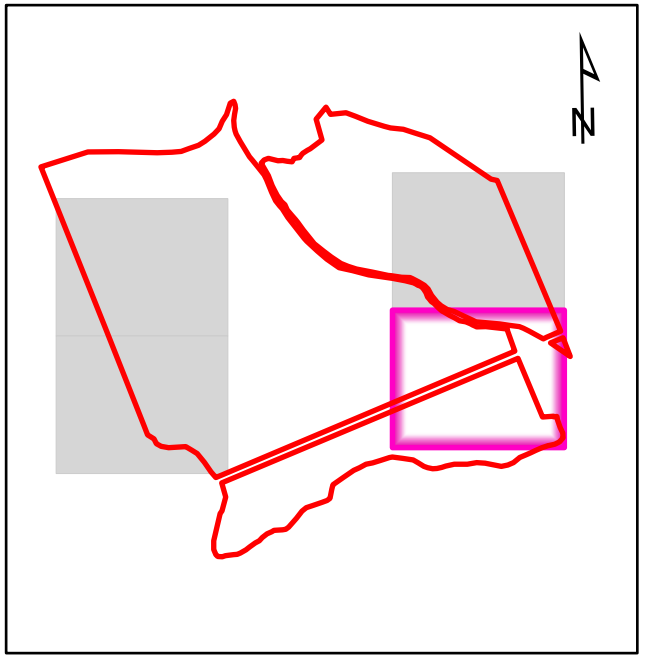




Considerations: Rock barrens are typically considered SWH when they meet some minimum criteria (>2.0ha), this one does not; isolated; no apparent SAR habitat potential*

Conservation Design Recommendation: Secondary Conservation Area 2°; no development, 30 metre setback





Rock Barren
Rock Barren 30m
Property Boundary

0 30 60 120 Meters

G164Tl-6, G164Tl/Tt-7, G164Tl-8 Low Treed Rock Barren

G164TI-6 Low Treed Rock Barren






Considerations: Possible snake gestation and thermoregulation habitat; species at risk and SWH

Conservation Design Recommendation: Primary Conservation Area 1°; 30 metre setback; no development; quite rugged on two 'sides'; possible corridor at toe of slope/cliff

G164Tl-7 Low Treed Rock Barren






Considerations: Possible snake gestation and thermoregulation habitat; species at risk and SWH

Conservation Design Recommendation: Primary Conservation Area 1°; 30 metre setback; no development; quite rugged feature, varied elevation

G164TI-8 Low Treed Rock Barren









Considerations: Possible snake thermoregulation, gestation and foraging habitat; SWH for non-species at risk snakes

Conservation Design Recommendation: Primary Conservation Area 1°; 30 metre setback; no development; quite rugged feature, varied elevation – somewhat contiguous with other rock barren elements

Appendix C: Request for Review submitted to Fisheries and Oceans April 2023, Response May 2023

From:	OP Habitat (DFO/MPO)
To:	rebecca.geauvreau@fricorp.com
Cc:	"Rebecca Geauvreau"
Subject:	RE: 23-HCAA-00811 - Request for Review - Rosseau Springs, Ontario (Seguin Township)
Date:	May 10, 2023 4:34:34 PM
Attachments:	image002.png image003.png

Dear Rebecca Geauvreau,

Subject: Culvert Installations, Unnamed Tributaries to Lake Rosseau, Village of Rosseau (23-HCAA-00811) – Implementation of Measures to Avoid and Mitigate the Potential for Prohibited Effects to Fish and Fish Habitat

The Fish and Fish Habitat Protection Program (the Program) of Fisheries and Oceans Canada (DFO) received your proposal on April 26, 2023. We understand that you propose to:

- Install 3 culverts on tributaries to Lake Rosseau:
    - 600 mm diameter by 20.4 m long culvert (12.24 m^2);
    - 700 mm diameter by 23.5 m long culvert (16.45 m^2);
    - 600 mm diameter by 48.5 m long culvert (29.1 m^2); and,
- Embed culverts to allow for fish passage under low flow conditions.

Our review considered the following information:

- Request for Review form and associated documents.

Your proposal has been reviewed to determine whether it is likely to result in:

- the death of fish by means other than fishing and the harmful alteration, disruption or destruction of fish habitat which are prohibited under subsections 34.4(1) and 35(1) of the *Fisheries Act*; and,
- effects to listed aquatic species at risk, any part of their critical habitat or the residences of their individuals in a manner which is prohibited under sections 32, 33 and subsection 58(1) of the *Species at Risk Act.*

The aforementioned impacts are prohibited unless authorized under their respective legislation and regulations.

To avoid and mitigate the potential for prohibited effects to fish and fish habitat (as listed above), we recommend implementing the measures listed below:

- Plan in-water works, undertakings and activities to respect timing windows to protect fish, including their eggs, juveniles, spawning adults and/or the organisms upon which they feed and migrate;
    - No in-water work between October 1 and July 15;
- Capture, relocate and monitor for fish trapped within isolated, enclosed, or dewatered areas;
    - Dewater gradually to reduce the potential for stranding fish;
- Screen intake pipes to prevent entrainment or impingement of fish;
    - Use the code of practice for water intake screens;
- Limit impacts on riparian vegetation to those approved for the work, undertaking or activity;

    - Limit access to banks or areas adjacent to waterbodies;
    - Construct access points and approaches perpendicular to the watercourse or waterbody;
    - Re-vegetate the disturbed area with native species suitable for the site;
- Restore stream geomorphology (i.e., restore the bed and banks, gradient and contour of the waterbody) to its initial state;
- Develop and implement an erosion and sediment control plan to avoid the introduction of sediment into any waterbody during all phases of the work, undertaking or activity;
    - Conduct all in-water works, undertakings or activities in isolation of open or flowing water to reduce the introduction of sediment into the watercourse;
        - Use the code of practice for temporary cofferdams and diversion channels;
    - Schedule work to avoid wet, windy and rainy periods (and heed weather advisories) that may result in high flow volumes and/ or increase erosion and sedimentation;
    - Monitor the watercourse to observe signs of sedimentation during all phases of the work, undertaking or activity and take corrective action; and,
- Develop and implement a response plan to avoid a spill of deleterious substances.

Provided that you incorporate these measures into your plans, the Program is of the view that your proposal is not likely to result in the contravention of the above mentioned prohibitions and requirements.

Should your plans change or if you have omitted some information in your proposal, further review by the Program may be required. Consult our website (http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html) or consult with a qualified environmental consultant to determine if further review may be necessary. It remains your responsibility to remain in compliance with the *Fisheries Act*, and the *Species at Risk Act*.

It is also your *Duty to Notify* DFO if you have caused, or are about to cause, the death of fish by means other than fishing and/or the harmful alteration, disruption or destruction of fish habitat. Such notifications should be directed to FisheriesProtection@dfo-mpo.gc.ca or 1-855-852-8320.

We recommend that you notify this office at least 10 days before starting your project and that a copy of this letter be kept on site while the work is in progress. It remains your responsibility to meet all other federal, territorial, provincial and municipal requirements that apply to your proposal.

If you have any questions with the content of this letter, please contact Kaela Middleton by email at Kaela.Middleton@dfo-mpo.gc.ca. Please refer to the file number referenced above when corresponding with the Program.

Yours sincerely,



Kaela Middleton
Biologist | Biologiste

Fisheries and Oceans Canada| Pêches et Océans Canada
Fish and Fish Habitat Protection Program | Programme de Protection du Poisson et de Son Habitat
867 Lakeshore Road, Burlington, ON, L7S 1A1 | 867, ch. Lakeshore, Burlington, ON, L7S 1A1
Email/Courriel: Kaela.Middleton@dfo-mpo.gc.ca

From: rebecca.geauvreau@fricorp.com <rebecca.geauvreau@fricorp.com>
Sent: Wednesday, April 26, 2023 2:58 PM
To: OP Habitat (DFO/MPO) <DFO.OPHabitat.MPO@dfo-mpo.gc.ca>
Cc: 'Rebecca Geauvreau' <rebecca@fricorp.com>
Subject: 23-HCAA-00811 - Request for Review - Rosseau Springs, Ontario (Seguin Township)

You don't often get email from rebecca.geauvreau@fricorp.com. Learn why this is important

Hello Fisheries Protection,

Please find attached a completed Request for Review form and supporting documentation for your review. I've also appended a separate page 7 which is signed as the original pdf was not editable.

We look forward to your response. Please let me know if you have any questions.

Regards,

Rebecca

Rebecca Geauvreau | Species at Risk Biologist
rebecca.geauvreau@fricorp.com / M: 705-499-4709

FRi Ecological Services |
T: 705-476-0085 / F: 705-476-5631 |
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Appendix D: Significant Wildlife Habitat Assessment, Ecoregion 5E

Significant Wildlife Habitat Criterion	SWH Category	Ecosites	Other Requirement	Desktop & Field Assessment
Waterfowl Stopover and Staging Areas (Terrestrial)	SCA	G110	Evidence of annual spring flooding from melt water/runoff	Field habitat in G110 not suitable, does not meet size criteria
Raptor Wintering Area	SCA	G013	MUST HAVE field ecosite too-G020-022;G029-032;G044-047;G060-063;G077-080;G093-096;G109-112	Possible; G110 could provide hunting opportunity; limited field habitat
Raptor Wintering Area	SCA	G015	MUST HAVE field ecosite too-G020-022;G029-032;G044-047;G060-063;G077-080;G093-096;G109-112	Possible; G110 could provide hunting opportunity; limited field habitat
Raptor Wintering Area	SCA	G025	MUST HAVE field ecosite too-G020-022;G029-032;G044-047;G060-063;G077-080;G093-096;G109-112	Possible; G110 could provide hunting opportunity; limited field habitat
Raptor Wintering Area	SCA	G121	MUST HAVE field ecosite too-G020-022;G029-032;G044-047;G060-063;G077-080;G093-096;G109-112	Possible; G110 could provide hunting opportunity; limited field habitat
Raptor Wintering Area	SCA	G122	MUST HAVE field ecosite too-G020-022;G029-032;G044-047;G060-063;G077-080;G093-096;G109-112	Possible; G110 could provide hunting opportunity; limited field habitat
Raptor Wintering Area	SCA	G124	MUST HAVE field ecosite too-G020-022;G029-032;G044-047;G060-063;G077-080;G093-096;G109-112	Possible; G110 could provide hunting opportunity; limited field habitat
Raptor Wintering Area	SCA	G125	MUST HAVE field ecosite too-G020-022;G029-032;G044-047;G060-063;G077-080;G093-096;G109-112	Possible; G110 could provide hunting opportunity; limited field habitat
Bat Hibernacula	SCA	G164	Buildings are not considered SWH	No suitable hibernacula; personal experience/observation

Significant Wildlife Habitat Criterion	SWH Category	Ecosites	Other Requirement	Desktop & Field Assessment
Bat Maternity Colonies	SCA	G121	Buildings are not considered SWH	Possible; suitable cavity trees identified; acoustic monitoring confirms general presence of three not at risk species acoustic monitoring or assume present; typically, clearing outside of the active season for bats sufficiently mitigates risk; also development limited to avoid large part of forested habitats
Bat Maternity Colonies	SCA	G122	Buildings are not considered SWH	
Bat Maternity Colonies	SCA	G124	Buildings are not considered SWH	
Bat Maternity Colonies	SCA	G125	Buildings are not considered SWH	
Turtle Wintering Areas (Hibernacula)	SCA	G224	None	Moderately suitable; however, location (surrounded by forest) and absence of other suitable aquatic/wetland areas, likely precludes use by turtles for overwintering.
Turtle Wintering Areas (Hibernacula)	SCA	G130	None	Of the 8 units, G130Tt - 1, 2, 5 and 6 are suitable for overwintering based on field work; others are not. All wetlands have 30 or 50m setback
Turtle Wintering Areas (Hibernacula)	SCA	G131	None	Three of the four units not suitable overwintering habitat based on initial field work; G131Tt - 4 potentially suitable based on proximity to lake and deeper wetted areas; confirmed not suitable late summer no water
Turtle Wintering Areas (Hibernacula)	SCA	G133	None	Not suitable overwintering habitat based on field work
Turtle Wintering Areas (Hibernacula)	SCA	G134	None	Moderately suitable active season habitat; could be drier in other years; late summer 2022 investigations confirm not suitable for overwintering; not enough water
Lizard Hibernaculum	SCA	G121	Mixed forest with rock outcrop openings; granite bedrock with fissures	No recent or historic records; habitat not suitable (not open) and closed canopy
Lizard Hibernaculum	SCA	G122	Mixed forest with rock outcrop openings; granite bedrock with fissures	
Lizard Hibernaculum	SCA	G124	Mixed forest with rock outcrop openings; granite bedrock with fissures	

Significant Wildlife Habitat Criterion	SWH Category	Ecosites	Other Requirement	Desktop & Field Assessment
Lizard Hibernaculum	SCA	G125	Mixed forest with rock outcrop openings; granite bedrock with fissures	
Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)	SCA	G110	Any site/area with exposed soil banks, sandy hills, borrow pits, steep slopes and sand piles that are undisturbed or naturally eroding; excludes human-created structures, recently disturbed (2 years) soil areas, berms, embankments, soil/aggregate stockpiles	No suitable habitat based on field investigations
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G121	Nests in live or dead trees, shrubs occasionally used	no evidence of herons, rookery's are typically identified and known on value mapping; however, no evidence in any of these ecosites of blue heron or green heron (e.g. nests in trees or shrubs); unlikely
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G122	Nests in live or dead trees, shrubs occasionally used	
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G124	Nests in live or dead trees, shrubs occasionally used	
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G125	Nests in live or dead trees, shrubs occasionally used	
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G129	Nests in live or dead trees, shrubs occasionally used	
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G130	Nests in live or dead trees, shrubs occasionally used	
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G131	Nests in live or dead trees, shrubs occasionally used	

Significant Wildlife Habitat Criterion	SWH Category	Ecosites	Other Requirement	Desktop & Field Assessment
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G133	Nests in live or dead trees, shrubs occasionally used	
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	SCA	G134	Nests in live or dead trees, shrubs occasionally used	
Colonially - Nesting Bird Breeding Habitat (Ground)	SCA	G110	Islands, peninsulas associated with open water, marshes, lakes. Brewer's Blackbird colonies on ground in low bushes, close to streams/ditches within farmlands	Not suitable habitat based on field investigations
Deer Yarding Areas	SCA	G013	May be found in all tall-treed forest and swamp ecosites	No deer yarding or wintering habitat identified in OP or in MNRF mapping of the same. MNRF responsible for identifying habitat.
Deer Yarding Areas	SCA	G015	May be found in all tall-treed forest and swamp ecosites	
Deer Yarding Areas	SCA	G025	May be found in all tall-treed forest and swamp ecosites	
Deer Yarding Areas	SCA	G129	May be found in all tall-treed forest and swamp ecosites	
Rock Barren	RVC	G164	Characteristic flora & minimum size	Confirmed
Rock Barren	RVC	G165	Characteristic flora & minimum size	
Old Growth Forest	RVC	G013	Stands >30ha, >10ha interior habitat, undisturbed	No old growth - evidence of historic cutting (stumps) and more recent patchy cuts (small clearings, tops and skid trails)
Old Growth Forest	RVC	G015	Stands >30ha, >10ha interior habitat, undisturbed	
Old Growth Forest	RVC	G121	Stands >30ha, >10ha interior habitat, undisturbed	
Old Growth Forest	RVC	G122	Stands >30ha, >10ha interior habitat, undisturbed	

Significant Wildlife Habitat Criterion	SWH Category	Ecosites	Other Requirement	Desktop & Field Assessment
Old Growth Forest	RVC	G124	Stands >30ha, >10ha interior habitat, undisturbed	
Tallgrass Prairie/Savannah	RVC	G110	Indicator species Tallgrass Prairie: *Andropogon gerardii, Spartina pectinata;* Savannah - 25 - 60% trees & reference plant list from Ecoregion 6E	Not present based on field investigations
Rare Forest Type - White Oak	RVC	G121	None	Did not see any during field investigations; typically on or around rock barrens; none there
Waterfowl Nesting Area	SHW	G129	Upland habitats adjacent to listed wetland ecosites (includes adjacency to PSW)	Unlikely in all three G224Tl ecosites
Waterfowl Nesting Area	SHW	G130	Upland habitats adjacent to listed wetland ecosites (includes adjacency to PSW)	Not suitable habitat based on field investigations; in all cases, likely not enough standing water and not enough open water e.g. safety for adults and young; nowhere to swim
Waterfowl Nesting Area	SHW	G131	Upland habitats adjacent to listed wetland ecosites (includes adjacency to PSW)	
Waterfowl Nesting Area	SHW	G133	Upland habitats adjacent to listed wetland ecosites (includes adjacency to PSW)	
Waterfowl Nesting Area	SHW	G134	Upland habitats adjacent to listed wetland ecosites (includes adjacency to PSW)	
Woodland Raptor Nesting Habitat	SHW	G129	None	Suitable habitat; however, no stick nests were observed despite large part of field investigations occurring at 50% or more leaf-off condition. Personal communication with colleague (Stormy Point project) indicated Red-shouldered Hawk in the southeast corner of the property - very historic occurrence. 30+ or more years; attempted observations from Little Morgan Bay Road area - no nest observed.
Woodland Raptor Nesting Habitat	SHW	G130	None	
Woodland Raptor Nesting Habitat	SHW	G131	None	
Woodland Raptor Nesting Habitat	SHW	G133	None	

Significant Wildlife Habitat Criterion	SWH Category	Ecosites	Other Requirement	Desktop & Field Assessment
Lizard Nesting Area	SHW	G121	Under logs, in stumps, under loose rock, partially wooded areas	Unlikely based on the absence of records in the area; historic or otherwise. Key habitat components missing - rock barrens and wetlands in more contiguous arrangement; less forest typically based on FRi's experience surveying and observing the same.
Lizard Nesting Area	SHW	G122	Under logs, in stumps, under loose rock, partially wooded areas	
Lizard Nesting Area	SHW	G124	Under logs, in stumps, under loose rock, partially wooded areas	
Lizard Nesting Area	SHW	G125	Under logs, in stumps, under loose rock, partially wooded areas	
Amphibian Breeding Habitat (Wetlands)	SHW	G224	Wetlands and pools (including vernal pools) more likely where fish are absent; bullfrogs require permanent water; of SWH must assess for Amphibian Movement Corridors	G224Tl all three units are suitable habitat and likely; assume present and protect accordingly; confirmed in G224Tt-3.
Amphibian Breeding Habitat (Wetlands)	SHW	G130	Wetlands and pools (including vernal pools) more likely where fish are absent; bullfrogs require permanent water; of SWH must assess for Amphibian Movement Corridors	All eight G130Tt units are suitable; assume present and protect accordingly; no breeding in 2022.
Amphibian Breeding Habitat (Wetlands)	SHW	G131	Wetlands and pools (including vernal pools) more likely where fish are absent; bullfrogs require permanent water; of SWH must assess for Amphibian Movement Corridors	All eight G131Tt units are suitable habitat; assume present and protect accordingly; confirmed in G131Tt-4 only; absent in others in 2022.
Amphibian Breeding Habitat (Wetlands)	SHW	G133	Wetlands and pools (including vernal pools) more likely where fish are absent; bullfrogs require permanent water; of SWH must assess for Amphibian Movement Corridors	Less suitable as drier in most places compared to other swamp ecosites but still possible in isolated pockets (localized); not suitable 2022, dried up end of May
Amphibian Breeding Habitat (Wetlands)	SHW	G134	Wetlands and pools (including vernal pools) more likely where fish are absent; bullfrogs require permanent water; of SWH must assess for Amphibian Movement Corridors	Suitable habitat; assume present and protect accordingly; fish in downstream area, less suitable because of presence of fish; regardless, assume and protect.

Significant Wildlife Habitat Criterion	SWH Category	Ecosites	Other Requirement	Desktop & Field Assessment
Mast Production Areas	SHW	G015	Mast producing trees and/or shrubs	Not present based on field investigations; very small ecosite
Mast Production Areas	SHW	G121	Mast producing trees and/or shrubs	Red oak dominated; lots of mast this year during field investigations; candidate suitable mast production SWH
Marsh Bird Breeding Habitat	HSCC	G224	Green Heron for these ecosites	Unlikely in all three G224Tl ecosites; as green heron are carnivorous fish eaters and these ecosites no fish; 2022 field no nests; no birds in-person or on recordings.
Marsh Bird Breeding Habitat	HSCC	G130	Green Heron for these ecosites	Seven of the eight ecosites not suitable (not fish habitat and not connected to fish habitat bearing waters in a practical way); G130Tt - 6 fronting L Rosseau and fish confirmed in stream - possible in this unit (adjacent area only)
Marsh Bird Breeding Habitat	HSCC	G131	Green Heron for these ecosites	Unlikely, habitat largely unsuitable; confirmed unsuitable 2022
Marsh Bird Breeding Habitat	HSCC	G133	Green Heron for these ecosites	Unlikely, habitat largely unsuitable; confirmed unsuitable 2022
Marsh Bird Breeding Habitat	HSCC	G134	Green Heron for these ecosites	Unlikely, habitat largely unsuitable; confirmed unsuitable 2022
Open Country Bird Breeding Habitat	HSCC	G110	Grasslands not Class 1 or 2 agricultural lands, not actively used for farming; >30 ha	Not suitable; very small (~1.3ha); does not meet minimum size criteria of 30ha.
Shrub/Early Successional Bird Breeding Habitat	HSCC	G112	Successional shrub thicket habitats, not Class 1 or 2 agricultural lands, not actively used for farming; >30ha	Ecoelement - too small, not suitable; old anthropogenic clearing
Shrub/Early Successional Bird Breeding Habitat	HSCC	G134	Successional shrub thicket habitats, not Class 1 or 2 agricultural lands, not actively used for farming; >30ha	Shrub thicket habitat suitable but does not meet the size criteria for significance; regardless, protected as wetland along with 30 - 50 m setback
5E-13 Ecodistrict Only: Late Winter Moose Habitat	SCA	G013	Dense conifer cover >50% canopy closure >10m height	Not in 5E-13; property wholly within 5E-8
5E-13 Ecodistrict Only: Late Winter Moose Habitat	SCA	G025	Dense conifer cover >50% canopy closure >10m height	Not in 5E-13; property wholly within 5E-8

Appendix E: Field Survey Record Table 2021 & 2022

	Date	Time on Site (hr)	Surveys Completed	Weather
2021	Oct 7	6.0	Ecosites, watercourse mapping, trails mapping	Sunny, 15°C, no precipitation
	Oct 12	6.0	Ecosites, watercourse mapping, fisheries assessment permanent watercourse	Sunny, 17°C, no precipitation
	Oct 13	6.0	Ecosites, watercourse/wetland mapping; spring mapping, temperature etc.	Rainy, cool, 12°C, intermittent showers
	Oct 21	6.0	Ecosites, partial leaf-off stick nests, cavity trees, significant wildlife habitat (mast, rock barren)	Cool, 10°C, partly sunny
	Oct 28	6.0	Ecosites, leaf-off stick nests, cavity trees, watercourses, significant wildlife habitat	Sunny, 8°C, cool
	Nov 3	4.0	Ecosites, leaf-off stick nests, cavity trees, watercourses, significant wildlife habitat	Sunny, 2°C, cold
2022	May 6	16.0	Early spring – amphibians, reptiles (hibernacula), leaf-off cavity; deployed acoustic recorders; turtles – visual and transect in wetlands	Sunny, 18°C, light breeze, excellent basking weather, ground temps higher
	May 25	16.0	Leaf-on spring – amphibians, significant wildlife habitat; refresh recorder batteries and switch out SD cards; rock barrens – reptile surveys, wetlands – reptile emergence; turtles – visual and transect in wetlands	Sunny, 18°C, light breeze, excellent basking weather, ground temps 25°C
	June 3	16.0	Spring reptile surveys – 10 stations (rock barrens); significant wildlife habitat; ecosite vegetation confirmation; avian species; turtles – visual and transect in wetlands; refresh recorder batteries and switch out SD cards	Sunny, 22°C, hot, sunny excellent basking weather
	June 17	16.0	Reptile surveys, rock barrens only for snakes; significant wildlife habitat; ecosite vegetation confirmation; avian species; turtles – visual and transect in wetlands	Sunny, 19°C, light breeze, good basking weather, ground temps higher, occasional wind gusts, none on ground
	June 24	16.0	Reptile surveys, rock barrens only for snakes; significant wildlife habitat; ecosite vegetation confirmation; avian species; turtles – visual and transect in wetlands; refresh recorder batteries and switch out SD cards	Warm and sunny, 22°C, very light breeze, excellent basking weather, ground temps higher
	June 30	16.0	Reptile surveys, rock barrens only for snakes; significant wildlife habitat; ecosite vegetation confirmation; avian species; turtles transect in / around wetlands	Not humid but hazy, can see sun through clouds, 16°C, good basking conditions
	July 12	16.0	Reptile surveys, rock barrens only for snakes; significant wildlife habitat; ecosite vegetation confirmation; avian species; turtles transect in /	On and off drizzle but very humid, 18°C

	Date	Time on Site (hr)	Surveys Completed	Weather
			around wetlands; refresh recorder batteries and switch out SD cards	
	July 25	16.0	Reptile surveys, rock barrens only for snakes; significant wildlife habitat; ecosite vegetation confirmation; avian species; turtles transect in / around wetlands; refresh recorder batteries and switch out SD cards	Sun with rain showers, 19°C, very slight breeze
	August 4	16.0	Reptile surveys, rock barrens only for snakes; significant wildlife habitat; ecosite vegetation confirmation; avian species; turtles transect in / around wetlands; refresh recorder batteries and switch out SD cards	Hot and very humid, 25°C very slight breeze, excellent basking especially in and under partial cover
	August 24	8.0	Reptile surveys, rock barrens only for snakes; significant wildlife habitat; ecosite vegetation confirmation; avian species; turtles transect in / around wetlands; retrieved recorders	Sunny, humid and hot, 23°C, slight breeze, great basking weather
	October 24	6.0	Trails mapping, additional leaf-off checks; on-site support test wells and soil pits	Sunny cool

Appendix F: Avian Species

Common Name	Latin Name
Northern Waterthrush	*Parkesia noveboracensis*
White Throated Sparrow	*Zonotrichia albicollis*
Golden-Crowned Kinglet	*Regulus satrapa*
Black-Capped Chickadee	*Poecile atricapillus*
Red-Breasted Nuthatch	*Sitta canadensis*
Great Crested Flycatcher	*Myiarchus crinitus*
Black-Throated Green Warbler	*Setophaga virens*
Pileated Woodpecker	*Dryocopus pileatus*
Blackburnian Warbler	*Setophaga fusca*
Common Raven	*Corvus corax*
Barred Owl	*Strix varia*
Winter Wren	*Troglodytes hiemalis*
Boreal Owl	*Aegolius funereus*
Red-eyed Vireo	*Vireo olivaceus*
Pine Warbler	*Setophaga pinus*
Scarlet Tanager	*Piranga olivacea*
Great Crested Flycatcher	*Myiarchus crinitus*
Indigo Bunting	*Passerina cyanea*
American Robin	*Turdus migratorius*
Black-Capped Chickadee	*Poecile atricapillus*
Ovenbird	*Seiurus aucrocapilla*
Veery	*Catharus fuscescens*
Eastern Wood-Pewee	*Contopus virens*
White Breasted Nuthatch	*Sitta carolinensis*
Common Yellowthroat	*Geothylpis trichas*
Canada Warbler	*Cardellina canadensis*
Black-Throated Green Warbler	*Setophaga virens*
Yellow-Bellied Sapsucker	*Sphyrapicus varius*
Chestnut-sided Warbler	*Setophaga pensylvanica*
Wood Thrush	*Hylocichla mustelina*
Hermit Thrush	*Catharus guttatus*

Schedule C to PL-2025-088

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May 23, 2025

BEL 225033

Taylor Elgie
Director of Planning
5 Humphrey Drive
Seguin, ON P2A 2W8

Re: Environmental Impact Study - Peer Review - Rosseau Springs Environmental Impact Study, Township of Seguin

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Dear Mr. Elgie:

Beacon Environmental Limited (Beacon) has completed a review of the above captioned Environmental Impact Study (EIS) dated January 2025 prepared by FriCorp Ecological Services (herein referred to as the consultant) for the property identified as Rosseau Springs, within the Township of Seguin (herein referred to as the "subject property"). The 2025 FriCorp EIS subject to peer review will herein be referred to as 'the report', or EIS. We are pleased to provide you with our following findings and recommendations.

The primary objective of the peer review was to assess whether the report has:

- Adequately described the subject property from an ecological perspective;
- Appropriately identified natural heritage features and ecological functions that warrant protection in the context of the relevant natural heritage policy framework; and
- Identified appropriate mitigation measures while conforming with the applicable natural heritage policies.

Beacon has provided a summary of primary issues, as well as additional comments and recommendations within each comment.

Project Introduction

For the purposes of this peer review, and as mentioned in the EIS, the cumulative subject property includes three parcels of land with frontage on Maplehurst Road, Highway 632 and Little Morgan Bay Road, totalling 110 hectares or 271 acres of land. The subject property is predominantly wooded, with several wetland units, rock barrens and drainage features. Lake Rosseau is situated south of the subject property; however, it does not front onto the lake at any point.

The report authors and project team implemented the Conservation Design approach to development, whereby detailed field investigations are first completed and are then followed by the creation of a

proposed development plan, informed by the establishment of primary and secondary conservation areas. The applicant has depicted the proposed creation of 49 rural residential lots.

In addition to the EIS under review, Beacon also reviewed the Provincial Planning Statement (PPS 2024), and Seguin Township Official Plan (2006). It is our understanding that the applicant is seeking an Official Plan Amendment (OPA) to expand the current settlement boundary and that this submission will form part of a Planning Act application.

EIS Comments

Based on our review of the EIS in the context of the applicable natural heritage policies and background data review, we provide the following assessment and recommendations.

Key Comments

This section identifies primary issues encountered. Beacon has grouped comments into sections associated with methodology, findings, and impacts and mitigation below. The resolution of these comments is recommended to:

- Appropriately describe and protect the natural features and their associated functions; and
- Ensure conformity and compliance with the intent of the applicable polices and regulations.

1. Methodology

a) Field data cited in the report is from 2021 and 2022. Given the size and complexity of the study area, it is suggested that field investigations are updated to provide current information, particularly where potentially regulated species could occur.
b) Appendix E does not indicate effort for each survey. Understanding that surveys are often completed concurrently, the effort for each targeted survey should be more clearly indicated. Beacon recommends the preparation of a table outlining the chronological field surveys that have been completed so the amount of effort devoted to each taxonomical group is clear.
c) A clearly outlined methodology section is not included in the report. Beacon recommends the preparation of a clear methodology section on the protocols implemented for each taxonomical survey completed. This methods section should be separate from the introduction of any field findings or analysis.
d) It is unclear if breeding bird surveys were completed. Appendix E notes avian surveys, however as noted above, the methodologies are not described in adequate detail. Beacon recommends early morning roving surveys be completed throughout the subject property to assess the avian communities, including regulated species such as Red-headed Woodpecker (*Melanerpes erythrocephalus*) and others to expand the discussion of Significant Wildlife Habitat (SWH) and policy conformity.
e) It is unclear if amphibian call surveys were completed. Amphibian surveys should be conducted, including three evening surveys using the Marsh Monitoring Protocol (MMP) on wetlands within the subject property, as well as salamander egg mass surveys within vernal pools.

f) It is unclear if aquatic habitat assessments were done and how the thermal and flow regime of the watercourses and streams on the subject property were determined. Please clarify and provide a discussion of thermal and flow regime of the watercourses.
g) Table 3 (*Environmental Conditions During Snake Surveys, 2022*) does not include the survey time and duration. Beacon recommends the EIS be revised to include this information to convey the effort dedicated to snake surveys.
h) Figure 99 (*Snake Survey Locations*) depicts 7 snake survey stations; however, 10 stations are noted within the report and Table 3. Please clarify this discrepancy. It also appears the large rock barren in the northeastern portion of the subject property was not included as a survey station. All rock barrens should be visited for reptile surveys to appropriately understand potential impacts.
i) It is unclear how current the background information is such as iNaturalist or e-Bird records. Please include the dates the most recent background sources were accessed and revise the search to include current records if appropriate.

2. Findings

a) The size and resolution of the graphics provided throughout the report are difficult to interpret given the size and complexity of the subject property. Beacon recommends that a revised report include figures on aerial orthoimagery at an appropriate scale and resolution. Scale bars should be included for ease of reference and the authors should explore graphically separating portions of the property into quadrants so visual detail is not lost as is at the present scale.
b) Beacon recommends that additional justification should be provided as to why non-wetland forested areas are not designated as conservation areas.
c) Beacon recommends that all communities and ecosites that are described in the report include representative botanical species from the canopy, lower and ground vegetation layers, where present. This is particularly important for communities where the determination of upland or wetland is less clear (i.e. ecosite G123Tt), and for those that occupy larger areas on the landscape or occur in multiple locations. There are several vegetation types in the report that do not include this information.
d) A botanical inventory was not included. A two-season botanical inventory should be collected and provided, with particular attention to species that are within the proposed removal areas.
e) It is not clear which amphibians were detected on the property and those that are assumed to be present. Figure 104 and 105 present unidentified amphibian egg masses. These likely belong to a species of Spotted Salamander and should be included in the SWH analysis. A more detailed discussion on potential amphibian species on site should be included.
f) A search for Pileated Woodpecker (*Drycopus pileatus*) nesting cavities should be completed within the proposed removal footprints, along with clarifying the potential presence of any other Schedule 1 birds under the Migratory Bird Regulation (MBR).
g) The wetland limits of community G22rTt-3 appear to extend further northwest than indicated in the report, based on aerial imagery. Beacon recommends confirmation of the limits of the G22rTt-3 wetland.
h) The SWH assessment should be updated following the completion of additional surveys noted in this review. Beacon recommends a figure be prepared to indicate where SWH is present on the subject property.
i) The breeding bird community presented in Appendix F lacks the numbers of territories as well as status and ranks. Beacon recommends that Appendix F be updated to include provincial and local rankings, including COSSARO, S-ranks and provincial area-sensitivity at minimum. Beacon also recommends that species with elevated sensitivity or those with

status under the *Endangered Species Act* (ESA) should be provided on a figure, including Canada Warbler (*Cardellina canadensis*).

3. Impacts and Mitigation Measures

a) Beacon recommends a discussion on policy prescribed feature setbacks should be included in the report (i.e. Figure 10 references stream and rock barren setbacks and Figure 62 references industry standard without policy reference), clearly linking the features on site to specific sections and policies in the applicable documents. Specific policy numbers should be explicitly referenced where appropriate.
b) Beacon recommends that report graphics be provided in higher resolution to clearly indicate feature limits (discussed above) as well as prescribed setbacks and clear red areas where encroachments are proposed into the prescribed setbacks. These areas should be quantified in the text and shown graphically to facilitate review.
c) Additional clarification is required with respect to communities without setbacks, and those where varying buffers are applied (5 m, 15 m or 30 m is applied on wetlands or streams, as well as 15 m vs. 30 m on rock barrens), as this is not clear from the report. The source and suitability of the 5 m stream setback is also not clear, and Beacon recommends further clarification regarding setbacks.
d) The impacts and mitigation sections of the report should be collaborative in nature and reference applicable companion reports prepared by other members of the consulting team where appropriate.
e) Appendix B notes the presence of a porcupine den identified during preliminary work however this is not discussed or revisited in the EIS. Beacon recommends confirmation of the location of the suspected or identified den and include in the impact and mitigation discussion.
f) Wetland encroachments and buffer reductions need to be clearly quantified, visualized and discussed. Beacon recommends lot lines should be adjusted to respect 30 m on wetlands where possible and proposed reductions need to be justified with policy and a net impact discussion.
g) In relation to comment 2h above, Beacon recommends that the lot lines of lot 37 be revisited to minimize buffer reductions in this location given the sensitivity of that ecosite and the possibly larger feature area than shown.
h) Beacon recommends the lot line encroachments at the rear of lots 3, 4 and 5 be revised, where possible, to ensure adequate protection to the wetland.
i) A discussion on wetland water balance should be included in the report and reference the appropriate hydrogeological report, if undertaken. A high-level discussion should be included regarding the pre and post construction conditions, and link to the noted stormwater management measures to promote infiltration.
j) Appendix B notes a 30 m buffer to rock barrens during the preliminary investigations which has been reduced throughout the EIS. Beacon recommends additional justification to speak to why the rock barren setback is appropriate and how impacts to rock barrens and associated wildlife is being addressed, particularly with lots 45, 46 and 47 where reptile surveys did not occur.
k) A discussion on roadway impacts and mitigation should be included given the proposed increase in traffic on existing roads as well as the introduction of new roadways through and adjacent to natural features, particularly to herpetofauna.
l) Beacon recommends that the locations of the three crossings that were discussed with DFO should be clearly indicated on a figure.

m) Beacon recommends the exploration of alternate options for the roadway connecting lot 42 to lots 38-41. Can it be eliminated to avoid wetland removal? Is it possible for these lots to front onto Little Morgan Bay Road instead of through the swamp?
n) Beacon recommends that FRiCorp confirm and indicate if lot 47 respects the tree protection zone of the mast producing tree SWH area adjacent and confirm that no mast tree removal is proposed.
o) Beacon recommends that FRiCorp revisit potential impacts on the ephemeral stream north of lot 48 and 49 and consider reducing lot depth for protection.

4. Regulated Species Under the *Endangered Species Act*

Consultation with the MECP should be undertaken to review the field study methods and ensure that the extent of development and the findings are being appropriately interpreted to uphold the ESA and ensure the proponent does not contravene this legislation.

We note that the authors describe both Massasauga (*Sistrurus catenatus*) and Eastern Hog-nosed Snake (*Heterodon platirhinos*), among others, as confirmed absent based on surveys completed. We caution the usage of this language particularly with respect to the Eastern Hog-nosed Snake which is notoriously difficult to detect, and provincial experts posit there is no threshold of surveys one can complete to effectively confirm absence. The applicant should discuss this with MECP given the site location and possible known records in the vicinity.

Additional Comments

- Sections and headings within the report should be numbered to facilitate cross referencing in the report and overall readability.
- Scientific names should be referenced throughout the body of the report, in conjunction with common names, to provide greater clarity as to species being discussed as common names can vary locally.
- Page 16 notes the Rosseau Springs ownership group will retain and maintain the lands outside of the proposed development. Beacon recommends that FRiCorp clarify what is meant by "maintain the lands outside of the proposed development".
- No reference is provided for the preliminary report within Appendix B. Please provide.

Recommendations and Conclusion

To address the key issues noted within this peer review, Beacon recommends the preparation of a revised report with updated fieldwork, and analytical updates discussed above.

Please contact the undersigned for further clarification of comments or should additional discussion be required.

Prepared by:
Beacon Environmental Ltd.



Chana Steinberg, B.Sc. (Hons.)
Senior Ecologist

Reviewed by:
Beacon Environmental Ltd.



Jamie Nairn, M.Sc., P.Ag.
Senior Ecologist

Schedule D to PL-2025-088

Mr. Holden Rhodes & Ownership Team

Rosseau Springs Limited

June 13, 2025

Subject: Peer Review Response – FRi's Response to the Peer Review of the Rosseau Springs Environmental Impact Study, Conservation Design Subdivision, Rosseau, Township of Seguin, January 2025

Mr. Rhodes & Ownership Team:

Please find attached FRi Ecological Services' response to a May 23, 2025 peer review of the above-noted environmental impact study (EIS). The response includes a standalone document which reproduces the numbering system from the review to facilitate ease of reading. The environmental impact study has also been revised to reflect the comments which have been addressed in the review document.

The revised EIS includes a 'revised June 2025' label to reflect the changes made because of the peer review process.

I trust the peer review has been appropriately addressed and look forward to the next phase of this conservation design project.

Respectfully,



Rebecca Geauvreau

Biologist, FRi Ecological Services

Peer Review Response June 13, 2025 – Rosseau Springs

The following is FRi's response to the peer review by Beacon Environmental, dated May 23, 2025. The following responses first note the Beacon comment, which is *italicized* and then provide the associated response. The same number/letter formatting was used to mirror the peer review for ease of reference.

1. *Methodology*
   a) *Field data cited in the report is from 2021 and 2022. Given the size and complexity of the study area, it is suggested that field investigations are updated to provide current information, particularly where potentially regulated species could occur.*

FRi response:

The field investigations in 2021 and 2022 were comprehensive and while the subject property is large, it is not particularly complex. The approach to identify unique habitat features and set these aside from the development area greatly reduces the 'complexity' of the areas that will be subject to small-scale development. Most of the area which will be subject to limited development is represented by mature, hardwood forest.

There are no regulated species or habitat under the *Endangered Species Act* on the subject property. There is similarly, no other 'regulated' species on or near the property under other relevant legislation.

Comment appropriately addressed.

   b) *Appendix E does not indicate effort for each survey. Understanding that surveys are often completed concurrently, the effort for each targeted survey should be more clearly indicated. Beacon recommends the preparation of a table outlining the chronological field surveys that have been completed so the amount of effort devoted to each taxonomical group is clear.*

FRi response:

Appendix E has been updated to reflect the effort for each targeted survey including a table outlining the field surveys and effort by taxonomical group. An overview map for the 2021 survey year was produced with more detailed maps showing the approximate areas covered during the respective visits along with a table describing the survey efforts for each date. These survey dates and mapping demonstrate how the entire property was surveyed and in many cases resurveyed during the fall of 2021 to provide a comprehensive habitat-based approach to support the conservation design approach to development. Following this work in 2021, a Natural Environment Constraint map series was produced and this was used to guide the siting and sizing of proposed lots for development. This was the basis for field work completed in 2022 and while the entire property was visited, locations with the potential to provide specialized features or habitat were the focus of the field work.

Comment appropriately addressed.

c) *A clearly outlined methodology section is not included in the report. Beacon recommends the preparation of a clear methodology section on the protocols implemented for each taxonomical survey completed. This methods section should be separate from the introduction of any field findings or analysis.*

FRi Response:

The methodologies and approaches used at the Rosseau Springs property were detailed in the EIS. Pages 15 through 20 provide a step-wise, detailed description of the conservation design approach and how it was applied to this property and the proposed development. Appendix B includes comprehensive ecosite-based natural heritage constraint mapping and associated primary and secondary conservation areas. Each natural heritage category – these categories mirror both the Township's Official Plan and the Provincial Planning Statement (2024), are clearly described and arranged in a logical order which follows that which is found in the relevant planning and policy documents.

Where species-specific surveys were undertaken, they are detailed and referenced under each natural heritage category in the report. For example, snake surveys for both Massasauga and Eastern hog-nosed snakes (at risk species) were completed following the '*Survey Protocol for Ontario's Species at Risk Snakes, 2016*'. This document and others are referenced in the respective sections and if the reviewer or other reader needs additional information on the survey methodology, please refer to the referenced documents. Where they are referenced as being followed, FRi followed the methodologies described therein.

The Environmental Impact Study report includes headings and subheadings and the author took care to provide a useable navigation pane in which the reader can quickly and easily move between sections of the report. I would encourage the reader or reviewer to take advantage of this navigation pane.

Lastly, the peer reviewers comment to have a separate 'methodology' section is simply a matter of style difference. This is not a requirement of an EIS in Seguin Township. Pages 45 through 47 of the EIS detail Seguin's environmental impact study framework and provides details on how the report meets the Township requirements as well as a hyperlinked section so the reader can quickly reference the sections which address the Township's EIS framework.

Comment appropriately addressed.

d) *It is unclear if breeding bird surveys were completed. Appendix E notes avian surveys, however as noted above, the methodologies are not described in adequate detail. Beacon recommends early morning roving surveys be completed throughout the subject property to assess the avian communities, including regulated species such as Red-headed Woodpecker and others to expand the discussion of Significant Wildlife Habitat and policy conformity.*

FRi Response:

Specific breeding bird surveys following a protocol were not completed. Rather, FRi relied on roving surveys during the in-person field visits from May through August (152 in-person hours) and passive acoustic recorders which were deployed as detailed on pages 55 – 62 which shows the locations and photographs of the surrounding area.

The recorders that were deployed were Wildlife Acoustics Song Meter Mini Bat with an acoustic microphone attachment. FRi has proprietary recording schedules which allow for both bat (ultrasonic) and bird (acoustic) monitoring with the same unit. The schedule alternates between acoustic and ultrasonic detection based on the time of day and anticipated species present/targeted. For example, to reliably detect calling nightjars and bats, the recorders must alternate between acoustic and ultrasonic monitoring during the night.

The deployment locations are detailed on pages 55 – 62 and the resulting monitoring resulted in 149 monitoring nights with approximately 9 – 10 hours of each 24 hour period dedicated to recording acoustic species e.g. avian and amphibians. These recordings were analyzed using Wildlife Acoustics software (Kaleidoscope, SongScope) and a subsample ~50% were verified by an experienced avian biologist. Spectrograms were also analyzed as part of the biologist-verified data.

The list of species detected in Appendix F includes the species heard or observed in-person as well as those detected on the acoustic recordings.

Comment addressed.

e) *It is unclear whether amphibian call surveys were completed. Amphibian surveys should be conducted, including three evening surveys using the Marsh Monitoring Protocol (MMP) on wetlands within the subject property, as well as salamander egg mass surveys within vernal pools.*

FRi Response:

Amphibian call surveys, specifically in-person surveys, were not completed. There is no need for amphibian surveys given the thorough coverage using the passive acoustic recorders and in-person searches of every single wetland area including ‘vernal pools’.

As noted above, the acoustic recorders were deployed from early May through June which captures a portion of the amphibian breeding and calling season and the egg mass searches were completed as noted in the EIS, Appendix E. Pages 83 – 85 of the EIS detail how amphibian breeding habitat was addressed as significant wildlife habitat, and despite confirming amphibian eggs in only two (2) of the twenty-one (21) wetland areas, every single wetland was at minimum assumed to provide suitable breeding habitat for amphibians and was protected accordingly. Wetland setbacks of 30 metres and in some instances 15 metres are recommended – see the Wetlands section of the report, pages 96 and 97 as well as Appendix B and finally the wetland ecosites detailed in pages 33 – 39 provide additional information.

It is FRi's opinion that since all confirmed and suitable (not confirmed) amphibian breeding habitat, and the movement corridors between these features are protected and set aside from development, there is no need for in-person evening amphibian surveys. Note the Marsh Monitoring Protocol (MMP) was implemented more than 30 years ago as a citizen science project and while valuable, technological advances like acoustic monitoring equipment and data analysis, have replaced the need for the limited, point-count information that three evening surveys would provide.

To reiterate, all confirmed and potential amphibian breeding habitat and adjacent areas are set aside from the development area. They were identified as primary and secondary conservation areas before the proposed lot layout was imagined; therefore, there is no need for additional information on amphibian breeding as it will not result in changes to how the confirmed and potential breeding habitat is protected.

Comment addressed.

f) *It is unclear if aquatic habitat assessments were done and how the thermal and flow regime of the watercourses and streams on the subject property were determined. Please clarify and provide a discussion of thermal and flow regime of the watercourses.*

FRi Response:

The watercourses were assessed, mapped and described following '*The Stream Permanency Handbook for South-Central Ontario'*, Ministry of Natural Resources, 2nd edition, 2013. The representative photographs included in the report can be referenced to confirm the assessment. Pages 103 – 117 detail the field investigations, the path and type of stream encountered.

Stream temperatures, where water was present during the summer months were consistent with the daytime air temperature suggesting a warm or cool thermal regime. The permanent stream where it originates in the G224Tl wetland and then flows through a shaded G025 hemlock forest stays cooler than air temperatures at the northern most end, but as it flows through the maple hardwood bush under Maplehurst Road and through a series of culverts to Lake Rosseau, it warms up, with average temperatures reflecting daytime air temperatures. Regardless, there were no instances of upwellings or other very cold ground water – e.g. 5 – 7°C despite air temperatures in the 20+°C range.

Comment addressed.

g) *Table 3 (Environmental Conditions During Snake Surveys, 2022) does not include the survey time and duration. Beacon recommends the EIS be revised to include this information and to convey the effort dedicated to snake surveys.*

FRi Response:

The snake surveys were completed in the mornings and into the early afternoon; sometimes later in the afternoon if mid-day daytime temperatures put the survey conditions out of the

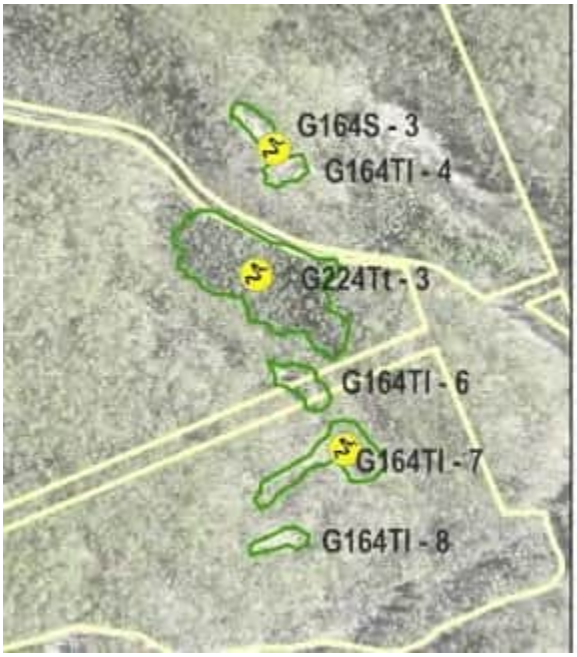
recommended range e.g. too hot. Appendix E has been revised to include effort expressed as hours for each of the 10 snake surveys.

Comment addressed.

h) *Figure 99 (Snake Survey Locations) depicts 7 snake survey stations; however, 10 station are noted within the report and Table 3. Please clarify this discrepancy. It also appears the large rock barren in the northeastern portion of the subject property was not included as a survey station. All rock barrens should be visited for reptile surveys to appropriately understand potential impacts*.

FRi Response:

There were 10 individual rock barrens and rock barren ecoelements surveyed; note the overview map included a label for two station locations that were actually overlapping two rock barrens and three rock barrens respectively. Note that both G164S-3 and G164Tl-4 were surveyed (2 stations) as were G164Tl-6, G164Tl-7 and G164Tl-8 (3 stations). With the other identified stations, the total number of stations is 10.



The rock barren in question (G164Tt-5) was identified as rock barren based on the presence of bedrock (smooth) at the surface and abundant juniper in the understory. Field notes say the following 'seems to be the result of anthropogenic historic activities, not the same qualities or value as the other rock barren areas, bedrock at surface and scattered juniper, along with other 'rock barren' qualifiers; odd spot.'

Page 35 of 43, Appendix B of the EIS shows the rock barren and representative photos of the same. Based on FRi's extensive experience surveying for snakes, the G164Tt-5 rock barren lacked suitable microhabitat to support activities like gestation or thermoregulation. It was assessed as not

offering suitable microhabitat for gestation or thermoregulation in the spring of 2022 to support surveys e.g. no different than the surrounding forested habitat, and therefore, no specific surveys were undertaken at this site.

The G164Tt-5 ecosite measures just over 1ha and meets the criteria for significance to be considered 'significant wildlife habitat'. Ironically, and the report notes this, the rock barren is likely a result of historic farming activities as evidenced by the aerial photos (1927 – 1951). A 15 metre no development setback is recommended for the G164Tt-5 rock barren regardless of species use. Note that the existing Summit Drive (cottage access) and an existing road/trail are present within the recommended setback. Upgrades and ongoing maintenance to both Summit Drive and the proposed road to access lots 43 – 47 will continue, otherwise, no new development is recommended within the setback or the feature itself.

Comment addressed.

i) *It is unclear how current the background information is such as iNaturalist or e-Bird records. Please include the dates the most recent background sources were accessed and revise the search to include current records if appropriate.*

FRi Response:

There are always periods of time between an environmental impact study field work and reporting and the subsequent peer review process if one is required. The background information contained in this report includes searches of both iNaturalist and eBird, both of which were last reviewed in November and December 2022 for the first iteration of the report. Following that and the release of an earlier iteration of this report to the North Rosseau Lake Association, an unsolicited review pointed out that Eastern Whip-poor-will were detected on the property in May 2023. As the report explains on page 74 and 75, FRi would have had no way of knowing of a future 'candidate' element occurrence. The same applies to any other species that may have been observed since the original field investigations.

The subject property has remained largely unchanged since the 2022 field investigations. Since there has been no change in the available type and size of habitat on the property, it stands to reason that there would not likely be different or new species using the habitat after 2022.

In addition, while iNaturalist and e-Bird are valuable citizen science tools, they are not to be relied on in the absence of both context and in-person knowledge and information about a property. When a project is not supported by a neighbourhood, sightings of rare species sometimes show up on citizen science platforms like iNaturalist. This could be a coincidence, but it is also possible that these reported 'sightings' are malicious and intended to derail or otherwise delay a project.

FRi reviews sources like iNaturalist but are cautious about how much weight these observations are afforded given the lack of rigor that other sources e.g. NatureServe have and enforce.

Comment addressed.

2. *Findings*
   a) *The size and resolution of the graphics provided throughout the report are difficult to interpret given the size and complexity of the subject property. Beacon recommends that a revised report include figures on aerial orthoimagery at an appropriate scale and resolution. Scale bars should be included for ease of reference and the authors should explore graphically separating portions of the property into quadrants so visual detail is not lost as is at the present scale.*

FRi Response:

FRi acknowledges that it is difficult for large properties to provide a level of detail while maintaining perspective for some mapping products. The map background layer, whether topographical or orthoimagery, was chosen for ease of reading and understanding. The wetlands and rock barrens were highlighted and shown in more detailed mapping in Appendix B for reference. The Appendix B map series includes the 2018 ortho (SCOOP2018) imagery as a basemap and has inset reference maps showing where the 'zoomed in map' is in relation to the larger parcel. There is also a scale bar included with this map series.

The EIS report is quite large due to the large number and file size of each figure and photograph. It is possible that the report provided to the peer reviewer was not of the original size and resolution which would affect the quality and readability of the report and associated figures.

It is FRi's position that the report as provided (full resolution) is at an appropriate scale and resolution. While scale bars are not included on each map in the report body, a ratio scale is included providing the reader with context for scale. The scale bar versus ratio is again, a style preference.

FRi will respond to specific questions about the report and map contents, but we will not prepare a new set of maps and figures in a revised report as there is no reason to do so in terms of meeting the requirements of an EIS as stated in the Township's Official Plan.

Comment addressed.

   b) *Beacon recommends that additional justification should be provided as to why non-wetland forested areas are not designated as conservation areas.*

FRi Response:

Respectfully, in a landscape that is largely forested, forest ecosites are not unique and do not offer unique habitat features that are otherwise unavailable. In the context of central Ontario's inland areas, forest is the most common 'condition'. This contrasts with most areas in southern Ontario which are dominated by some form of human activity whether it is farming, road networks or built up communities. In southern Ontario, forests are rare, and in fact 'woodlots' are a feature that may be considered a primary or secondary conservation area.

In the planning context of central Ontario, official plans and the relevant policy documents, recognize natural heritage features like wetlands, significant wildlife habitat, ANSI's, fish habitat and the habitat of endangered and threatened species. For southern Ontario, specifically ecoregions 6E and 7E, those five natural heritage categories are considered along with two more – significant woodlands and significant valleylands. The 2024 PPS (and it's predecessors) recognize 'woodlands' in the context of southern Ontario as potentially important, while this is not the case for the rest of Ontario – ecoregions 1 through 5. Rosseau Springs is situated in Ecoregion 5E (report page 21).

Non-wetland forested areas were not designated as conservation areas; they do not qualify as such under the existing planning framework for ecoregion 5E.

Comment addressed.

c) *Beacon recommends that all communities and ecosites that are described in the report include representative botanical species from the canopy, lower and ground vegetation layers where present. This is particularly important for communities where the determination of upland or wetland is less clear (i.e. ecosite G123Tt) and for those that occupy larger areas on the landscape or occur in multiple locations. There are several vegetation types in the report that do not include this information.*

FRi Response:

Plant lists have been updated in each of the ecosite descriptions. Note that initial ecosite determination was based largely on soil depth, texture and moisture, and secondarily informed by the trees present on the site. Following the provincial ecological land classification system, the understory and herbaceous vegetation is usually of little importance in determining one ecosite from the next. The ecosites can change when soil texture changes e.g. fine mineral to coarse mineral, for example, or when the moisture regime changes. Since trees are the longest growing species on a site, they are the best representation of what ecosite is present. Herbaceous annual species can grow or not, depending on seasonal or annual changes like an opening in the canopy caused by a wind event. Immediately following a wind event, early successional, sun-loving species e.g. raspberry will grow where they otherwise would not have because the conditions in mature canopied forest are not suitable for raspberry. The presence of raspberry does not change the ecosite classification.

Respecting clarity on the boundary between upland and wetlands, FRi are qualified and experienced OWES wetland evaluators and always apply the 50-50 rule when deciding on a boundary. For Rosseau Springs, in the spirit of the conservation design approach, many of the areas delineated as wetland could similarly be assessed as G124 or G125 upland ecosites. During July and August the G131, G133 wetland ecosites in particular, look very similar to their non-wetland counterparts. Regardless, FRi erred on the side of wetland where the soil texture, moisture and depth suggested so.

Comment addressed.

d) *A botanical inventory was not included. A two-season botanical inventory should be collected and provided, with particular attention to species that are within the proposed removal areas.*

FRi Response:

A botanical inventory and collection is not a requirement of an EIS for the Township of Seguin. A list of species encountered in each ecosite is included in the respective ecosites section of the revised report.

Comment addressed.

e) *It is not clear which amphibians were detected on the property and those that are assumed to be present. Figure 104 and 105 present unidentified amphibian egg masses. These likely belong to a species of spotted salamander and should be included in the SWH analysis. A more detailed discussion on potential amphibian species on site should be included.*

FRi Response:

As noted in the report, FRi did not know the type of amphibian eggs observed in the two wetland units. A number of species were heard calling including American toad, Gray treefrog, green frog, Northern leopard frog, spring peeper and wood frog. No salamanders were observed, however, biologists were not looking under structure e.g. fallen logs or otherwise disturbing the leaf layer to search for amphibians; rather they were assumed present and suitable important habitat e.g. breeding areas, were identified and set aside from the development area.

The process for assessing for significance is outlined in the Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E. The criteria include a minimum size for the wetland area, presence of egg masses and numbers of or calling from individuals of the listed species. Rather than assessing presence or absence and the associated criteria, FRi delineated all wetlands and assumed they were significant and protected them as amphibian breeding habitat.

There is no need for additional discussion or assessment as the level of protection afforded to all the potential amphibian breeding habitats meets or exceeds what is required when significant wildlife habitat is confirmed. The EIS assumed all suitable wetlands were confirmed significant wildlife habitat for amphibians.

Comment addressed.

f) *A search for Pileated Woodpecker nesting cavities should be completed within the proposed removal footprints, along with clarifying the potential presence of any other Schedule 1 birds under the Migratory Bird Regulation.*

FRi Response:

FRi completed leaf-off cavity searches for bird and bat habitat which included Pileated Woodpecker nesting cavities. Pileated Woodpeckers were heard on the passive acoustic recordings near the property and are anticipated to be breeding generally in the Rosseau area. There were no Pileated nesting cavities identified during the leaf-off field investigations and the forest type and condition is generally less suitable. Areas along wetland edges and steep slopes where historic farming activities did not occur, are more likely to host suitable nest cavity trees for Pileated Woodpeckers. These areas are generally either outside of the proposed lots or are part of a recommended setback area.

FRi has included additional information in the section addressing breeding and migratory birds on page 136 of the report specific to the regulations.

- *Migratory Birds Convention Act* (1994) – protects nests when they contain a live bird or viable egg. The exception to this is those species listed on Schedule 1 of the *Migratory Birds Regulations, 2022* (MBR, 2022); for those species listed, there are required 'waiting periods' during which if the nest remains unoccupied, it is considered abandoned and not longer has a high conservation value for migratory birds. The four species listed on Schedule 1 of the MBR, 2022 whose range overlaps the subject property are:

Species of Migratory Bird	Waiting period (months)	Present at Rosseau Springs
Great Blue Heron *Ardea herodias*	24	Not present, no suitable habitat - colonial stick nesting in trees
Green Heron *Butorides virescens*	24	Not detected on acoustic recordings, no nests present, suitable habitat e.g. lacustrine and thicket swamp edges, wetland marsh edges for nesting set aside from development
Black-crowned Night Heron *Nycticorax nycticorax*	24	Not present, no suitable habitat (colonial nesting in trees along marshes)
Pileated Woodpecker *Dryocopus pileatus*	36	Birds present; heard calling occasionally in June and July 2022; however, no nest cavities or suitable potential trees observed in the development areas. (See Bats section for more information on cavity trees)

Comment addressed.

g) *The wetland limits of community G22rTt-3 appear to extend further northwest than indicated in the report, based on aerial imagery. Beacon recommends confirmation of the limits of the G22rTt-3 wetland.* (FRi assumes G22rTt-3 is a typo and was intended to read G224Tt-3)

FRi Response:

FRi completed in-person boundary assessments for each ecosite and ecoelement identified on the subject property. This included delineating the boundary of each wetland area using ESRI's Field Maps application with an accuracy of 1 – 2 metres. The boundary of the G224Tt-3 wetland was verified by qualified and experienced OWES biologists and digitally mapped using the aforementioned software. This information was used to create the map products in the report. FRi confirms that the in-person boundary mapped in 2021 and 2022 is correct.

Comment addressed.

h) *The SWH assessment should be updated following the completion of additional surveys noted in this review. Beacon recommends a figure be prepared to indicate where SWH is present on the subject property.*

FRi Response:

Additional surveys addressing significant wildlife habitat are not required to inform the assessment and report. The conservation design approach included setting aside potential and confirmed habitat areas with the objective of protection rather than undertaking surveys to 'prove' absence or insignificance. The approach to significant wildlife habitat are detailed on pages 78 and 79 of the report. Additional surveys would only serve to either remove recommended protections or confirm that the recommendations for significant wildlife habitat are appropriate.

No additional surveys will be completed.

A figure was added to the report showing the confirmed and potential SWH's on the subject property. See Figure 108, page 96.

Comment addressed.

i) *The breeding bird community presented in Appendix F lacks the numbers of territories as well as status and ranks. Beacon recommends that Appendix F be updated to include provincial and local rankings including COSSARO, S-ranks and provincial area-sensitivity at minimum. Beacon also recommends that species with elevated sensitivity or those with status under the Endangered Species Act (ESA) should be provided on a figure, including Canada Warbler (Cardellina canadensis).*

Appendix F includes a list of the species detected during in-person roving surveys and on the passive acoustic recordings. The laws and regulations that apply to all the listed species (including migratory birds and those protected under the *Fish and Wildlife Conservation Act*) were

appropriately addressed through the recommendation including timing of tree clearing and site preparation activities. Species listed as 'special concern' were noted as such in the Significant Wildlife Habitat section of the report. Breeding bird numbers or territories were not assessed – this is irrelevant for the subject property since the impacts to breeding birds will be avoided by ensuring any work that could impact birds is done outside of Environment Canada's breeding/nesting calendar. Knowing the number of breeding pairs does not provide any useful information to corroborate or otherwise support the recommendations for protecting all breeding birds regardless of numbers or territories. There is no need for numbers in this case as the information is useless to inform protections. The report addresses relevant species groupings as outlined; recommendations are consistent with both the *Migratory Birds Convention Act and the Fish and Wildlife Conservation Act.*

Similarly, the conservation ranks for the species detected is irrelevant for the purpose of this report since they are already addressed under the respective natural heritage categories – for example, either as and 'endangered or threatened species' or 'significant wildlife habitat' or all other migratory and breeding birds.

There were no bird species listed as endangered or threatened under the ESA which were detected on the subject property. If there had been, they would have been addressed under the appropriate section of the report. Similarly, special concern species like Canada Warbler, while they did have 'status' as special concern under the pre-amended ESA, they did not receive species or habitat protection under that legislation. To suggest that they should somehow be considered under the ESA is incorrect and not consistent with the law.

FRi will not be revising or otherwise including additional information or mapping for avian species. It is our position that the completed assessment is thorough and meets the expectations outlined in the Township's environmental impact study framework. It is our position that breeding and migratory birds will be protected consistent with relevant legislation and policies.

Comment addressed.

3. *Impacts and Mitigation Measures*
    a) *Beacon recommends a discussion on policy prescribed feature setbacks should be included in the report (i.e. Figure 10 references stream and rock barren setbacks and Figure 62 references industry standard without policy reference, clearly linking the features on the site to specific sections and policies in the applicable documents. Specific policy numbers should be explicitly referenced where appropriate.*

FRi Response:

The recommended stream setbacks of 20 metres and 5 metres are discussed in detail on pages 118 to 120 along with Figure 148 which shows the setbacks. A 20 metre setback is consistent with the recommended setback for fish habitat cool water streams in the Natural Heritage Reference

Manual (NHRM)[1]. The setback is for watercourses that are fish habitat; most of the watercourses on the subject property are not direct fish habitat; so the recommended setbacks far exceed what is necessary to avoid impacts to the thermal regime of the watercourse. For the two watercourses – the intermittent and ephemeral watercourse – a 5 metre setback is recommended based on the function of these watercourses (drainage channels). Both watercourses collect and convey small amounts of water occasionally; the channel at the north end of the property is a result of an MTO cross drain culvert under Hwy 632 and the steep topography and the southerly ephemeral channel is likely an historic agricultural drain. Neither is fish habitat, and it is FRi's opinion that a 5 metre setback is more than sufficient to maintain the function of the channel to collect and convey water.

The reference to 'industry standard' refers to the NHRM recommended setbacks and the duplication of the same in most municipal official plans and associated policies. While some municipalities have smaller or larger setbacks e.g. City of Greater Sudbury has a 12 m setback policy; generally, the 15 – 20 metre setback on warm watercourses and 30 metre setback on cold watercourses is the 'industry standard'.

The recommended 30 metre setbacks for wetlands is related to Seguin Township's Official Plan, Section D.4.3. which states that '*it is the policy of this Plan to protect wetlands and limit development in proximity to these natural heritage features'*. While the Plan and Zoning By-law do not offer any specific setback distances, in the spirit of conservation design, a 30 metre setback was applied to most wetland areas, while some of the hardwood swamp ecosites, a 15 metre setback was recommended. Despite the 15 metre recommendation, most of the wetland units will have, in practice, a 30 metre setback. Please refer to figure 109 in the report for a visual representation of this recommendation.

The recommended 30 metre setback for the rock barrens is related to the Significant Wildlife Habitat Mitigation Support Tool[2] Index #21: Rock Barren, Cliff and Talus Slope section. The guidance in this section notes that rock barrens are rare to uncommon in Ontario and rock barrens greater than 1ha may be considered significant. The SWHMiST recommends that development not be permitted within the SWH rock barren unless no negative impacts can be demonstrated. It also notes that residential development on rock barren habitat will destroy it and that the best mitigation option is to avoid developing in the habitat. FRi has achieved and exceeded these recommendations by applying a 30 metre setback on all but one rock barren feature. The rock barren feature near Summit Drive and the proposed interior subdivision road, was recommended to have a 15 metre setback for the reasons outlined on pages 81 and 82. The G164Tt-5 rock barren has a 15 metre recommended setback but in practice the majority of the rock barren will have a 30 metre+ setback with the exception of redevelopment of an existing trail to an interior subdivision road. As noted, FRi supports this reduced setback and asserts that it is consistent with

[1] Ontario Ministry of Natural Resources. 2010. Natural Heritage Reference Manual for the Natural Heritage Policies of the Provincial Policy Statement, 2005.

[2] Ontario Ministry of Natural Resources and Forestry. 2014. Significant Wildlife Habitat Mitigation Support Tool. 533 pp.

the SWHMiST recommendations as development avoids the rock barren and the small section of interior subdivision road represents 'limited development' near the rock barren feature.

The recommended 30 metre setbacks on both wetlands and rock barrens are also related to the General Habitat Descriptions for both Blanding's Turtle and Massasauga which describe the three categories of habitat which includes a 30 metre setback around categories 1 and 2. Although neither of these species were confirmed on the subject property, the rock barren and wetland habitats are unique in the central Ontario landscape. In the spirit of the conservation design approach, unique features on the landscape were set aside from the area available for development.

Comment addressed.

b) *Beacon recommends that report graphics be provided in higher resolution to clearly indicate feature limits (discussed above) as well as prescribed setbacks and clear red areas where encroachments are proposed into the prescribed setbacks. These areas should be quantified in the text and shown graphically to facilitate review.*

FRi Response:

The report graphics are provided in the original highest resolution, hence the very large file ~100 MB. The shared version includes full resolution graphics; it is difficult to provide additional information without understanding which graphics are not clear. It is FRi's understanding that any accepted setbacks will be measured on the ground by an Ontario Land Surveyor during the final lot plan survey. These measurements will be very accurate and will translate into site plan agreements at the lot level. Please note that before the proposed lot layout was contemplated, FRi provided digital files to the engineering firm outlining the primary and secondary conservation areas as well as any other features of interest along with the recommended setbacks to facilitate a lot layout plan that avoided the features. FRi's data accuracy averages 1 – 2 metres, which is sufficient for the purpose of natural heritage investigations but is not adequate for land surveying purposes. FRi will always defer to an OLS for precise, on the ground boundary delineations and measurements.

FRi anticipates that the 'encroachments' on the recommended setbacks will be addressed at the site plan control stage. Development will need to respect the Ontario Building Code and other Official Plan considerations. For example, septics must be at least 20 metres from any watercourse or waterbody according to the Township's Official Plan.

Comment addressed.

c) *Additional clarification is required with respect to communities without setbacks, and those where varying buffers are applied (5m, 15m, or 30m is applied on wetlands or streams, as well as 15m vs 30m on rock barrens), as this is not clear from the report. The source and suitability of the 5m stream setback is also not clear, and Beacon recommends further clarification regarding setbacks.*

FRi Response:

It is unclear which 'communities without setbacks' that the reviewer is referring to. All the natural heritage features identified have a recommended setback along with justification for the same. In addition to the respective natural heritage sections e.g. wetlands, the Management Plan section of the report (pages 132 – 143) outlines the setbacks and reasons for the same. This is consistent with the Official Plan EIS requirement for a Management Plan.

Table 2 (pages 40 and 41) outlines the ecosites and associated recommendations for the primary and secondary conservation areas. Appendix B includes a comprehensive map series which shows the recommendations and includes representative photographs of each of the wetland and rock barren ecosites.

As discussed in FRi response 2.b), forested ecosites are not unique in central Ontario, and therefore, are the areas where for the subject property, development should be focused. Pages 131 - 132 include an Impact Assessment Summary which reiterates that every development proposal, regardless of size, has an impact on the existing features. This is an understanding that is built into planning frameworks and associated policies but is often overlooked. An informed impact assessment seeks to understand the scale of the anticipated impacts and residual impacts after avoidance and mitigation measures are implemented. Potential impacts are addressed two ways; firstly when an impact is anticipated, measures are taken to avoid disturbance to the extent possible. E.g. avoid cutting trees during the breeding bird season. The second approach to address potential impacts is to assess the future condition with the impact and decide whether it is acceptable within the agreed on planning framework e.g. Official Plan, PPS.

Comment addressed.

d) *The impacts and mitigation sections of the report should be collaborative in nature and reference applicable companion reports prepared by other members of the consulting team where appropriate.*

FRi Response:

References to companion reports are included in the EIS; a single additional reference to a section (Section 10) of the Stormwater Management report was added. Comment addressed.

e) *Appendix B notes the presence of a porcupine den identified during preliminary work however this is not discussed or revisited in the EIS. Beacon recommends confirmation of the location of the suspected or identified den and include in the impact and mitigation discussion.*

FRi Response:

FRi revisited the area in 2022 and confirmed that the 'den' site was not in use; and not active. Under the Fish and Wildlife Conservation Act, active dens are protected; the area will be protected even though it is not in use given its location beside the rock barren. Comment addressed.

f) *Wetland encroachments and buffer reductions need to be clearly quantified, visualized and discussed. Beacon recommends lot lines should be adjusted to respect 30m on wetlands where possible and proposed reductions need to be justified with policy and a net impact discussion.*

FRi Response:

Although a limited number of lot lines (Lots 3, 4, 5 and 19) overlap the recommended 30 metre setbacks on wetlands, it is anticipated that these will be addressed at the site plan control stage. Note that site plan controls can address 'encroachments' to ensure that the 30m or most of it is not affected by development at the individual lot level.

For Lot 3, 750 square metres of the ~4,246 square metres total lot area overlap the 30 metre wetland setback. For Lot 4, ~2128 square metres of the ~4152 square metres total lot area overlap the 30 metre wetland setback. For Lot 5, 728 square metres of the ~5345 square metres total lot area overlap the 30 metre wetland setback. For Lot 19, approximately 1528 square metres of the ~4800 square metres total lot area overlap the 30 metre wetland setback.

Lot 47 has a slight overlap- ~722 square metres on the G121 mast production ecosite of the total 5477 square metres of total lot area. The overlap represents approximately 2.3% of the total area (31,500 square metres) of the G121 ecosite. Comment addressed.

g) *In relation to comment 2h above, Beacon recommends that the lot lines of lot 37 be revisited to minimize buffer reductions in this location given the sensitivity of that ecosite and the possibly larger feature area than shown.*

FRi Response:

Lot 37 is wholly outside of any wetland setback area. The southerly most side lot line crosses a very small portion of the recommended 20 metre setback on the small, intermittent watercourse that flows out of the G224Tt-3 wetland. This small watercourse outlets to the ditch line along Maplehurst Rd. The watercourse is downstream of the wetland; there are no anticipated impacts to the wetland as a result of the very limited encroachment on the watercourse setback. Also note that the lot line encroachment is simply a line on the map; any development on Lot 37 is subject to side and front yard setbacks which will limit or even eliminate the potential for 'encroachment' on the wetland. Comment addressed.

h) *Beacon recommends the lot line encroachments at the rear of Lots 3, 4, and 5 be revised, where possible, to ensure adequate protection to the wetland.*

FRi Response:

FRi anticipates the rear yard setbacks along with site plan controls specific to these three lots will effectively mitigate any potential impacts to the wetland. Comment addressed.

i) *A discussion on wetland water balance should be included in the report and referenced in the appropriate hydrogeological report if undertaken. A high-level discussion should be included regarding the pre and post construction conditions and a link to the noted stormwater management measures to promote infiltration.*

FRi Response:

It is our understanding that a wetland water balance is not a requirement of the technical studies undertaken in Seguin Township and that a specific 'wetland water balance' was not undertaken. The stormwater management report[3] addresses pre and post construction conditions and concludes that there will be no impacts (Section 7 & 8). The SWM report includes the following measures to promote infiltration, taken from section 9:

- The use of Low Impact Development (LID) treatment train approaches
    - Vegetated roadside ditches
    - Rock check dams
    - Natural infiltration through wetland areas.
- These were assessed to meet or exceed the 70% Total Suspended Solids (TSS) removal criteria.

Comment addressed.

j) *Appendix B notes a 30m buffer to rock barrens during the preliminary investigations which has been reduced throughout the EIS. Beacon recommends additional justification to speak to why the rock barren setback is appropriate and how impacts to rock barrens and associated wildlife is being addressed particularly with lots 45, 46 and 47 where reptile surveys did not occur.*

FRi Response:

Appendix B represents the initial Conservation Design Natural Environment Constraints and the recommended setbacks for both the rock barrens and the wetland areas. Respectfully, the EIS does not reduce setbacks 'throughout the EIS'. Note that the only setback on any rock barren less than 30 metres is the 15 metre setback recommended for the G164Tt-5 rock barren. The reasons for this reduced setback are already described above in responses 2h) and 3a). Please note that Appendix B also recommends (page 35 of 43) a 15 metre setback on the G164Tt-5 rock barren feature. This assessment and recommendation has been consistent since 2021.

There is an existing road/trail access from Summit Drive through the property – see Figure 10 in the EIS, reproduced below – which will be improved to provide access to Lots 43 – 47. The justification for the reduced setback has been provided (see above), additionally, the existing road/trail represent an existing disturbed area where rock barren habitat is not present. Note that

[3] Stormwater Management Report. Rosseau Springs. EXP. August 2023. 49 pp.

Summit Drive, which provides access to a number of other properties is also within 30 metres of the rock barren area. This is an instance of the application of common sense but using an existing disturbed area, rather than additional tree clearing etc. to avoid a rock barren area that does not warrant protection for the reasons outlined above. First and foremost, the rock barren is anthropogenic in nature and does not offer any particular habitat for reptiles that is different, better or unique compared to the surrounding hardwood forest. Comment addressed.



k) *A discussion on roadway impacts and mitigation should be included given the proposed increase in traffic on existing roads as well as the introduction of new roadways through and adjacent to natural features, particularly herptofauna.*

FRi Response:

Roads can be dangerous for snakes and turtles and increase mortalities for herptofauna. Typically, there is a higher correlation of mortalities with high-traffic, high-speed, multi-lane highways compared to interior subdivision residential roads.

The interior subdivision road is a closed / dead end loop and it is anticipated that only lot owners and visitors will use this road. There are 36 proposed lots which will use the interior subdivision

road and which does not connect to Maplehurst Road. It is anticipated that this will be a neighbourhood where traffic calming measures can be employed which will provide safe non-motorized use of the road by pedestrians, cyclists and others. These approaches to traffic will serve to protect turtles, snakes and amphibians as well.

Maplehurst Road currently provides access for ninety-one (91) cottages/residences, 85 of which are beyond the subject property. There are 8 lots- Lots 32 – 37- and Lots 48 & 49, which will have access and frontage on Maplehurst Road. This is a net increase of 8.7% driveways and an assumed similar increase in traffic. FRi does not expect an increase in the risk for road mortalities given the low suitability of forests to provide important habitat for herptofauna.

In studies in Ontario, forests are the most abundant ecosite available for turtles and snakes, but are among the least used. The General Habitat Description for both Massasauga's[4] and Blanding's Turtles[5], describe three categories of habitat for the species, from the least tolerant to alteration to the most tolerant to alteration. For both species, the majority of forested areas fall into the 'category 3' habitat, or the habitat where there is a high level of tolerance to alteration.

The current largely forested condition makes the interior of the site somewhat less suitable for herptofauna at the landscape scale. While reptiles and amphibians are generally present in the area, they were not observed on the subject property (see respective sections of the EIS) to the extent that FRi has seen on other more suitable properties. The absence of open water wetlands e.g. marshes, and open/semi-open non-wetland habitat e.g. meadows or anthropogenic clearings, makes the site much less suitable for critical life processes for many herptofauna. Nesting and gestation sites for snakes and turtles are limited to absent; suitable overwintering for both species groups is very limited to the identified wetlands in the report. However, there is a lack of suitable intervening or nearby habitat features to encourage or facilitate the use of isolated features. For example, the G224 wetlands could function as hibernation sites, but they are surrounded by mature upland hardwood forest. Turtles and snakes tend to avoid mature, upland forests, especially extensive areas. They will travel through smaller forest areas when there are abundant suitable open and semi-open areas intervening. Herptofauna often use the wetted (turtles) or open/edge (snakes) as corridors to move between suitable habitat areas.

FRi always encourages project proponents to develop turtle and snake 'friendly' approaches. These can include signage and awareness campaigns to encourage road users to share the road and respect human and animal traffic.

Many road calming measures and approaches to encourage drivers to slow down are best tackled at the municipal level. FRi would encourage the municipality to work with the neighbourhood to implement traffic calming measures on Maplehurst Road. Comment addressed.

[4] Ministry of Natural Resources. 2013. General Habitat Description for the Massasauga (*Sistrurus catenatus*).
[5] Ministry of the Environment, Conservation and Parks. 2013, updated 2021. General Habitat Description for the Blanding's Turtle (*Emydoidea blandingii*).

c) *Beacon recommends that the locations of the three crossings that were discussed with DFO should be clearly indicated on a figure.*

FRi Response:

Attached below and included in Appendix C of the revised EIS is the Culvert Location Map that was submitted with the Request for Review and was approved by DFO (April 2023). Note that since that time, culvert #2 will not be necessary as the connection to Maplehurst Drive was removed from the plan of subdivision after consultation with the neighbours. Comment addressed.

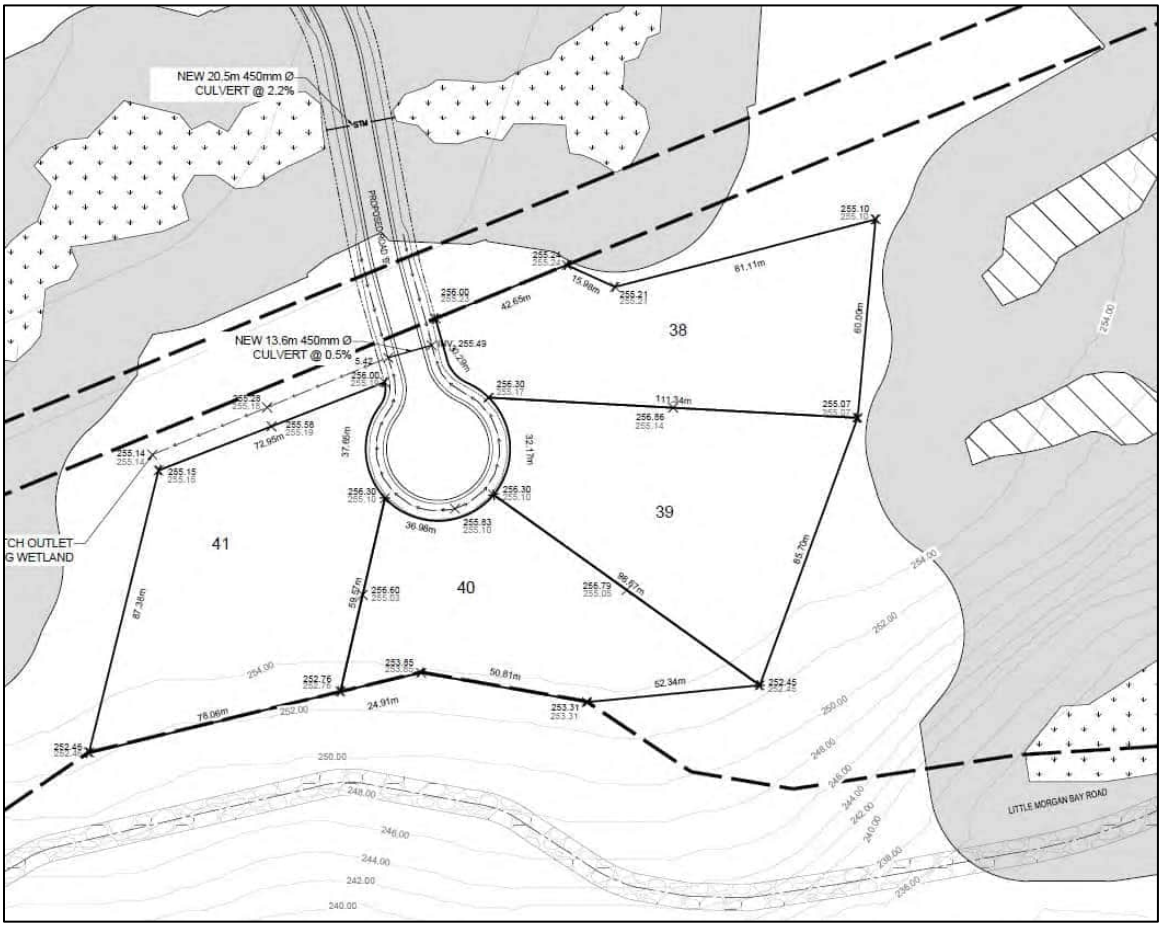


l) *Beacon recommends the exploration of alternate options for the roadway connecting lot 42 to lots 38 – 41. Can it be eliminated to avoid wetland removal? Is it possible for these lots to front onto Little Morgan Bay Road instead of through the swamp?*

FRi Response:

The proposed road does not go through the wetland; rather it goes through the setback area between the two hardwood swamps (see the figure appended below this paragraph). There is no connection between the G131Tt-1 and G131Tt-2 hardwood swamp wetlands. The G131Tt-2 wetland appears to be hydrologically isolated for most of the year (see page 18 of Appendix B). At

some times of the year, the G131 hardwood swamps are dry. These swamp areas function mostly to retain large amounts of water e.g. during a rainstorm, and slowly release water through evaporation, absorption and percolation. The G131Tt-1 (westerly) connects to a series of wetlands and connecting watercourses to eventually outlet to Lake Rosseau. The G131Tt-2 (easterly) wetland appears to either be isolated or very occasionally 'fill' with water and spill over in an undefined path to the G131Tt-1 wetland. The engineering team included a cross drain culvert at this location to maintain a hydrological connection once the road is built. Comment addressed.



Screen grab of the April 2023 Rosseau Springs Subdivision drawings by EXP which shows the lots and wetlands in question along with the proposed road (to scale) which avoids the wetlands entirely.

The very limited encroachment on the wetland setbacks will not have any negative implications for the function of the wetland. FRi anticipates the wetlands on both sides of the road will continue to attenuate and slowly release rainfall and other seasonal runoff. Similarly, they will continue to function for wildlife e.g. wetted corridors, amphibian breeding potential.

Explore alternate access option:

The ownership group considered many options for the subdivision design following the initial identification of the primary and secondary conservation areas. The following are reasons why connecting to Little Morgan Bay Road is not an option:

1. The ownership group consulted with neighbours in 2022, 2023 and 2024 (and 2025) and are looking to minimize perceived and real social impacts on the neighbours. Adding access to Little Morgan Bay Road creates a thoroughfare (alternate route to Maplehurst Rd) and is contrary to the gentle footprint approach of the Rosseau Springs ownership group and conservation design approach.
2. The area of land between Little Morgan Bay Road and the rear lot lines of Lots 39 – 41 is quite steep and could preclude access e.g. winter issues.
3. It would require at least three new entrances on Little Morgan Bay Road which is at best 1.25 lanes wide. This could result in safety issues.
4. There is an existing hydro line and poles that run along the north side of Little Morgan Bay Road which could cause access/easement issues with Hydro One and the future lot owners.
5. Little Morgan Bay Road is a private road as we understand, and it is unclear as to the legal ownership or whether owners would permit additional access(es).

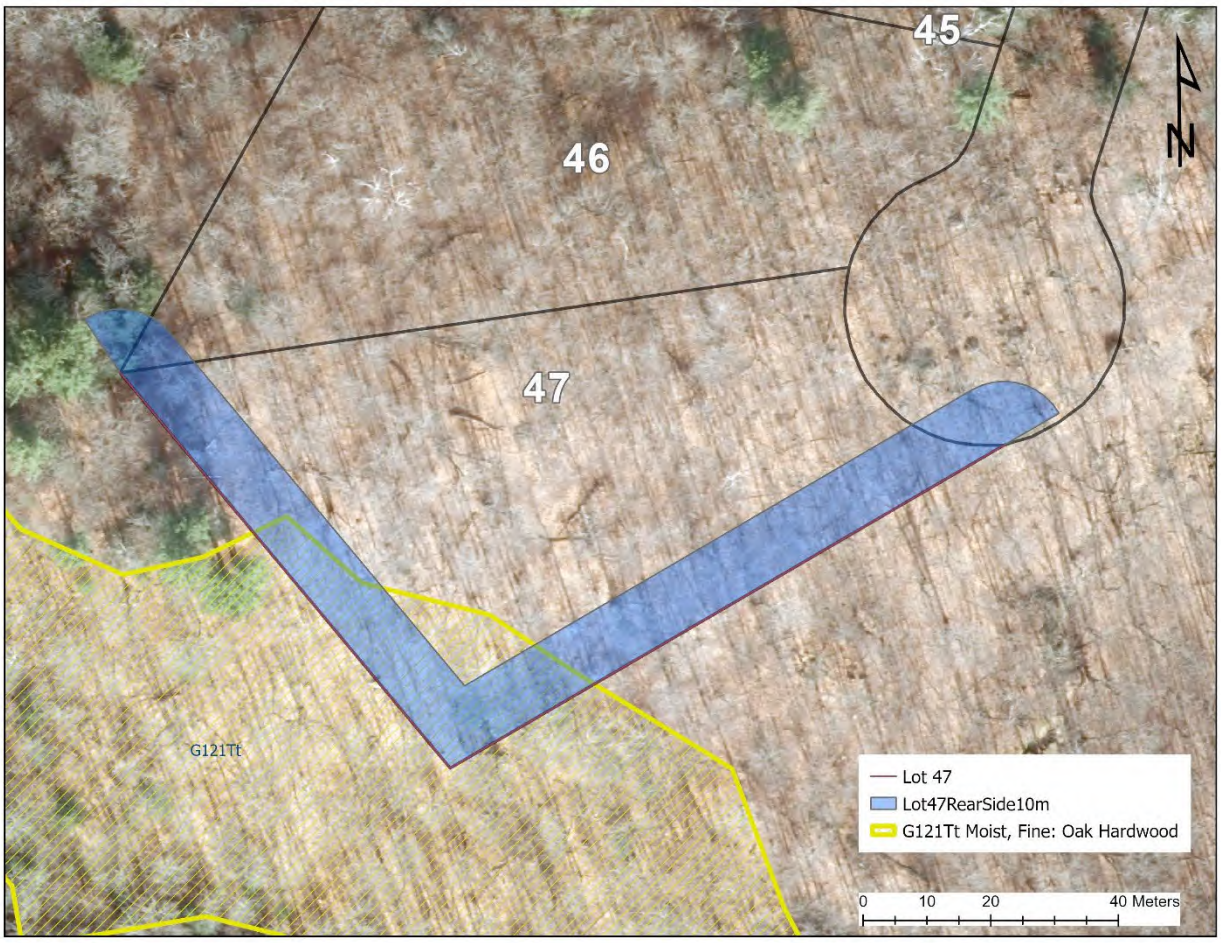
   Comments addressed.

m) *Beacon recommends that FRiCorp confirm and indicate if lot 47 respects the tree protection zone of the mast producing tree SWH area adjacent and confirm that no mast tree removal is proposed.*

FRi Response:

No mast producing trees will be harmed or removed. Side and rear yard setbacks preclude development for most of the overlap; a 'no-development' area can be added to the site plan if necessary. FRi recommends this approach once the subdivision receives draft plan approval and subsequent surveys to confirm the exact layout of lot lines on the ground. Following that, FRi or other qualified person can confirm that any development on Lot 47 is outside of the area identified as mast producing significant wildlife habitat and associated with the G121 oak hardwood ecosite.

Comment addressed.



n) *Beacon recommends that FRiCorp revisit potential impacts on the ephemeral stream north of lot 48 and 49 and consider reducing lot depth for protection.*

FRi Response:

No need. See the explanation in the relevant section of the EIS. Comment addressed.

Regulated Species under the ESA

There are a few species who are listed in Ont. Reg. 230/08 – Species at Risk List in Ontario, whose range overlaps the subject property. As noted, surveys were completed for Eastern Hog-nosed snake and Massasauga, but none were observed.

FRi has considerable experience surveying for and observing species at risk snakes. FRi field crews also survey another site in Seguin Township and confirm the presence of both species at the 'control' site, but did not observe any at Rosseau Springs despite excellent survey conditions.

Respectfully, the ESA (before the June 5, 2025 amendments) was 'proponent-driven' legislation. There is no framework for consultation with MECP outside of the previously available authorization framework. If a project proponent was unsure or unable to achieve avoidance under the ESA

legislative regime, they could engage MECP through the submission of an Information Gathering Form. This proponent-driven or proponent-led process was only necessary when a proponent needed advice or interpretation. In the case of Rosseau Springs, FRi completed detailed field investigations following standards and accepted protocols and arrived at a conclusion of absence for most species at risk and habitat. Further, unique potential habitats e.g. rock barrens and wetlands, were set aside from the development area at the outset of the subdivision planning process.

Eastern hog-nosed snakes are difficult to survey for and find, especially in sub-par habitat. Areas of extensive forest are not 'suitable' for Eastern hog-nosed snakes and the Rosseau Springs property seems to lack the necessary open and semi-open habitats that most snakes including hog-nosed prefer. Hog-nosed snakes are much less common in the Muskoka area on the east side of the Hwy 400-69 corridor. They are more common and more often found on the west side of the highway corridor.

It is also important to point out that the recent changes to the *Endangered Species Act* have reframed and focused the definition of habitat. Habitat is now considered (paraphrased) …*those areas which an animal occupies or habitually occupies for the purposes of breeding, rearing, staging, wintering or hibernating and the area immediately around that place.*

From Bill 5 which received Royal Assent on June 5, 2025:

(3) The definition of "habitat" in subsection 2 (1) of the Act is repealed and the following substituted:

"habitat" means, subject to subsection (3),

(a) in respect of an animal species,

(i) a dwelling-place, such as a den, nest or other similar place, that is occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating, and

(ii) the area immediately around a dwelling place described in subclause (i) that is essential for the purposes set out in that subclause.

Regardless of the change in the ESA habitat definition, FRi completed surveys following the latest provincial survey protocol and did not find snakes. Under the relevant law, the new definition of habitat would only apply to areas where snakes habitually occupy and the area immediately around it. Wetlands (conifer) could provide suitable habitat for hibernation – these areas and the 30 metres around them have been set aside from development. FRi asserts this more than achieves 'habitat protection' under the new definition of habitat for Eastern hog-nosed snakes. Comment addressed.

Additional Comments from Beacon

- *Sections and headings within the report should be numbered to facilitate cross referencing in the report and overall readability.*

  FRi Response: This is a style preference only, it has nothing to do with the content of the EIS. The pdf version includes bookmarks, hyperlinks and a navigation pane which facilitate ease of movement through the text. Comment addressed.

- *Scientific names should be referenced throughout the body of the report, in conjunction with common names, to provide greater clarity as to species being discussed as common names can vary locally.*

  FRi Response: Scientific names are included in the report – they are only used the first time a species is mentioned, following that, they are omitted for the sake of report length and to avoid redundancy. Comment addressed.

- *Page 16 notes the Rosseau Springs ownership group will retain and maintain the lands outside of the proposed development. Beacon recommends that FRiCorp clarify what is meant by 'maintain the lands outside of the proposed development'.*

  FRi Response: It is FRi's understanding that it will ultimately depend on who owns the land. The Rosseau Springs ownership group is willing to continue to own the property, however, there may be parkland dedication that transfers ownership of some of the lands to the municipality or they may want to maintain and have ownership of the trails so it is uncertain at this point. The ownership group will work with the municipality to ensure the area is appropriately considered. Comment addressed.

- *No reference is provided for the preliminary report within Appendix B. Please provide.*

  FRi Response: Rosseau Springs Conservation Design Subdivision Natural Environment Constraints. December 2021. FRi Ecological Services. Comment addressed.

Rebecca Geauvreau, June 13, 2025

Species at Risk Biologist, FRi Ecological Services

Schedule E to PL-2025-088

Planning Justification Report

Official Plan Amendment, Zoning By-law Amendment and
Plan of Subdivision Applications
Hwy 632, Maplehurst Road, and Summit Drive
Seguin Township
Prepared for Rosseau Springs Limited

June 23, 2025



Leo DeLoyde, MCIP, RPP

ROSSEAU RIDGE

DeLoyde Development Solutions

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1. Introduction

DeLoyde Development Solutions has been retained by Rosseau Springs Limited (the “Owner”) to seek approval for an Official Plan Amendment, Zoning By-law Amendment and a Plan of Subdivision (the “Applications”) to permit 49 rural residential lots on 113 hectares fronting on Hwy 632, Maplehurst Road, and Summit Drive in Seguin Township (the “Proposal”).

The Official Plan amendment proposes a modification to Policy B.12.2.5 of the Township of Seguin Official Plan to permit a rural residential development to proceed by way of a Plan of Subdivision rather than through individual consents. Notwithstanding this amendment, the Proposal is in keeping with the general intent and purpose of the Official Plan.

The Zoning By-law amendment proposes to amend Seguin Township Zoning By-law No. 2006-125 from Rural to a modified Rural Residential zone to permit the 49 lots. The proposed modifications permit development standards in keeping with the recommendations outlined in the associated Environmental Impact Study prepared by FRi Ecological Services (“FRi").

The Plan of Subdivision is required to establish the lots, roads, and amenities, all of which have been carefully planned based on the Township’s “Environment-First” principle. This principle preserves local natural heritage features and protects the waters of nearby Lake Rosseau.

We conclude that the Proposal is consistent with the Township of Seguin Official Plan, and the Provincial Planning Statement, 2024.

2. Purpose of Report

The purpose of this report is to provide planning justification for the Applications in the context of existing housing supply constraints in east Seguin Township, the new Provincial Planning Statement, 2024 (the “PPS”) policies, and extensive technical and environmental studies.

A Pre-Consultation meeting was held on November 8, 2021, where Township representatives identified the need for an Official Plan amendment, Zoning By-law amendment, and Plan of Subdivision application under Section 51 of the Planning Act. As part of this meeting, Township representatives requested an environmental impact study, servicing reports, and technical studies be submitted with the Applications. A housing needs study was subsequently requested in early 2024. Additional consultation occurred on October 22, 2024, to discuss the progression of these requested materials. A preapplication public meeting was hosted by Rosseau Springs in April of 2022 to present these applications to the public and obtain feedback. Upon completion of the EIS and various technical studies, Rosseau Springs held an in-person meeting at the Rosseau Memorial Community Hall in Rosseau on April 22, 2025. The voluntary public meeting was

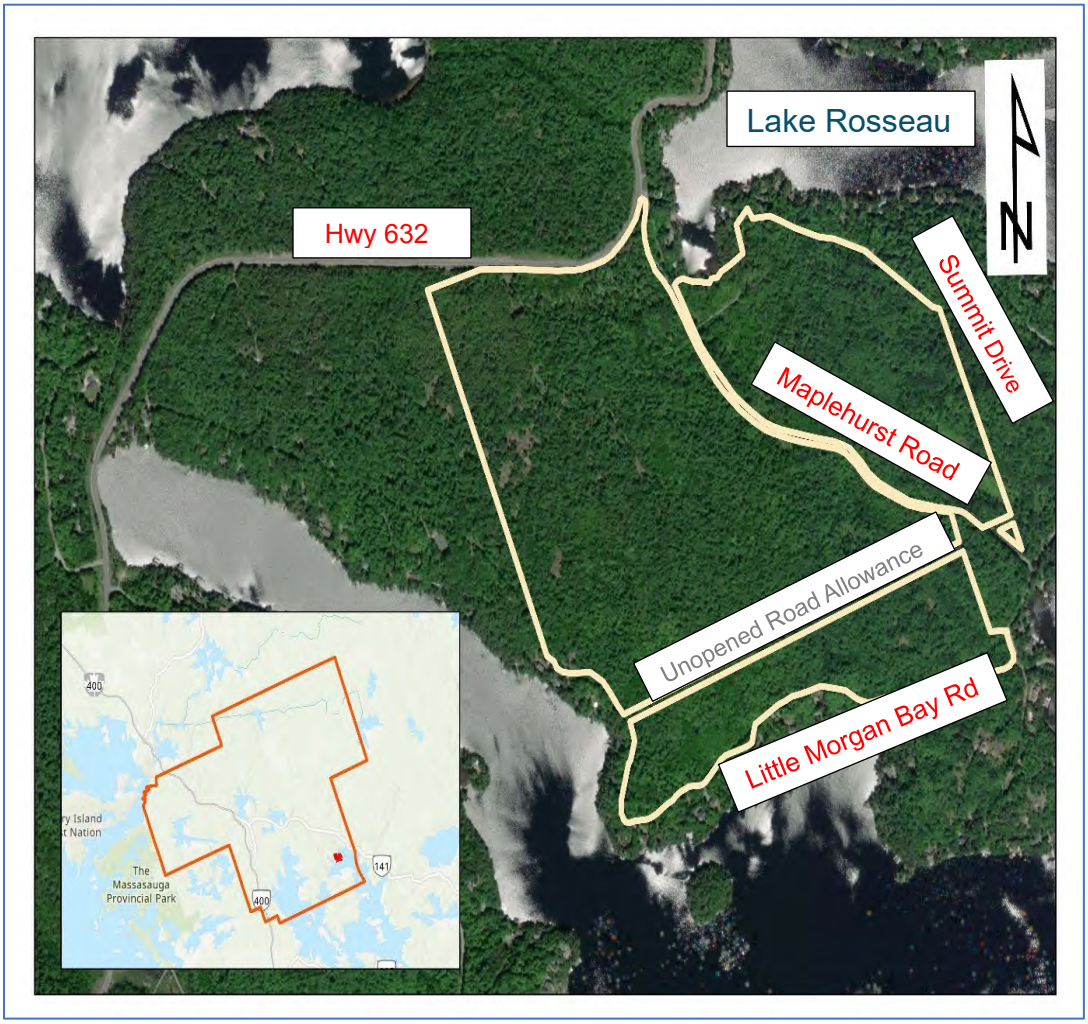
attended by approximately 25 people in-person and another 25 people attended virtually through an on-line platform. The Proposal was presented by Rosseau Springs for the first hour and the second hour was a question and answer session. The Proposal has been amended over this time frame owing to public comments and technical considerations. This report is one of the requested materials and provides planning justification for the Proposal.

3. Site Description and Context

3.1 Subject Lands

The subject lands are comprised of 113 hectares of land fronting onto Hwy 632, Maplehurst Road, and Summit Drive as shown in Figure 1 below. The legal description of the lands is Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township.

Figure 1 Location



The subject lands are heavily wooded with secondary forest growth on widely varying topography, that generally slope toward Lake Rosseau. The lands have

attractive mossy rock cliffs and are covered with mixed hardwood and hemlock forests as set out in the FRi report accompanying the Applications.

Old stumps suggest that portions of the subject lands were logged. A portion of the subject lands became subsistence farmland in the early 1900s to the 1960's as shown in the air photo below:

Subsistence Farmland Photo Dated July 1927



Cottage areas were built upon the shores of Lake Rosseau in mid 1900's. The former subsistence farmland that dates to 1927 has been regenerating over the last 50 to 60 years.

3.2 Site Context and Surrounding Land Uses

The surrounding area to the north, east and south is characterised as an established cottage and housing area in a wooded, lakefront setting. Lands to the north and west are heavily treed, rural lands. The Village of Rosseau will provide a range of services for the future residents. None of the proposed lots will have lake frontage on Lake Rosseau.

The lands have access to Municipal Year Round roads and are serviced by hydro, and communications utilities. The Applications propose the northerly

extension of the winter control area on Summit Drive, which is currently a Municipal Seasonal road.

Surrounding Land Uses

West: Wooded rural area.

North: Wooded rural lands with houses fronting on Cameron Bay and Highway 632 to the northeast.

East: Seasonal residential and houses fronting onto Lake Rosseau on Summit Drive.

South: Seasonal residential cottages and houses fronting onto Lake Rosseau along Little Morgan Bay Road.

4. Description of Planning Applications

4.1 Application to Amend the Township of Seguin Official Plan

Most of the subject lands are currently designated “Rural and Resource Area”, and a small portion is designated “Environmental Protection” in the Township of Seguin Official Plan (the “Official Plan”). Rural residential lots are permitted in the Rural and Resource Area, and the Proposal is in keeping with the general intent and purpose of the Official Plan, as discussed further below under Section 6.2. The purpose of the requested Official Plan amendment is to make a technical amendment to Policy B.12.2.5 to allow the development to proceed by way of a Plan of Subdivision rather than through a consent application process.

The proposed lots, associated roadways, and a recreational facility will occupy approximately 30 hectares of the overall 113 hectares which represents very low-density development.

The Proposal has been designed to respect the Natural Heritage Features identified in the Environmental Impact Study (“EIS”) prepared by FRi Ecological Services dated June 2025 and submitted with these Applications. The entirety of the lands will not be developed as the Owner intends to retain the remaining blocks of land comprising approximately 83 hectares.

4.2 Subdivision Application

Rosseau Springs proposes a 49-lot rural residential plan of subdivision as illustrated in Figure 3 below. The detailed plan is shown in Appendix 3. The updated plan that is the subject of this application, includes significant separation

of the proposed houses and valued natural heritage features and does not include any connection between the new north-south road and Maplehurst Road. Lots are typically smaller than a standard rural residential lot design to minimize the development footprint. Each lot has access to the larger protected open space where passive recreational activities and general nature enjoyment are promoted. This approach effectively protects wetlands, waterbodies, floodplains, steep slopes, and wildlife habitat, while allowing for a low-density development and passive recreational development like hiking and cycling trails.

Rosseau Springs intends to continue its ownership of the retained lands.

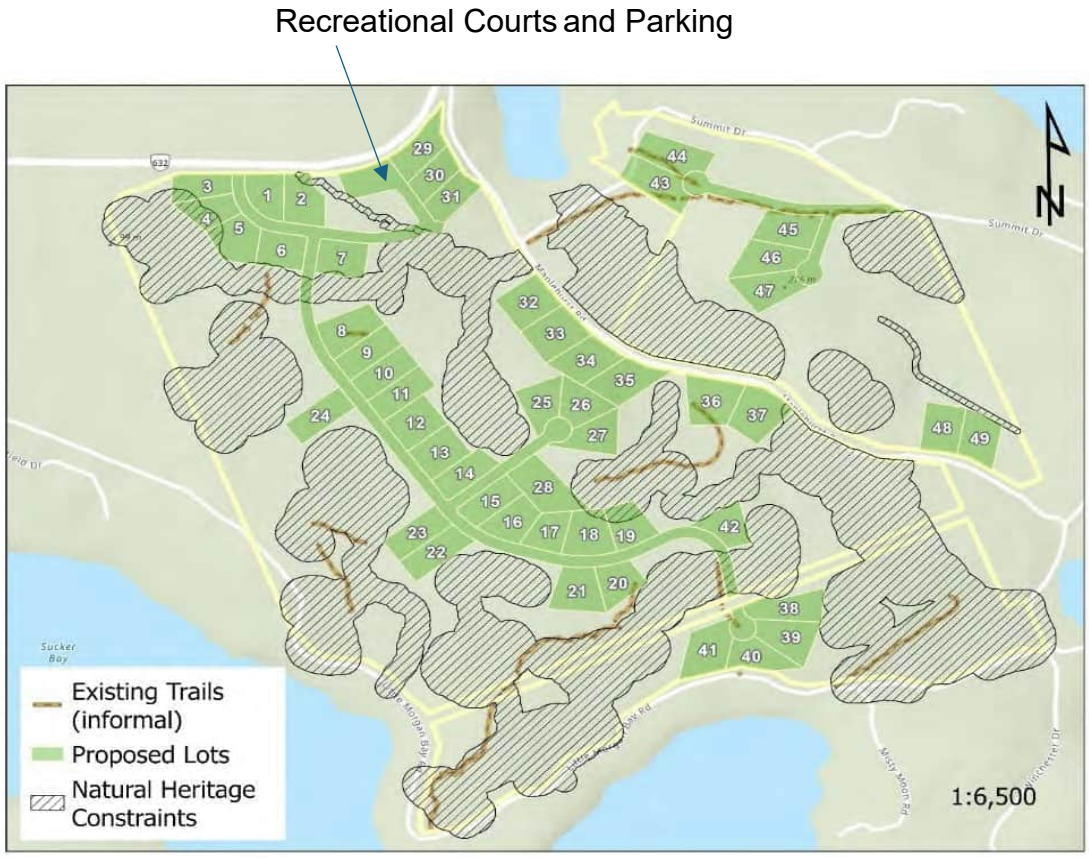
The lots will be serviced by individual well and septic systems.

A new year-round north-south rural standard road will intersect with Hwy 632 in a safe location west of Maplehurst Road. Cul-de-sacs will be constructed off Summit Drive to provide year-round road access. All roads will be constructed to Township standards and will be conveyed to the Township as public roads.

As shown on Figure 3, Rosseau Springs is proposing to construct tennis courts off Hwy 632 and off-street parking as well as enhancing existing and providing new walking trails throughout the retained lands to provide a recreational amenity for existing and future residents. The racquet courts, parking area, and trails should be counted toward park dedication.

Rosseau Springs plans to create special design guidelines to ensure the future dwellings are designed and built in a way that respects the natural environment and the local housing and cottage vernacular.

Figure 3 Proposed Plan of Subdivision



4.3 Rezoning Application

Individual lots are proposed to be rezoned from RU – Rural to a modified RR – Rural Residential zone to permit dwellings on individual lots based on private well and septic services.

Rosseau Springs proposes to rezone and create residential lots occupying approximately 30 hectares of the 113-hectares land holding from RU to a modified RR zone to allow the construction of 49 rural residential dwellings in non-environmentally sensitive areas. The proposed RR zoning boundaries follow lot lines and respect the documented environmental conditions identified in the EIS.

In keeping with the Environment-First approach, the Applications also propose to rezone documented natural heritage lands on the retained lands from RU to EP – Environmental Protection to ensure their ongoing protection as identified in the EIS.

Modest adjustments to the Township's stock RR zone, including minimum lot areas and width regulations, are required to minimize development footprints consistent with the Environment-First approach. The rezoning application

proposes reducing the required minimum lot area from 2 hectares to .4 hectares and minimum lot frontage from 60m to 30m.

Rosseau Springs will abide by most of the Township's RR zoning yard and setback regulations while allowing for modestly reduced lot frontages and areas as set out in the amending zoning by-law in Appendix 2 to respect and protect the environmental features.

5. Supporting Studies and Materials

5.1 Environmental Impact Study – June 2025

FRi Ecological Services was retained by the Owner to prepare a comprehensive, multi-season EIS report following Seguin Township's Environment-First philosophy. The EIS study was a fundamental input in shaping the subdivision design shown in Figure 3, with an emphasis on preserving valued ecosystem components. Unlike a standard yield-based design approach that prioritizes maximizing the number of lots, this proposal was developed using the Environment-First approach. As noted on the page 15 of the June 2025 FRi EIS study, *"Conservation design is an environmentally responsible approach to development that protects wetlands, waterbodies, floodplains, steep slopes and wildlife habitat while allowing for a density neutral development and passive recreational development like hiking and cycling trails. This approach includes identifying, mapping and setting aside land that will be left as undivided open space".* Consequently, the EIS places greater emphasis on ecological recommendations rather than mitigation measures. Furthermore, the EIS was completed prior to the subdivision design process, ensuring that its recommendations directly informed the lot configuration, road pattern, and overall subdivision layout.

5.2 N. Barry Lyon Consultants Ltd. – Residential Market and Preliminary Land Need Assessment, November 2024

N Barry Lyon Consultants Ltd. was retained by Rosseau Springs to undertake a demographic analysis, examine past housing and demographic trends, the implications of the west Seguin Minister's Zoning Order permitting 720 residential units adjacent to the Parry Sound urban service area, housing market demand, and consider the need for the proposed 49 lot rural residential, non-waterfront housing proposed by Rosseau Springs in east Seguin Township.

NBLC concluded on page 31 of its November 2024 Housing study that: "*The proposed residential development provides a strategic response to Seguin Township's housing challenges. It supports market demand for year-round residences while contributing to the economic vitality of local businesses. The project will contribute to a healthy residential land supply, and provide an opportunity for sustainable growth, making it critical. The proposed residential development on the subject site offers a strategic solution to Seguin Township's*

housing needs. The project will contribute to a healthy residential land supply, and provide an opportunity for sustainable growth, potentially making it a critical piece of the Township's future planning."

5.3 Hydrogeological, Well Water, and Septic Report - July 20, 2023

Test water wells were drilled and tested to ensure potable water supplies. EXP prepared a report documenting the ability of the individual lots to support dwellings that will be serviced by private wells and septic systems. Pump tests conducted in 2023 prove there are adequate and reliable potable water supplies. Septic systems will use the best available technology to treat effluent to protect area wetlands, streams and Lake Rosseau.

The report also details recommendations and mitigations measures that will be implemented at both the construction stage as well as throughout the life of the development.

5.4 Stormwater Management Study – June 15, 2023

EXP prepared a comprehensive stormwater management study that documents existing drainage conditions and makes recommendations concerning stormwater drainage that Rosseau Springs is prepared to implement. The owner commits to fulfilling environmental and engineering recommendations to protect the natural environment and local aquatic systems and Lake Rosseau.

5.5 Geotechnical Report – Dec 5, 2022

EXP prepared a geotechnical report containing recommendations ensuring that the design of the proposed houses will protect the natural environment and to ensure the property is suitable for development of roads and residences. Rosseau Springs commits to ensuing that the geotechnical recommendations will be respected during development.

5.6 Stage 1 and 2 Archaeological Assessment (Horizon) – September 4, 2022

Horizon Consultants investigated the archaeological conditions on the subject lands and concluded that the proposed rural residential development would not impact archaeological resources consistent with Provincial requirements.

5.7 Traffic Impact Study – September 14, 2023

The proposed lots will have frontages on Maplehurst Road, and newly proposed roads connecting separately to Summit Drive and Hwy 632. Hwy 632 connects the subject lands and adjoining seasonal residential areas to the nearby Village of Roseau and Hwy 141, as shown on Figure 1. The south-central portion of the

lands are bisected by an unopened, 20m wide road allowance. The subdivision application proposes that the north south road cross this road allowance.

Tatham Engineering investigated traffic impacts of the proposed residential development. Tatham concluded that this low-density development would not have a significant impact on Maplehurst Road, Hwy 632, and other area roads. Tatham concluded that the incremental traffic generated is acceptable from a transportation engineering and pedestrian and cyclist safety standpoint.

5.8 Survey

MTE Ontario Land Surveyors surveyed the subject lands and prepared a draft plan of subdivision (see Appendix 3) as set out in Section 51 of the Planning Act. The proposed subdivision plan is based on reliable survey and topographical information.

5.9 Title Search and PIN Report

The subject lands have been owned by Rosseau Springs Limited since October 1998. The current owner purchased the shares of the company in June 2021. PIN maps and ownership information has been submitted as part of the application package. There are no deed restrictions.

5.10 Phase 1 Environmental Site Assessment Dec. 5, 2022

EXP prepared and Environmental Site Assessment (ESA) that assessed environmental site conditions and included a review of historical land-use and occupancy records, a visual inspection of the site and surrounding properties, and interviews with person(s) having knowledge of past and present site activities. The study concluded there are no limitations to development and that a Phase 2 ESA is not required to further assess groundwater and soil quality.

6. Planning Policy Framework and Analysis

The following sections outline the planning policy regime and evaluation of the proposed development in the context of Township's planning policies and the new Provincial Planning Statement.

6.1 Provincial Planning Statement

The Provincial Planning Statement came into effect on October 20, 2024, and contains policies that permits municipalities to allow residential development in rural areas, provided development can be serviced.

PPS Rural Lands Policy 2.6.1 c), states:

> *"2.6 Rural Lands in Municipalities*

On rural lands located in municipalities, permitted uses are:

residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;"

The Hydrogeological Report prepared by EXP concludes that sufficient water supply is available to service the 49 lots on individual wells. The report further concludes that the discharge generated from the Proposal is in keeping with the objectives set by the Ministry of the Environment, Conservation and Parks.

We are of the opinion that the proposed 49 lot development on the subject rural lands satisfies the PPS policy requirements since the development:

- ✓ addresses Seguin Township's local housing needs
- ✓ is supported by the various technical studies including well and septic services
- ✓ is compatible with the adjoining cottages and houses
- ✓ is close to the services provided in nearby Village of Rosseau
- ✓ will help strengthen the local economy and tax base

Policy 2.1.3 of the PPS stipulates that … *"sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years".* We are satisfied that the proposed residential development will help meet housing needs in east Seguin Township in both the near term and over the coming three decades.

NBLC's November 2024 report entitled "Residential Market and Preliminary Land Need Assessment Rosseau Springs, Township of Seguin concludes that there is a need for alternative non-waterfront residential development over the next 30 years given growth projections and increases in demand.

6.2 Township of Seguin Official Plan

The Official Plan is directed by the vision that "*the environment will be given priority over economic or social development when making all land use and public works decisions*". This is achieved through the implementation of an Environment-First principle. The Official Plan outlines the objectives of the "Environment-First principle to be:

a) *"To ensure that the protection of significant environmental features and their associated ecological functions take precedence over the development of such lands.*

b) *To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township.*

c) *To require that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.*

d) *To minimize changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands resulting from human activity.*

e) *To minimize the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide.*

f) *To prohibit new development that will result in a negative impact to the critical functions and processes of watercourses, lakes, aquifers and wetlands.*

g) *To prohibit the loss or fragmentation of wetlands and Areas of Natural and Scientific Interest and the habitats and ecological functions they provide.*

h) *To maintain and protect significant wildlife habitat areas and the habitats of endangered or threatened species.*

i) *To maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis.*

j) *To maintain important linkages between core areas of the Natural Heritage System."*

The EIS was prepared under the Environment-First principle to inform the ultimate configuration of the Proposal. The Official Plan identifies two wetland sites on the property which have been assessed by the EIS, however, the Official Plan recognizes that there are other features that have yet to be identified. The EIS report identified additional wetlands and habitats that may be delineated to grow the Township of Seguin's environmental database. This timely reporting may inform the Township's ongoing review of the Official Plan as a whole, specifically, through the rezoning of identified features as Environmental Protection ("EP").

It should be noted that there are no identified Areas of Natural and Scientific Interest ("ANSI") or Provincially Significant Wetlands identified on the property.

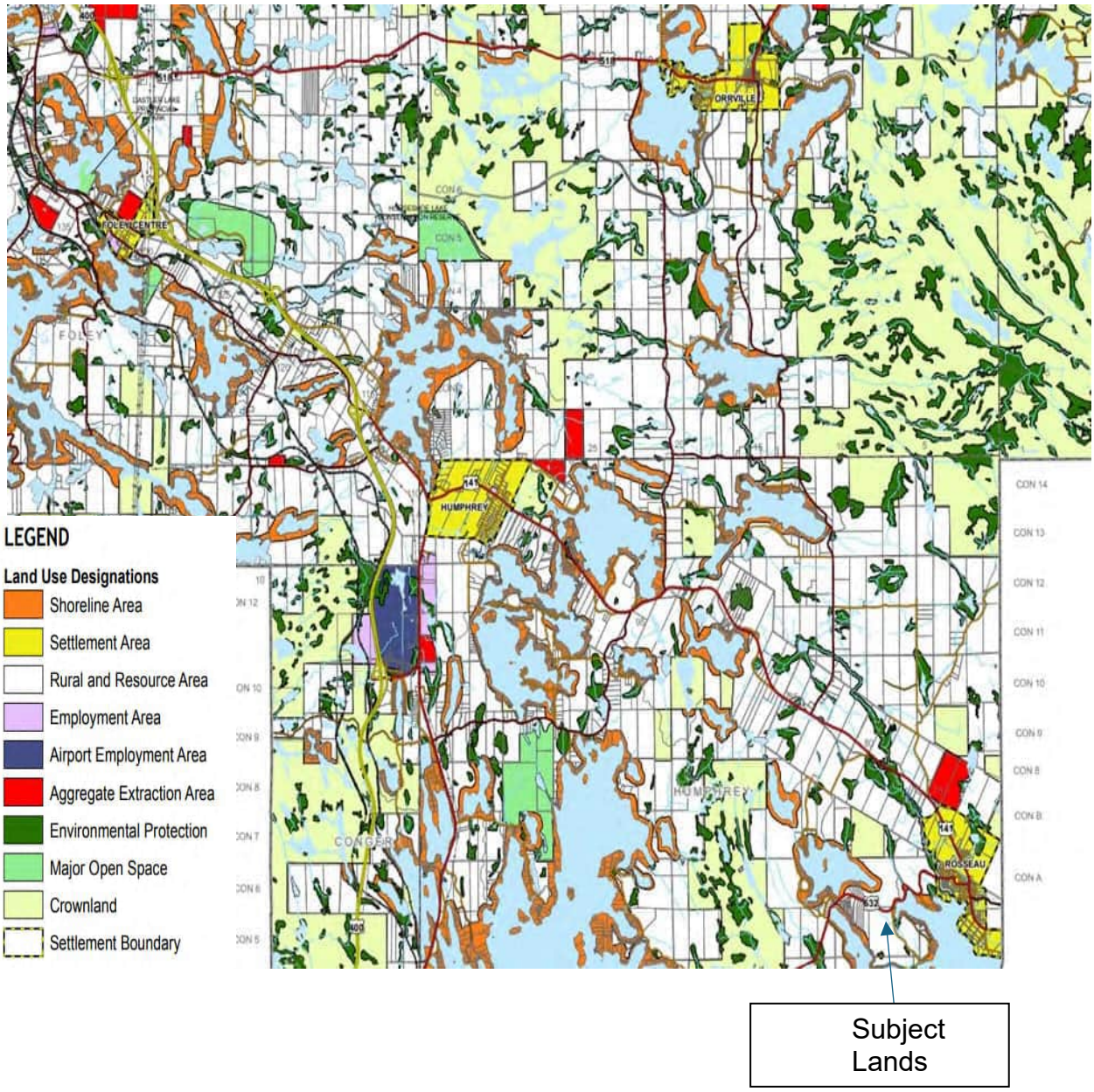
The Property is primarily designated Rural and Resource Area, with portions designated Environmental Protection Area within the Natural System under the Official Plan. The Rural and Resource Area designation applies to private lands in the Township's rural areas, which are characterized by agricultural uses, rural development, and large parcel sizes. This designation permits limited residential development as the Official Plan directs most new development to Settlement Areas. The nearest Settlement Area to the Property is the Rosseau Settlement

Area, situated over 1km to the east. The NBLC housing study concluded that “The site offers a significant opportunity to bolster the residential land supply and meet short-term housing needs. Its proximity to a popular settlement area, coupled with a willing and capable landowner, enhances its potential to meet demand effectively. If developed as proposed, the project is well-positioned to alleviate immediate housing pressures. This development can proceed rapidly because there is no need for costly municipal infrastructure.

The portions of the Property designated Environmental Protection Area represent wetlands, natural hazard lands, and other significant natural heritage features. Like the Rural and Resource Area designation, the Environmental Protection Area designation is considered part of the Township’s Natural System, which integrates a Natural Heritage System approach to environmental planning. Within this designation, development is not permitted, as the policies aim to preserve and protect environmentally sensitive and significant lands.

The entirety of the lands will not be developed as the Owner intends to retain the remaining blocks of land comprising approximately 83 hectares. In keeping with the objectives of the Environment-First Principle, significant wetland areas on the retained lands identified in the FRI study are intended to be rezoned to EP to minimize loss or fragmentation.

Figure 4 Township of Seguin Official Plan



The EIS confirms that the proposed development will not result in negative environmental impacts, provided that prescribed mitigation measures, buffers, and setbacks are implemented. These conditions will be secured through the proposed Zoning By-law Amendment and enforced throughout construction. Key measures include seasonal timing restrictions on tree clearing to protect nesting and breeding habitats, preservation of historic natural drainage patterns, as identified in the EXP report, to maintain existing hydrological functions, and the application of the Seguin Tree By-law to retain protected trees within the proposed EP-zoned areas.

The property's history of logging and agricultural activity has shaped an informal trail network, which has been considered in the subdivision design. The proposal includes a formalized non-motorized trail system, enhancing connectivity while respecting identified environmental features.

The proposed development incorporates infrastructure that minimizes municipal servicing demands and aligns with the Township's objectives for efficient service delivery and transportation planning. The subdivision will introduce new rural-standard municipal roads with gravel surfaces and ditches. A new intersection with Hwy 632 has been strategically designed to optimize sightlines, ensuring pedestrian, cycling, and vehicular safety. All proposed residences will be privately serviced, eliminating the need for municipal water or wastewater system expansions. A recreational sports court is proposed near Hwy 632, and non-motorized hiking trails will be available for both residents and the broader public. The proposed subdivision will occupy approximately 5.2 hectares of land for road infrastructure, ensuring that the overall development footprint remains minimal.

While there are close to 100 neighbouring properties that are already developed and front on to Lake Rosseau and none of the Rosseau Springs property fronts on to Lake Rosseau, a few of the proposed lots on the Property are located within 300m of Lake Rosseau, and as such, the Proposal has been carefully evaluated to ensure compliance with the Official Plan's policies on lake protection. These policies seek to preserve water quality, visual character, and recreational quality. The EIS confirms that the proposed subdivision will not introduce additional impacts to Lake Rosseau, and the Stormwater Management Report outlines Low Impact Development (LID) strategies to manage surface water effectively, ensuring that downstream waterbodies are not negatively affected. Furthermore, extensive fieldwork conducted during leaf-off and leaf-on conditions verifies that the proposed development will not be visible from the lake.

We are of the opinion that the proposed Rosseau Springs subdivision is consistent with good planning and generally respects the Official Plan policies with the exception of the avenue for land division. Section B.12 of the Official Plan addresses land division, including lot creation within the Rural and Resource Area designation. Policy B.12.2.5 provides specific criteria for residential lot creation by consent:

B.12.2.5 Rural and Resource Area - New Lots for Residential Purposes

"In accordance with the Growth Management Goals and Objectives of this Plan to focus growth to settlement areas and maintain the rural character of the Township, only a limited number of new lots for residential purposes can be created in the Township. Limited residential development the Rural and Resource Area will occur by consent."

While the Official Plan does not explicitly prohibit residential development in the Rural and Resource Area, it stipulates that lot creation will occur by consent. To proceed with the Proposal, a Plan of Subdivision is required, which would necessitate an Official Plan Amendment to include a site-specific policy exempting the Proposal from policy B.12.2.5. The Proposal adheres to the Environment-First principle, ensuring that development is guided by ecological considerations rather than maximizing lot yield. The proposal protects significant environmental features through extensive land conservation and Environmental Protection zoning. The Township's Official Plan is currently under review, making this an opportune time to consider policy refinements that support environmentally responsible rural development. Additionally, the new Provincial Policy Statement (PPS), which is now in effect, provides a more flexible framework for rural residential development.

The proposed Rosseau Springs subdivision represents a balanced approach to rural residential development that respects and integrates with the Township's Natural Heritage System. Given the comprehensive environmental studies that have been undertaken, the demonstrated commitment to environmental conservation, and the alignment with provincial and municipal planning frameworks, an Official Plan Amendment is warranted. A site-specific policy is recommended to be included in the Seguin Official Plan to permit this Environment-First rural residential development to proceed by way of a Plan of Subdivision, as outlined in Appendix 1.

7. Seguin Comprehensive Zoning By-law 2006-125

The subject lands are currently vacant and are designated RU – Rural and EP – Environmental Protection under Seguin Township By-law No. 2006-125, as illustrated in Figure 4. The stock RR Zone provisions permit rural residential dwellings on lots with a minimum lot area of 2 hectares and a minimum frontage of 60 metres. To accommodate the proposed subdivision while maintaining the Environment-First approach, a Zoning By-law Amendment (ZBA) is required to allow for a minimum lot area of 0.4 hectares and a minimum frontage of 30 metres.

The development standards proposed through this application are a direct result of the Environment-First planning framework. The subdivision design was informed by avoidance and setback recommendations aimed at protecting identified natural features, ensuring that the development footprint is minimized while maximizing the retention of environmentally significant lands. The EIS identified several wetland areas, for which recommended setbacks align with the Township's Site Alteration By-law No. 2024-007. These setbacks and buffers have been incorporated into the subdivision layout to further protect ecological functions.

Figure 4 - Existing Seguin Zoning By-law 2006-125

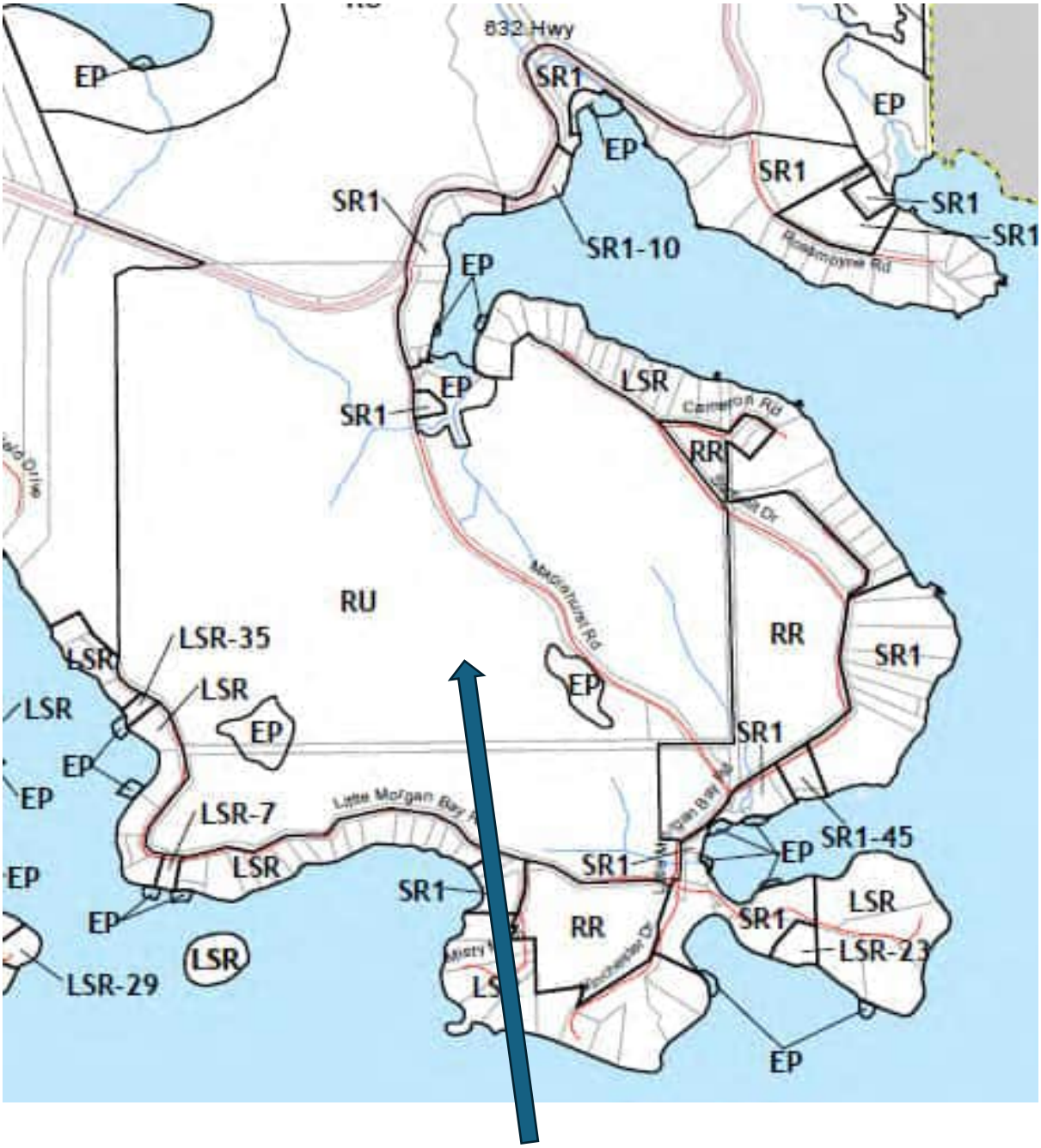
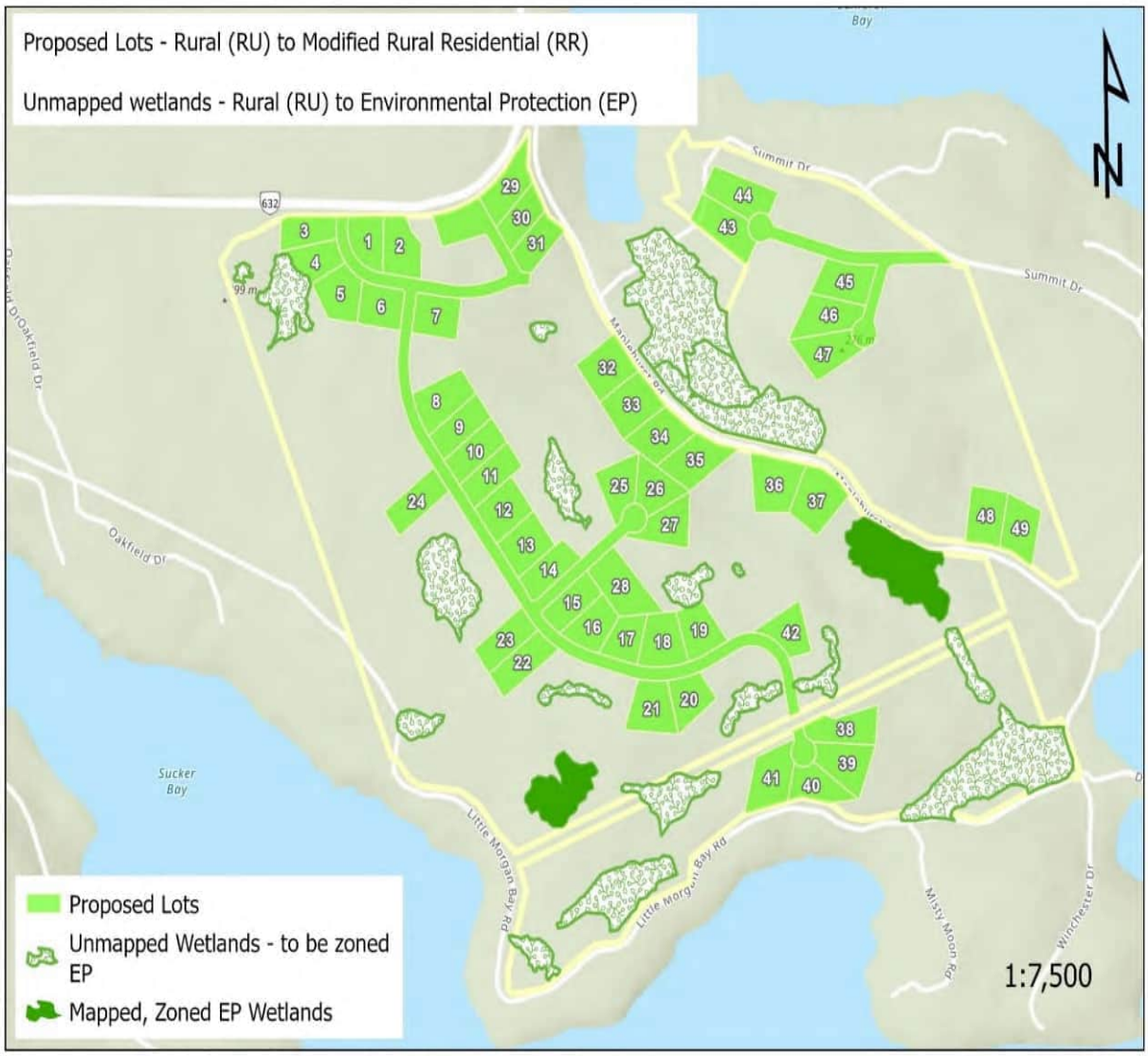


Table 1 Requested Modified RR Rural Residential Zoning

Zoning Requirement	Standard RR Zone	Modified RR Zoning Request	Basis of Requested Zoning Modification
Lot Area (Minimum)	2.0 ha	0.4 ha	Reduction to achieve environment first design goals
Lot Frontage (Minimum)	150 m	30 m	Reduction to achieve environment first design goals
Coverage (Maximum)	5%	10%	Increase to achieve environment first design goals and to accommodate one storey dwellings
Minimum Exterior Side Yard	10 m	5 m	Increase to achieve environment first design goals and to accommodate one storey dwellings
Minimum Interior Side Yard	5 m	5 m	No change
Minimum Rear Yard	10 m	10 m	No change
Minimum Front Yard	15 m	10 m	Reduction to achieve environment first design goals
Building Height (Maximum)	10 m	10 m	No change

To achieve the intended balance between rural residential development and environmental conservation, a modified RR zone is proposed for the residential lots, with provisions tailored to the subdivision's low-impact design. Additionally, EP zoning is recommended for the identified wetland areas to ensure their long-term conservation and protection. Figure 5 provides a detailed illustration of the proposed modified RR and EP zoning boundaries.

Figure 5 Proposed EP and Modified RR Zoning



8 Conclusion, Planning Opinion, and Recommendation

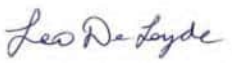
The proposed Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision for Rosseau Springs have been carefully designed to align with both provincial and municipal policy objectives, ensuring an environmentally responsible approach to rural residential development. The applications are consistent with the new Provincial Planning Statement (PPS), which encourages housing supply and rural development in appropriate locations while protecting natural heritage features and water resources.

A comprehensive suite of technical studies has been completed by a team of expert consultants, confirming that the proposed 49-lot subdivision can be developed without negative environmental impacts, provided that the recommended mitigation measures, setbacks, and buffers are implemented. The EIS, Stormwater Management report, and other supporting studies have verified that the subdivision design will protect local water resources, maintain ecological functions, and integrate with the existing rural character of the area.

The proposal satisfies the requirements of the Provincial Planning Statement and the planning objectives of Seguin Township by:

- Addressing local housing needs through the creation of new residential lots in an area where demand for rural housing is growing.
- Demonstrating feasibility for private well and septic services, as confirmed through technical studies.
- Ensuring compatibility with the surrounding rural residential and seasonal cottage land uses.
- Contributing to the local economy and tax base while ensuring that new development is sustainable and environmentally responsible.

The Rosseau Springs applications represent good land use planning by balancing growth and environmental protection through an Environment-First approach. Given the comprehensive environmental studies, alignment with the Official Plan's objectives, and the broader policy direction set by the new PPS, we are of the opinion that the proposed Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision are in the public interest and should be approved.



Leo DeLoyde, BES MES MCIP, RPP
DeLoyde Development Solutions

Appendix 1 - Proposed Official Plan Amendment

The Corporation of the Township of Seguin

By-law Number XXXX-XXX

A by-law to Adopt Township of Seguin Official Plan Amendment No. XX.

WHEREAS in accordance with the provisions of Section 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P. 13., as amended, Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Official Plan Amendments;

AND WHEREAS, the Township of Seguin is exempt from requiring the approval of the Ministry of Municipal Affairs and Housing per O. Reg 525/97, as amended by O. Reg 189/10;

NOW THEREFORE the Council of the Corporation of the Township of Seguin ENACTS as follows:

1. The following explanatory text attached hereto, constituting Township of Seguin Official Plan Amendment No. XX is hereby adopted.

ENACTED and PASSED this ___ day of ___, 2025

Signed _____ Signed _____

MAYOR CLERK

EXPLANATORY NOTE TO PROPOSED
OFFICIAL PLAN AMENDMENT NO. XX

Township of Seguin File No. _____

The Proposed Official Plan Amendment applies to lands legally described as Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, SEGUIN, in the Geographic Township of Humphrey as shown in Schedule A.

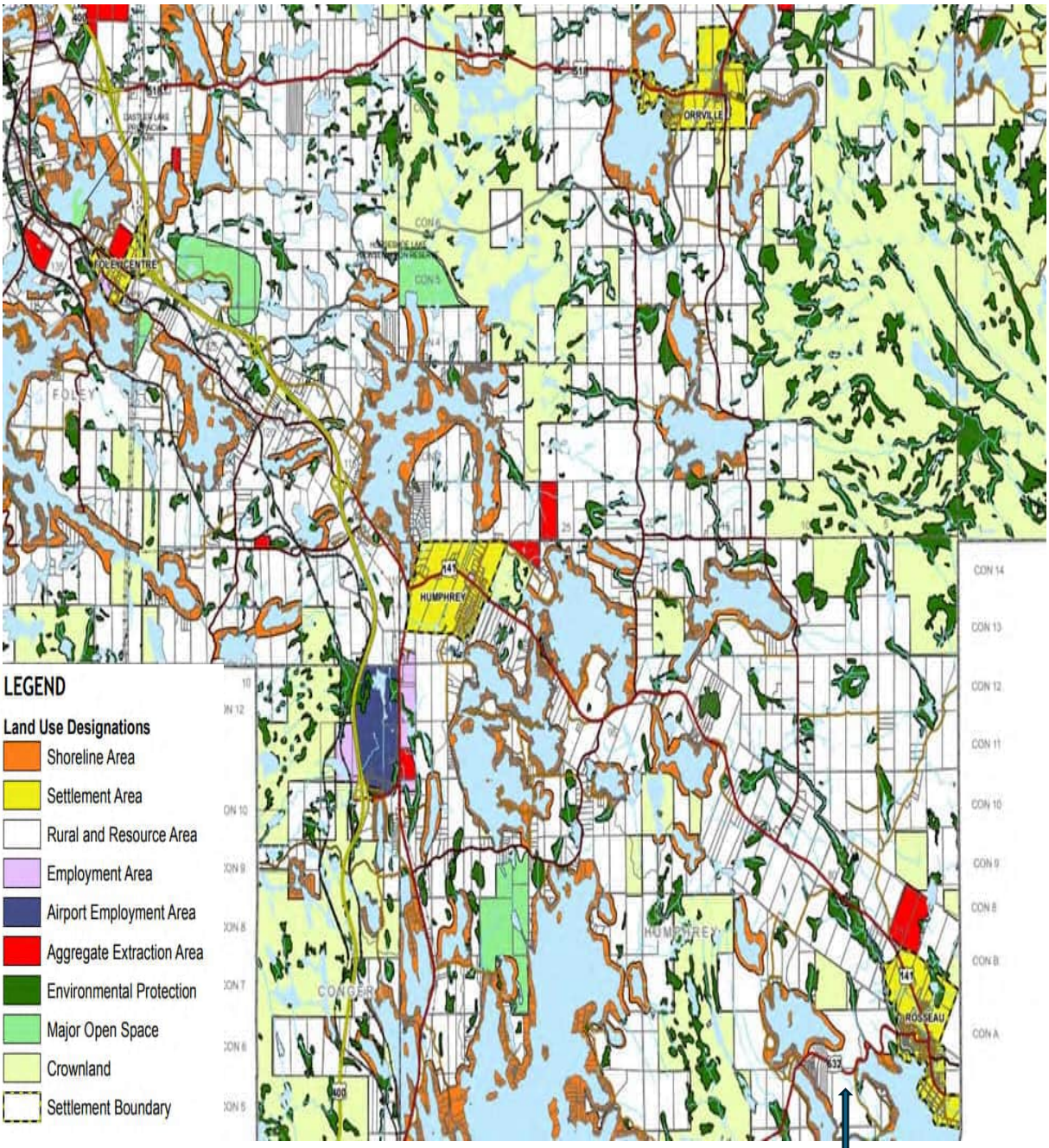
The purpose of the Official Plan Amendment is to create a site-specific exception to permit the development of a rural residential plan of subdivision in the Rural and Resource Area.

DETAILS OF THE AMENDMENT

Section B.12.2.5 of the Township of Seguin Official Plan, regarding Rural and Resource Areas, is hereby amended by adding the following text and key map showing the lands on Schedule A as Special Policy B.12.2.5.1:

B.12.2.5.1 Notwithstanding and other provisions of this Plan, the creation of 49 lots may occur by Plan of Subdivision on the lands legally described as Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, SEGUIN, in the Geographic Township of Humphrey.

Schedule A - Proposed Special Policy Area



Special Policy Area Permitting Creation of a 49 Lot Rural Residential Plan of Subdivision by way of Consent

Appendix 2 – Proposed Zoning By-law Amendment

‘THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2025-0XX

“Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125” (Roll Numbers 49-03-010-002-00950-0000, 49-03-010-002-04000-0000, 49-03-010-002-22800-0000, 49-03-010-002-23200, (Insert file number) No Address on Hwy 632, Maplehurst Road and Summit Drive

WHEREAS the Council of The Corporation of the Township of Seguin received and considered an application to amend the Township of Seguin Zoning By-law No. 2006-125 respecting lands described as Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, SEGUIN, in the Geographic Township of Humphrey; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice or meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. Map 20 to Schedule “A” to Zoning By-law No. 2006-125 is hereby amended by rezoning a portion of those lands described a Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, SEGUIN, from the Rural (RU) Zone to the Rural Residential RR - Exception (RRXX) Zone and Environmental Protection (EP) Zone as shown on Schedule “A” attached hereto and forming part of this By-law.

2. Table 10.3 of Section 10.4, Rural Zones – Exceptions, is hereby further amended by adding exceptions “RR-XX” as set out on Schedule “B” attached hereto and forming part of this By-law.

3. This By-law shall take effect from the date of passage by Council and shall come into force in accordance with the provisions of the Planning Act R.S.O. 1990, Chapter P.13 as amended.

BY-LAW read a FIRST, SECOND and THIRD time and finally PASSED and ENACTED this XXth day of XX, 2025.

_____

Ann MacDiarmid

Mayor

_____

Craig Jeffery

Clerk

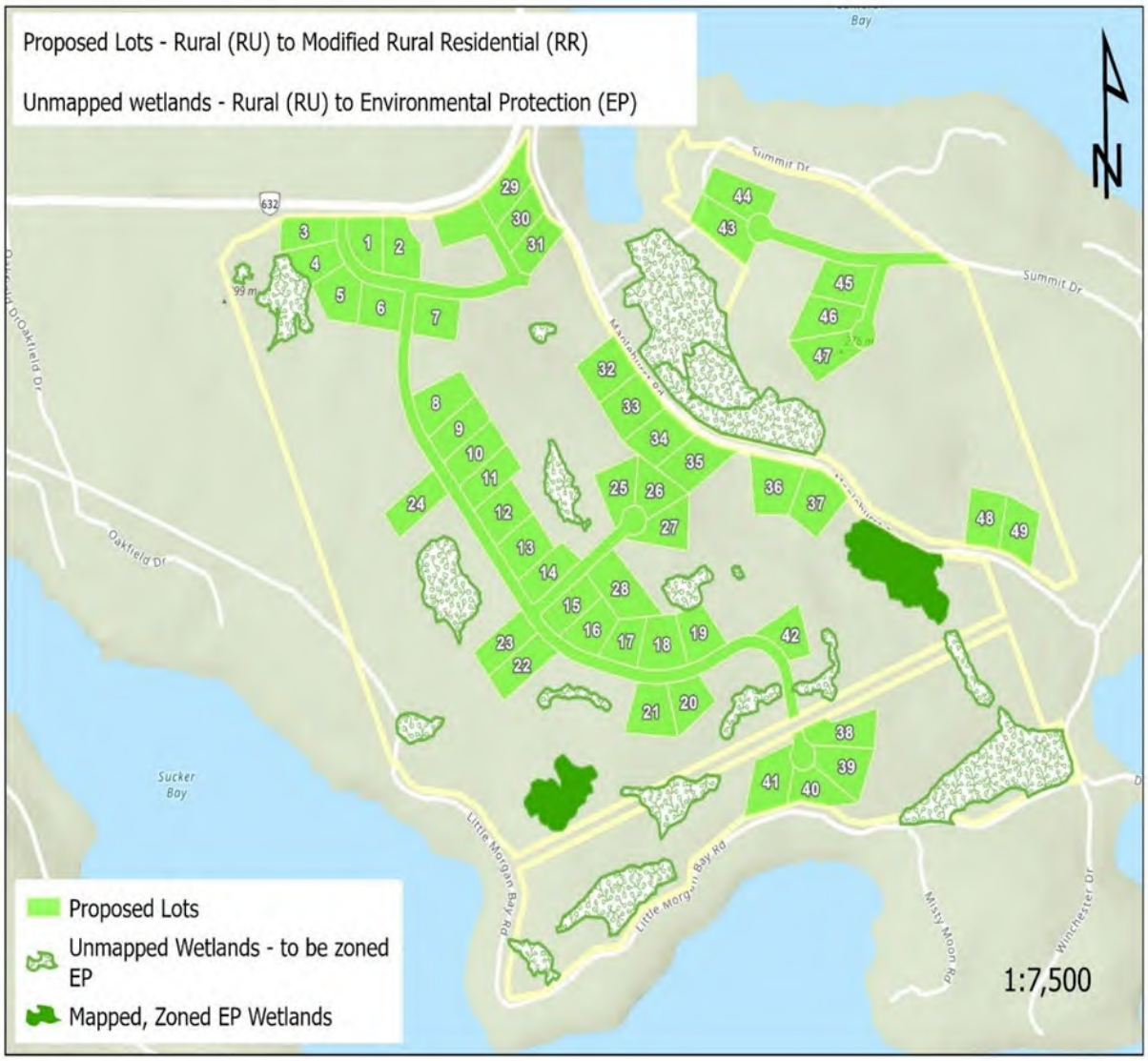
THE CORPORATION OF THE TOWNSHIP OF SEGUIN

By-law No. 2025-0XX Schedule "A"

PT LT 93 CON B HUMPHREY AS Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township;

SEGUIN

Zoning By-law 2006-125 Map 27 to be Amended as Follows:



THE CORPORATION OF THE TOWNSHIP OF SEGUIN

SCHEDULE “B”

TO BY-LAW NO. 2025-0XX

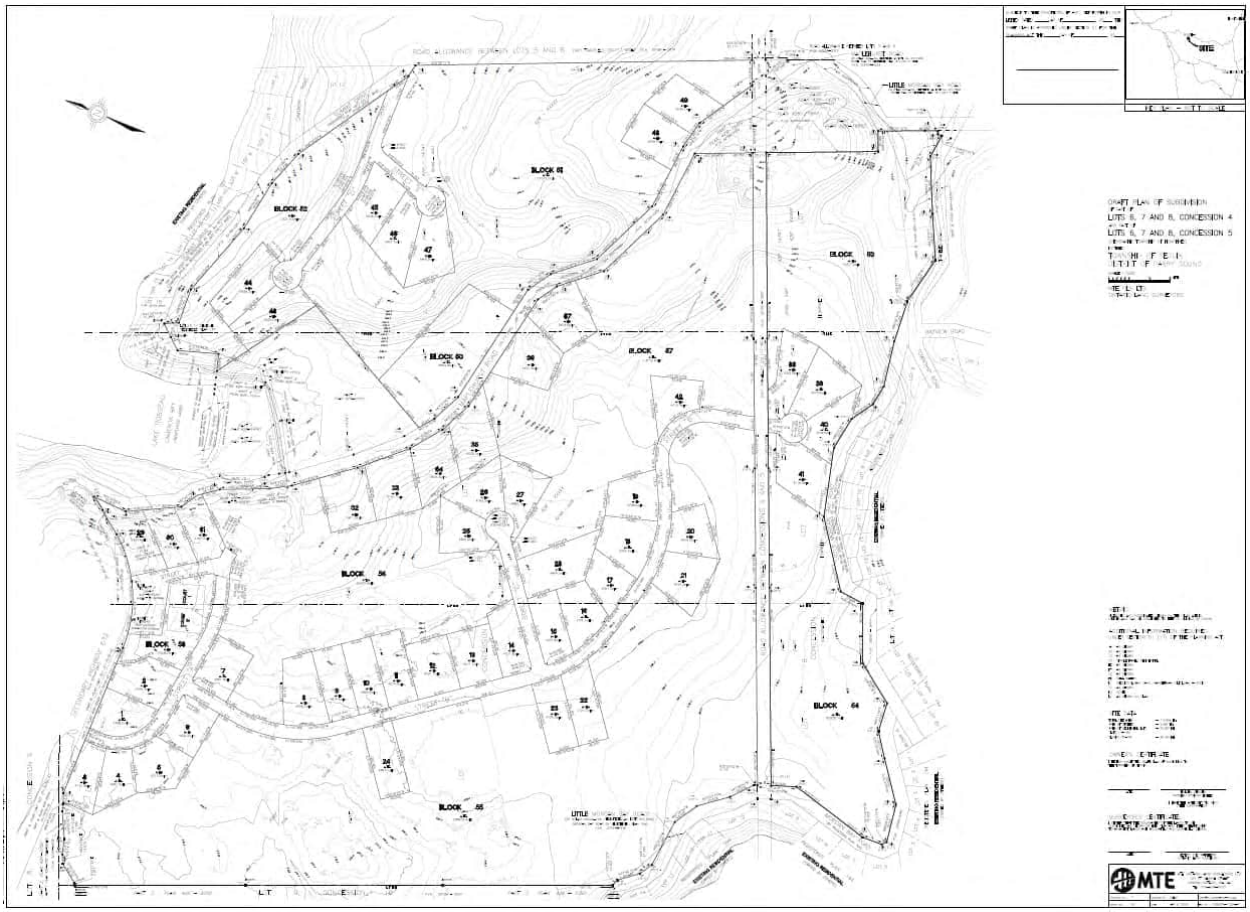
Amendment to Table 10.3 of Section 10.4 – Rural Residential Zones – Exceptions:

That notwithstanding the requirements of the RR Rural Residential Zone, residential dwelling lots shall have a

- **minimum area of .4 ha**
- **minimum frontage of 30 m**
- **minimum front yard setback of 10 m**
- **minimum exterior side yard setback of 5 m**
- **maximum coverage of 10%**

All other RR Rural Residential zoning requirements shall apply

Appendix 3 – Draft Plan of Subdivision



Schedule F to PL-2025-088

Servicing Options Statement
Proposed Lot Development
Seguin Township, ON

Rosseau Springs Limited

Type of Document:
FINAL

Project Name:
Servicing Options Statement
Proposed Lot Development
Seguin Township, ON

Project Number:
SUD-22025423-A0

Prepared By:
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Date Submitted:
2023-7-20

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1. Introduction

EXP Services Inc. (EXP) was retained by Rosseau Springs Limited ("the Client") to complete a water and septic servicing study for a proposed subdivision lot development at its property south of Highway 632 and adjacent to Maplehurst Road, Little Morgan Bay Road and Summit Drive, in Seguin Township, Ontario ("the Site"). The servicing study is required to address requirements from the Seguin Township Planning Board.

This report provides the results of a servicing options study of the Site.

2. Background

The Site is approximately 116 hectares in size and is generally forested. The proposed subdivision is to include forty-nine (49) inland lots, with sizes ranging from 0.41 to 0.62 hectares and a single, approximately 4.8-hectare, waterfront lot near the north end of the Site. The proposed lots are located near the north shoreline of Lake Rosseau. The Site plan for the proposed lots is shown in **Drawing 1**.

The Seguin Township Planning Department requires a servicing options study in order to identify the preferred options for water and sanitary services at the Site. This study will address the relevant sections of the provincial 2020 Provincial Policy Statement (PPS) under the Planning Act. Specifically, Section 1.6.6 of the PPS provides direction for the planning of sewage, water and stormwater services:

"…where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met."

3. Scope of Work

The servicing options study addressed the following:

- Evaluation of proximity of full municipal or communal services to the Site, and potential for future connection to these services;
- Assessment of the environmental suitability of the proposed services for the Site;
- Evaluation of the relative potential and merit of each of the servicing options;
- Documentation of the process and rationale that led to the determination of the preferred servicing options; and,
- Documentation of consultations with any affected parties.

4. Site Description

The Site is approximately 116 hectares in size and is currently vacant and generally forested. Lake Rosseau is located west, south and east of the Site, with Highway 632 running north of the Site. Bedrock across the Site is generally shallow, with thin sand or clay overburden noted in some areas. No wells or septic systems are currently on the Site, while water supplies on adjacent properties consist of wells and surface water, where possible. Sewage treatment appears to be individual septic systems.

5. Municipal Servicing

The Site is in the boundaries of Seguin Township. After correspondence with Taylor Elgie Seguin Township (June 27, 2023) via email, the township does not have any municipal water or sewer services as it's entirely on private wells and septic systems. Also, some communal services may be present at nearby resorts, but private communal services require a high level of analysis (via email with Taylor Elgie). Based on a review of online documents, the closest municipal services or infrastructure for sewer and water appear to be in Port Carling (approximately 14 km southeast of the Site) and Bala (approximately 25 km southwest of the Site), both of which are within Muskoka Lakes Township. As such, there is no anticipation that municipal water and sewage services will be extended to the Site in the near future.

Based on the above, municipal water and wastewater servicing is not considered to be a viable option for the Site.

6. Communal Servicing Options

Communal water and wastewater services may be viable options for the Site. Communal services would entail having multiple units connected to a water supply system and/or a wastewater treatment unit. All units may be connected to the same communal systems for water and wastewater, or more than one communal system may service clusters of units within the Site. However, as noted in an email exchange with Taylor Elgie (Director of Planning for Seguin Township) on June 27, 2023, private communal septic and water services are rare in the township, and require a high level of analysis. According to the Seguin Township website, the North Bay - Mattawa Conservation Authority is responsible for the enforcement of the provisions of the Building Code Act and Part 8 (sewage systems) of the Ontario Building Code.

Although communal water and wastewater services are a possible option, extensive bedrock throughout the Site may lead to considerable costs system implementation. As such, communal servicing may not be ideal for the Site.

7. Individual Servicing Options

Water and wastewater services for the Site may be provided by individual systems for each of the units. For the purposes of this servicing options assessment, smaller systems that service five or less houses will be considered to have individual (as opposed to communal) water and wastewater systems.

Presently, the lots for the proposed subdivision are not serviced for water supply and wastewater treatment; however, three (3) wells have been drilled for testing purposes, which can be converted to residential wells by a licensed well contractor.

7.1 Individual Water Supply

The proposed subdivision is to be developed with 50 residential lots, with most lots situated away from the shoreline. As such, it is expected that the lots will use groundwater as a water supply. An assessment of groundwater as a potable water source is provided here.

A search of the Ministry of Environment, Conservation and Parks (MECP) Water Well Information System (WWIS) database showed a total of seven (7) existing water wells in areas adjacent to the Site, with an additional three (3) aforementioned wellbores on the Site, itself (**Drawing 2**). The wells were completed between 1972 and 2020, and depths ranged from 36.6 m to 122.0 m. All wells were completed in bedrock, with soil thickness ranging from nil to 5.5 m. Well logs generally described overburden as coarse, including sand, gravel and boulders, while new wells noted clay. In addition, all the wells from the WWIS database were listed as water supply wells and reported to have fresh water. Recommended pumping rates ranged from 2 to 20 gallons per minute (7.5 to 75 liters per minute).

The single waterfront lot in the northeast area of the Site can be supplied with surface water. Surface water supply is generally more vulnerable than groundwater to varying climatic conditions, such as drought and winter freezing. Surface water supply is also generally more vulnerable to immediate impacts from contaminants, such as septic field discharges, petroleum spills and stormwater drainage, while also generally being more vulnerable to microbial contaminants.

Overall, groundwater appears to be the most feasible water supply source across the Site, which is available throughout the year and is (generally) less susceptible to contamination. Due to the notable levels of microbes in water samples, treatment requirements for groundwater need to include filtration, primary disinfection and secondary disinfection, if it is to be used as a potable source.

7.2 Individual Wastewater Treatment

Ontario Regulation 350/06 under the Building Code Act stipulates the requirements for individual sewage systems. The regulation provides for a minimum clearance between on-site sewage systems and property lines of 3 m and 15 m from residential wells. Septic fields in the proposed subdivision can be designed to maintain this minimum clearance. Previous geotechnical investigations of soils showed predominantly high-permeability soils (sand and gravel), with some low-permeability soils and bedrock to surface across the Site.

Based on the above, individual water supply (both groundwater and limited surface water) and wastewater services are considered viable options for the proposed subdivision lots.

8. Summary and Recommendations

EXP was retained to complete a servicing options statement for a proposed 50 lot subdivision on the north shore of Lake Rosseau, south of Highway 632 and adjacent to Maplehurst Road and Summit Drive, in Seguin Township, Ontario. The purpose of the servicing options statement is to demonstrate that the potential for servicing the Site on full municipal services and communal sewage and water services has been investigated. Based on this investigation, the following conclusions are provided:

- The nearest municipal water and wastewater service is in the community of Port Carling, approximately 14 km (straight line) south of the Site, while the entirety of Seguin Township are on private wells and sewage systems. As such, municipal water servicing for the Site is not considered to be a viable option.
- A communal water supply may be obtained from a groundwater or (limited) surface water source and communal septic systems could be installed; however, Seguin Township requires an extensive analysis and are rare in the township (often used for resorts, hotels, etc.). In addition, extensive bedrock throughout the Site would post both design and cost obstacles for communal water and wastewater systems. As such, communal water and wastewater servicing for the Site is not considered to be a viable option.
- Individual water supplies for each lot (from either groundwater or surface water, where applicable) are considered to be a viable option for the Site.
- Individual sewage systems for each lot are considered to be a viable option for the Site.

The lots are proposed to be developed as yearly residences. It is recommended that the Site be serviced by individual sewage systems and individual water supplies from underlying groundwater within the bedrock aquifer or, where possible, from surface water. In both cases, surface water and groundwater supplies will have to be treated prior to use as a potable source.

9. Qualifications of Assessor

Jamie Batten is a GIT and Intermediate Hydrogeologist with EXP, and has over five years of experience in consulting. He has conducted several environmental assessments, water supply and quality assessments, and wastewater assessments across Ontario. Delwar Ahmed, P. Geo., is a Professional Geoscientist with 15+ years of experience in the consulting industry working on hydrogeological assessments, that includes development and execution of aquifer testing, municipal water supply well study, water well survey, hydrogeological investigations for construction dewatering and related permitting, site plan approval application, environmental and groundwater impact assessment studies for private, municipal, provincial and federal infrastructure projects.

10. Limitations

The information presented in this report is based on a limited investigation designed to provide information to support an assessment of the current water and wastewater servicing options within the subject property. The conclusions and recommendations presented in this report reflect Site conditions existing at the time of the investigation. More specific information with respect to the conditions may become apparent during site development operations.

The environmental investigation was carried out to address the intent of applicable provincial and municipal Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of Environment, the 2020 Provincial Policy Statement under the Planning Act and the Manitoulin District Official Plan (October 2018). It should also be noted that current Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report. Achieving the study objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking at EXP, therefore, is to perform our work within limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental impairment. Our work should not be considered 'risk mitigation'. No other warranty or representation, either expressed or implied, is included or intended in this report.

This report was prepared for the exclusive use of the Client and may not be reproduced in whole or in part, without the prior written consent of EXP, or used or relied upon in whole or in part by other parties for any purposes whatsoever. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

11. Closure

We thank you for the opportunity of working for you on this project. If you have any questions regarding the content of this report or related issues, please contact the undersigned directly.

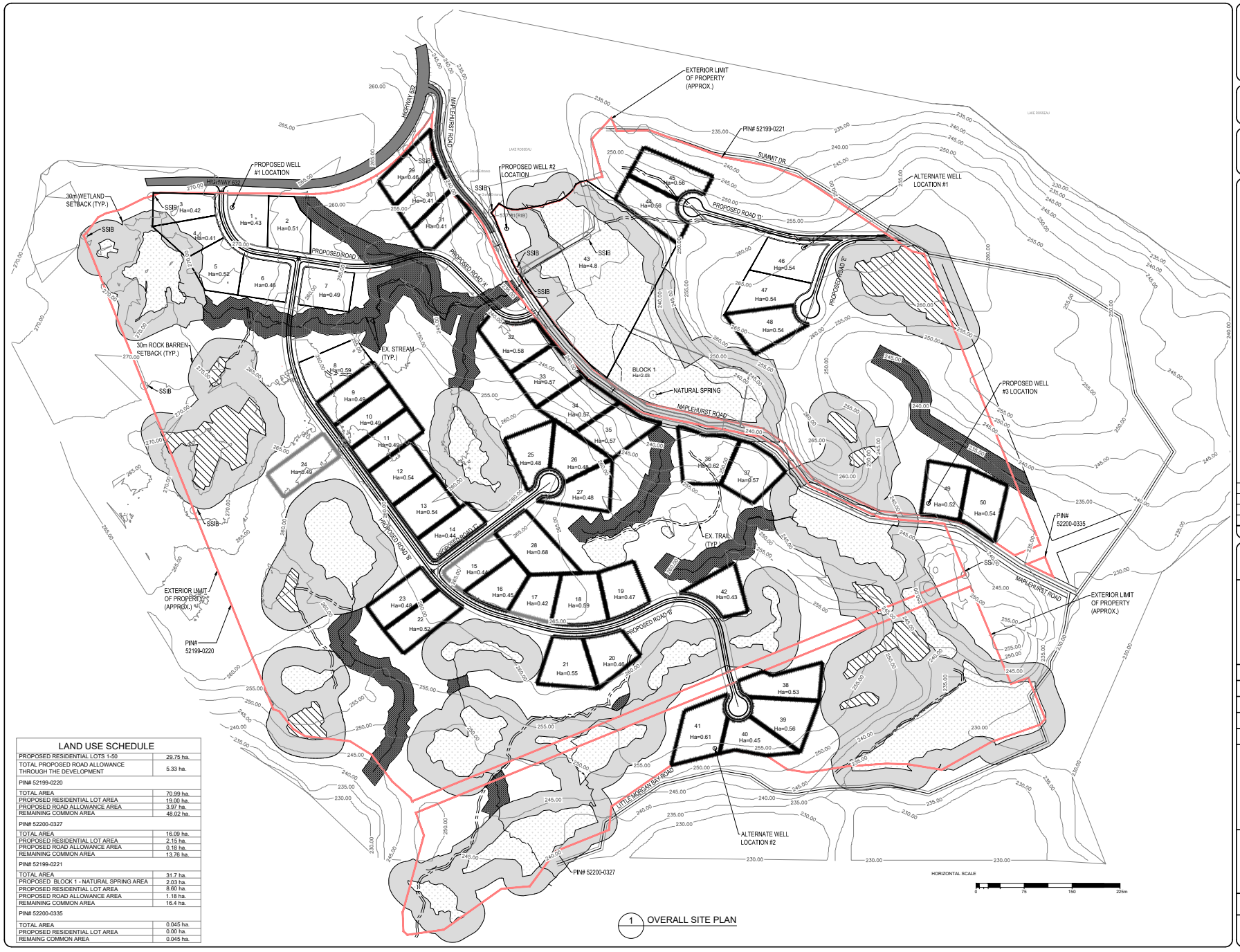
Yours truly,

EXP Services Inc.

Jamie Batten, GIT.
Int. Hydrogeologist

FOR: Delwar Ahmed, P. Geo
Sr. Reviewer/Hydrogeologist

Drawings



1 OVERALL SITE PLAN

LAND USE SCHEDULE

PROPOSED RESIDENTIAL LOTS 1-50	29.75 ha.
TOTAL PROPOSED ROAD ALLOWANCE THROUGH THE DEVELOPMENT	5.33 ha.
PIN# 52199-0220	
TOTAL AREA	70.99 ha.
PROPOSED RESIDENTIAL LOT AREA	19.00 ha.
PROPOSED ROAD ALLOWANCE AREA	3.97 ha.
REMAINING COMMON AREA	48.02 ha.
PIN# 52200-0327	
TOTAL AREA	16.09 ha.
PROPOSED RESIDENTIAL LOT AREA	2.15 ha.
PROPOSED ROAD ALLOWANCE AREA	0.18 ha.
REMAINING COMMON AREA	13.76 ha.
PIN# 52199-0221	
TOTAL AREA	31.7 ha.
PROPOSED BLOCK 1 - NATURAL SPRING AREA	2.03 ha.
PROPOSED RESIDENTIAL LOT AREA	8.60 ha.
PROPOSED ROAD ALLOWANCE AREA	1.18 ha.
REMAINING COMMON AREA	16.4 ha.
PIN# 52200-0335	
TOTAL AREA	0.045 ha.
PROPOSED RESIDENTIAL LOT AREA	0.00 ha.
REMAING COMMON AREA	0.045 ha.

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GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY LOCATION AND SIZE OF ALL ABOVE AND BELOW GROUND UTILITIES AND SERVICES PRIOR TO CONSTRUCTION. UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. CONTRACTOR TO INFORM ENGINEER OF ANY DISCREPANCY.

LEGEND

- EX. ASPHALT ROADWAY
- WETLAND
- ROCK BARREN
- 30m BUFFER AREA
- 15m STREAM SETBACK
- STREAM
- EX. TRAIL
- SITE PROPERTY LINE
- LOT PROPERTY LINE
- PROPOSED ROADWAY CENTRELINE
- PROPOSED EDGE OF ROADWAY
- PROPOSED DITCH
- PROPOSED ROAD ALLOWANCE
- CAVITY TREE

NOTE

PROPERTY BOUNDARIES ARE APPROXIMATE AND ARE PROVIDED FOR REFERENCE PURPOSES ONLY.

NOTE

ALL LOTS SHOWN PROVIDE MINIMUM 30m FRONTAGE AND MINIMUM 0.4 HECTARE AREA.

No.	Revision	By:	Date
4	ISSUED FOR CLIENT REVIEW	BM	OCT. 11 22
3	ISSUED FOR CLIENT REVIEW	BM	SEPT.27 22
2	ISSUED FOR CLIENT REVIEW	BM	SEPT. 16 22
1	ISSUED FOR DRONE SURVEY	RJ	JUNE 03 22

ISSUED FOR CLIENT REVIEW

Professional Seal

PRELIMINARY

Drawn By:	BM	Scale:	1:2500 (ARCH D)
Checked By:	LR	Date:	OCT. 11, 2022
Approved By:	CLC	Date:	JULY 22, 2022

Date Printed: 5/23/18

File Name: Base 9951 Rosseau Springs October 11, 2022 - 50 Lot Site - Plan-Combined Survey

Project Title

ROSSEAU SPRINGS SUBDIVISION

ROSSEAU, ONTARIO

Dwg. Title

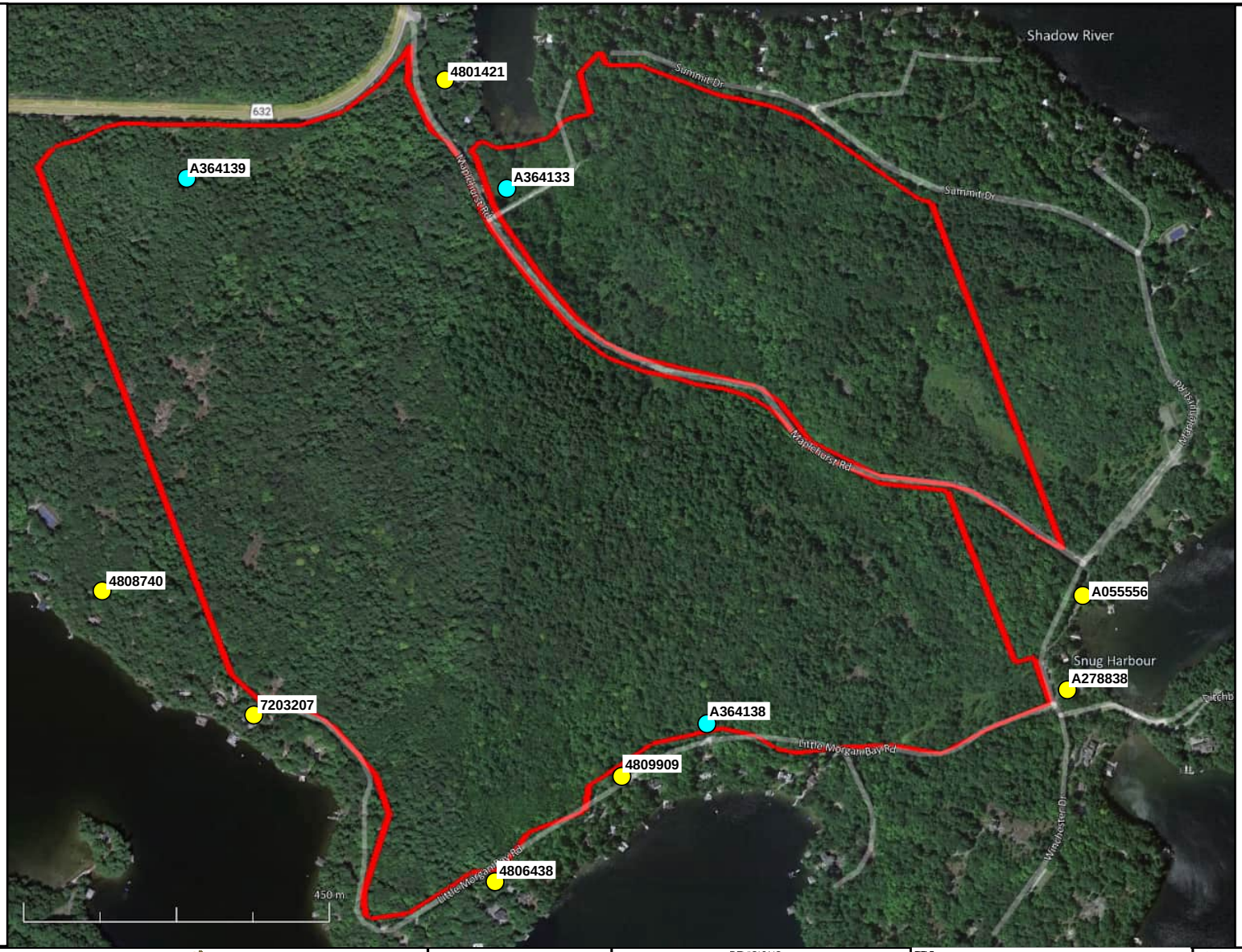
CONCEPTUAL SUBDIVISION PLAN (50 LOTS)

Project No. NON-21019951

Dwg. No. SITE PLAN

Rev. No. 1

E:\NB\NON-21\19951-ADS\Execution\8 Drawings\Pln Mapping



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REVISIONS

No.	DESCRIPTION	DATE

TITLE: **HYDROGEOLOGICAL STUDY WELL LOCATIONS**

PROJECT AND LOCATION: **Rosseau Springs Development**

Rosseau, Ontario

PROJECT NO. **SUD-22025423-A0**

DATE **June 2023**

SCALE:

DWG NO. **2**

Schedule G to PL-2025-088

Phase I Environmental Site Assessment

Rosseau Springs Limited

Type of Document:
Report

Project Name:
Proposed Rosseau Springs Residential Development
Rosseau, Ontario

Project Number:
SUD-22025423-A0_rev.1

Prepared By:
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Reviewed By:
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Date Submitted:
2022-12-05

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1. Executive Summary

EXP Services Inc. (EXP) was retained by Rosseau Springs Limited to complete a Phase I Environmental Site Assessment (ESA) for the properties located immediately south of Hwy. 632 and adjacent to Maplehurst Road, in Rosseau, Ontario; hereinafter referred to as the 'Site'. The purpose of this Phase I ESA was to determine if past or present Site activities have resulted in potential contamination at the Site.

The work was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase I Environmental Site Assessments. As per Z768-01, the scope of work included a review of historical land-use and occupancy records, a visual inspection of the Site and surrounding properties, and interviews with person(s) having knowledge of past and present Site activities.

Please note that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation.

This Phase I ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions, or identify geologic hazards.

A written response from some of the regulatory agencies typically requires several months to receive. If upon receipt of the response from the regulatory agencies significant environmental issues are identified, EXP will forward their response to Rosseau Springs Limited as an addendum to this report.

Based on the results of this Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment is not recommended to assess groundwater and soil quality at the Site. As such, no further work is recommended at the Site.

It is possible unexpected environmental conditions may be encountered on the Site, which have not been explored within the scope of this Phase I ESA summary. Should such an event or land-use change occur, EXP should be notified so we may determine if modifications to our conclusions and recommendations are necessary.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

2. Introduction

EXP Services Inc. (EXP) was retained by Rosseau Springs Limited to complete a Phase I Environmental Site Assessment (ESA) for the property located immediately south of Highway 632 and adjacent to Maplehurst Road in Rosseau, Ontario; hereinafter referred to as the 'Site'. Drawing 1 contained in Appendix A shows the Site plan and its relative location to surroundings.

EXP conducted this Phase I ESA in accordance with the general requirements of CSA Standard Z768-01 (R2016) for Phase I ESAs.

We understand that this Phase I ESA will be used for a due diligence investigation in support of a development.

2.1 Objective

The objective of the Phase I ESA was to identify potential Site contamination or potential contaminating activities.

2.2 Scope of Work

The work was carried out in general accordance with the Canadian Standards Association (CSA) Standard Z768-01 (R2016), 'Phase I Environmental Site Assessment'.

The scope of work included a review of historical land-use and occupancy records, a visual inspection of the Site and surrounding properties, interviews with person(s) having knowledge of past Site activities, and compilation of this information into a Phase I ESA report. Intrusive sampling and analysis were not part of this investigation.

2.3 Deviations

This Phase I ESA does not contain any deviations from the principal components of the CSA Standard Z768-01 (R2016) for Phase I ESAs.

3. Site Description

The Site located immediately south of Highway 632 and adjacent to Maplehurst Drive is a generally forested, vacant lot with no noted developments. Surrounding properties consisted of undeveloped, forested areas to the north and sparse residential developments to the west, south and east along Lake Rosseau. The Site is within an area with moderate-high local relief, ranging from approximately 281 masl in north areas, to 246 masl in south areas. Topography in areas adjacent to the Site show similar topographic variations, with a topographic high of 274 masl to the southwest of the Site (beyond Sucker Bay) and a topographic high of 264 masl to the east. Topographic lows were noted in all shoreline areas around the Site, which showed elevations of approximately 230 masl. The Site showed no apparent structural developments and no evidence of fill materials; however, clearings from old roadways were apparent in northeast areas of the Site. Rock outcrops were noted in multiple areas throughout the Site, with steep gradients in the north and east areas of the Site. The Site is bounded by municipal roadways to the north and south, and bisected by a roadway (Maplehurst Drive) spanning approximately northwest to southeast. During the Site visit, ponding was noted in central areas of the Site, while a single approximately west to east flowing waterbody was noted in the north areas of the Site. Based on local area topography and surrounding waterbodies, the Site appears to act as a drainage divide, with groundwater in west areas of the Site flowing west to Sucker Bay, while groundwater in east areas of the Site would flow east to Cameron Bay. Groundwater in north areas of the Site is suspected to flow towards the aforementioned waterbody, whereby surface water is then carried east to Cameron Bay. Overall, groundwater is suspected to follow Site topography and flow towards Lake Rosseau; however, the *actual* groundwater flow direction can only be determined by a long-term groundwater elevation investigation in the area.

4. Records Review/Land-use History

Available public records, as noted below, were reviewed to obtain information and to establish the land-use history of the Site and the adjacent properties.

4.1 Aerial Photographs

Aerials were used from 1985, 2009, 2014 and 2022 (Appendix C). Observations were as follows:

Aerial Photograph	Details
1985	The Site appears largely forested with no developments on the Site. A major roadway (Hwy. 632) can be seen running north of the Site, while a municipal road (Maplehurst Road) can be noted through the center of the Site.
2009	No significant changes can be noted to the Site or adjacent areas when compared to the 1985 aerial photograph; however, minor residential developments along Lake Rosseau can now be seen.
2014	No significant changes can be noted to the Site or adjacent areas when compared to the 2009 aerial photograph; however, minor residential developments along Lake Rosseau can be noted.
2022	No significant changes can be noted to the Site or adjacent areas when compared to the 2014 aerial photograph; however, minor residential developments along Lake Rosseau can be noted.

4.2 Fire Insurance Plans and Inspection Records

Fire insurance plans and inspection records were not available for the Site at the time of this Phase I ESA.

4.3 Property Use Directories

A Vernon's search was not ordered for the Site property and surrounding properties. Due to the location of the Sites, a Vernon's search was deemed unnecessary.

4.4 Land Title Search

Land title search was not completed on the site as the site remains undeveloped.

4.5 Regulatory Information

Regulatory agencies at the federal, provincial, and municipal levels were searched as part of the EcoLog Environmental Risk Information Services search to obtain information regarding environmental permits, past or pending environmental control orders or complaints, outstanding environmental regulatory non-compliance issues and Sewer Use By-Law infractions.

4.6 Ecolog Environmental Risk Information Limited (ERIS) Report

A search of provincial and federal databases for records pertaining to the Site and adjacent properties was conducted by EcoLog Environmental Risk Information Services (or EcoLog ERIS). EcoLog ERIS is an environmental database and information service provider. EXP has confirmed neither the completeness nor the accuracy of the records that were provided. A copy of the EcoLog ERIS report is provided in Appendix D.

The EcoLog ERIS report identified no items for the Site and ten (10) records for areas within 0.25 km of the Site. Of the ten (10) records, all were Water Well Information System (WWIS) records and, as such, were not considered potentially contaminating activities (PCAs). Therefore, no PCAs were noted on or within 250 m of the Site boundary.

Based on the review of ERIS reports, maps and imagery, and considering the assumed direction of groundwater flow, the duration and nature of each PCA (if any), the length of time that has passed for each PCA (if any), the relative elevation differences between the Site and each PCA (if any), the infrastructure located between the Site and PCAs (if any), and observations during the Site Visit, the Site is considered to have a low potential for soil and/or groundwater contamination.

4.7 Prior Environmental or Geotechnical Reports

No prior Environmental or Geotechnical Reports were available for this PIESA.

4.8 Topography

Topographic maps were reviewed from the Ministry of Natural Resources and Forestry and Google Earth. Upon review of the topographic map, the topography of the Site is generally highest in north areas, reaching approximately 281 masl. Areas in the south, west and east parts of the Site were generally lowest, ranging from approximately 240 to 250 masl. Adjacent properties to the south, east and west of the Site showed relatively steep gradients down to Lake Rosseau, while forested areas north of the Site reached elevations exceeding 280 masl. In general, Site topography was highest in the north central areas of the Site and lowest in areas closest to Lake Rosseau. Groundwater is expected to follow topography and flow away from the topographic high in the north-central area of the Site; as such, it is assumed groundwater in east areas will flow east, groundwater in west areas will flow west and groundwater in south areas will flow south towards Lake Rosseau.

No environmental concerns were noted upon review of the topographic map.

4.9 Geological and Soil Maps

The following geological maps were reviewed:

Ontario Geological Survey OGS Earth https://www.geologyontario.mndm.gov.on.ca/ogsearth.html#quaternary-geology and Ontario Geological Survey OGS Earth https://www.geologyontario.mndm.gov.on.ca/ogsearth.html#bedrock-geology.

Bedrock geology maps suggest the Site is underlain by magmatic rocks and gneisses, including layered biotite and migmatites, quartzofeldspathic gneisses , orthogneisses and paragneisses. Quaternary geology maps suggest the Site is underlain by undifferentiated igneous and metamorphic bedrock, exposed at the surface or covered by a thin, discontinuous layer of drift. During test-pitting, the depth to bedrock beneath the Site varied from surface outcrops to greater than 10 feet below grade.

4.10 Company Records

No company records were available.

4.11 Land-use Documents

A review of the following publications was carried out as part of this Phase I ESA:

- Inventory of Coal Gasification Plant Waste Sites in Ontario (June 1991); and
- Waste Disposal Site Inventory (June 1991).

The review of the above publications did not indicate the presence of any nearby waste disposal Sites or Coal Gasification Plant Sites within one (1) km of the subject property.

4.12 Utility Company Records

No utility records were available at the time of this investigation.

4.13 Public Health Concerns

No public health concerns were observed during EXP's Phase I ESA Site visit.

5. Visual Site Assessment

On October 26, 2022, Jamie Batten of EXP conducted the Site visit in accordance with EXP's internal health and safety protocols and the Ministry of Labour's Health and Safety Regulations. The Site visit was conducted to assess current Site conditions.

Please note that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property, however, a detailed review of regulatory compliance issues was beyond the scope of our investigation.

Photographs of the Site are included in Appendix B.

5.1 Subject Site

Property Use

The subject Site is located immediately south of Hwy. 632 and is bisected by Maplehurst Road in Rosseau, Ontario (as shown in Drawing 1). At the time of the investigation, the subject Site was forested and vacant, with no noted developments. One flowing waterbody was noted in the north area of the Site; however, significant ponding was noted and additional flowing waterbodies may be present.

Buildings and Structures

No buildings or engineered structures were noted on the Site during the Site visit.

Limitations at the Site

No limitations were encountered during the time of investigation.

Chemical Inventory, Storage and Handling

No significant amounts of chemicals were observed to be stored at the Site.

Storage Tanks and Containers

No aboveground or underground storage tanks were reported at/near the Site.

Special Attention Substances

Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, Sites developed or significantly renovated after 1980 are unlikely to have PCB containing equipment on the Site. Potential equipment, which could contain PCBs, includes fluorescent mercury and sodium vapor light ballasts, oil filled capacitors and transformers. A review of the Site was conducted to evaluate the potential presence of PCB containing equipment in use or stored at the Site.

Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service for disposal (While in operation, any PCB containing devices are not considered PCB until out of service).

No electrical equipment suspected of containing PCBs, such as fluorescent light fixtures, was observed on Site.

Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACM's) are fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated.

Non-Friable asbestos refers to asbestos that is associated with a binding agent (such as tar or cement).

No ACMs were observed on Site.

Ozone Depleting Substances (ODSs)

Freons and halons consist of chlorofluorocarbons (CFCs), which were banned from production in Canada in 1996, with the ban on their use slated for 2010. The use of these materials is still permitted but a licensed contractor must service equipment, such that CFCs are contained and not released to the environment during servicing or operation.

Under the management of a licensed contractor, CFC containing equipment does not represent a significant threat to human health or the environment. However, these materials, if present, will require replacement by 2010 and as such consideration should be given to future phase out programs.

Maintenance of refrigerant containing equipment, if any, should continue to be completed in compliance with Ontario Regulation 189/94 by a licensed refrigeration contractor. The equipment should only be repaired, removed, or serviced by an appropriately licensed contractor.

No ODSs were observed on Site.

Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinplate and plumbing. The use of lead-based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead.

The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

Because no buildings are located on the Site, no LBPs are suspected on the Site.

Urea Formaldehyde Foam Insulation (UFFI)

UFFI was formerly sprayed into cavities of walls and above ceilings as an insulating material and has been discontinued from use since the early 1980's.

Because no buildings are located on the Site, no UFFI is suspected on the Site.

Mercury

Mercury may be found in some batteries, light bulbs, old paints, thermostats and old mirrors.

Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991 the decision was made to eliminate the use of mercury compounds in indoor latex paints.

The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove "interior uses" from their product labels.

Because no buildings are located on the Site, no mercury containing devices or products are suspected on the Site.

Mould

No visible microbial growth or water damage was noted during the Site visit.

Radon

Based on the overburden and bedrock materials underlying the Site, it is unlikely that radon gas emissions would be a concern.

Other Substances

No other special attention substances were observed to be present at the Site at the time of this Phase I ESA.

Unidentified Substances

No unidentified substances were observed to be present at the Site at the time of this Phase I ESA.

Drains and Sumps

No drains or sumps were present on Site.

Building Heating and Cooling Systems

No heating or cooling systems were observed at the Site.

Mechanical Equipment

No mechanical equipment was noted during the Site inspection.

Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MOE. According to the Environmental Protection Act (EPA), a Certificate of Approval (C of A (Air)) is required for any equipment that may discharge a contaminant into the natural environment if the equipment was installed, modified or altered after June 29, 1988. According to the MOE, permitting of any equipment installed prior to this date, which has not been modified or altered, is not required. The EPA also provides a list of specific equipment and conditions, which are exempt from requiring a C of A (Air) (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

During the Site visit, no active or passive air emissions from heating appliances, incinerators, boilers, central heating plants etc. were observed at the Site.

Odour

No odours were noted at the Site during the Site visit.

Noise

No excessive noise was detected at the Site during the Site investigation.

Sewage and Wastewater Disposal

No sewage or wastewater disposal structures currently exist at the Site.

Liquid Chemical Waste Generation, Storage & Disposal

No concerns regarding liquid waste generation, storage, and disposal were noted during the Site inspection.

Solid Waste Generation, Storage & Disposal

No special or hazardous solid industrial wastes are generated at the Site.

Water Courses, Ditches and Site Drainage

Multiple waterbodies were noted on the Site, with a significant west-east flowing waterbody in the north area of the Site. Stagnant, ponded water was also noted in central areas of the Site.

Abandoned and Existing Well

No abandoned or existing wells were noted on the Site during the Site visit.

Potable Water Sources

The Site will be supplied by private, residential wells.

Fill Materials

No fill materials were noted on Site, nor were fill materials ever on Site to the best of the current owner's knowledge.

Stained Materials

No staining noted during the Site visit.

Stressed Vegetation

No stressed vegetation was noted at the time of this Phase I ESA.

Roads, Parking Facilities and Right of Ways

The Site may be accessed from Hwy. 632 to the north, or by adjacent roadways to the south and east areas of the Site.

Pits and Lagoons

No pits or lagoons were noted on the property at the time of the Site visit.

Other Issues

Some debris was noted throughout the Site (old vehicle, other metal debris) in northeast areas of the Site, but are not suspected of being an environmental concern.

5.2 Adjacent Properties

Adjacent properties were observed at the time of EXP's Site visit. The findings of the visual reconnaissance of the adjacent properties are as follows:

North – forested, undeveloped lands beyond Hwy 632.

South – lightly developed residential areas, beyond which is a major waterbody (Lake Rosseau).

East – lightly developed residential areas, beyond which is a major waterbody (Lake Rosseau).

West – lightly developed residential areas, beyond which is a major waterbody (Lake Rosseau).

Based on the visual inspection, no PCAs or Areas of Potential Environmental Concern (APECs) were identified.

6. Interviews

6.1 Methodology

EXP's standard questionnaire was used to conduct an interview with the Site representative. Jamie Batten interviewed Mr. Rem Steele (Site Representative) in-person (October 26, 2022) and via email (October 28, 2022).

6.2 Limitations

No limitations were encountered during the interview process.

6.3 Interview Participants

Site Personnel

During our evaluation, an interview was held with the following Site personnel:

- Mr. Rem Steele (Site representative)

Based on the interview, the following information and issues were identified.

- The property was acquired in July 2021.
- The Sites have never been structurally developed.
- There have been no environmental spills (> 25 L) on the Site, to the best of the representative's knowledge.
- There have been no environmental/geotechnical reports conducted on the property in the past.
- There have been no orders or fines charged to the current or past property owners.
- There are no certificates of approval for the Site.
- The Site is currently zoned as Rural and Environmentally Protected.
- No storage tanks (above or underground) have ever been on the Site.
- No historical wells have ever been on the Site, but adjacent properties are serviced by wells.
- No fill materials are present on the Site (to the best of owner's knowledge).
- The Site will be serviced by hydroOne, but wells and septic will be constructed by new property owners.

Based on the interview, no APECs were identified on the Site.

Occupants of Site

There are no current residential occupants of the Site during this Phase I ESA.

Third Parties

Third parties were not interviewed during this Phase I ESA.

Government Officials

No government officials were interviewed during this Phase I ESA.

7. Conclusions

The results of this Phase I ESA identified no PCAs on or near the Site and no APECs on the Site. As such, no additional work is required and a PIIESA is not required to assess groundwater and soil quality.

8. Recommendations

Based on the results of this Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment is not recommended to assess groundwater and soil quality at the Site.

It is possible that unexpected environmental conditions may be encountered on the Site, which has not been explored within the scope of this Phase I ESA summary. Should such an event or land-use change occur, EXP should be notified in order to determine if modifications to our conclusions and recommendations are necessary.

9. Qualifications of Assessor

EXP provides a full range of environmental services through a full-time Environmental Services Group.

EXP's Earth and Environment Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the EXP organization.

The records review was completed by Yves Beauparlant, P.Eng., and the Site visit and data review/assessment was completed by Jamie Batten, GIT. All members of the team have been trained in conducting Phase I ESAs in accordance with the CSA Standard.

Jamie Batten, GIT is an Environmental Technologist and has conducted numerous Phase I ESAs for commercial/industrial/residential clients and government agencies, and is routinely engaged in this field.

Yves Beauparlant, P.Eng. is a Professional Engineer with EXP who has broad experience in a wide range of engineering projects including numerous Phase I and II ESA's, remediation and abatement projects and is currently the Manager of Earth and Environmental Services for Northeastern Ontario.

10. Limitations

The information presented in this report is based on information provided by others and visual observations as identified herein. This type of limited investigation is designed to provide information to support an overall Phase I Environmental Site Assessment (ESA) of the current environmental conditions of the Site. Sampling and analysis of soils, groundwater, and other material was not carried out as part of this investigation. The findings cannot be extended to portions of the Site, which were unavailable for direct observation at the time of EXP's observations.

The role of the Site assessor is to document evidence of contamination and not to judge the acceptability of risks associated with contamination (Clause 0.2.7 of CSA Z768-01). To further reduce or eliminate uncertainty would require a Phase II investigation.

It should be noted that some of the information and resultant conclusions of a Phase I are time sensitive.

Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

It should also be noted that current environmental guidelines and regulations are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.

The conclusions and recommendations noted throughout this report reflect existing Site conditions with respect to the current environmental condition of the Site at the time of this assessment summary. Compliance of past owners with applicable environmental regulations was not within the scope of this Phase I ESA summary.

It is possible that unexpected environmental conditions may be encountered on the Site, which has not been explored within the scope of this Phase I ESA summary. Should such an event occur, EXP should be notified in order for us to determine if modifications to our conclusions are necessary.

This summary report has been prepared in accordance with accepted environmental study and/or engineering practices for a Phase I ESA (CSA Standard Z768-01). No other warranties, either expressed or implied, are made as to the professional services provided under the terms of the Phase I ESA and included in this summary report.

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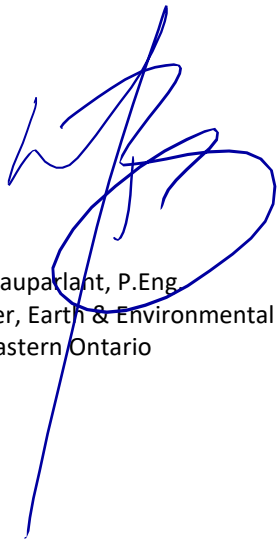
11. Closure

We trust that these comments provide you with sufficient information to proceed with design. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.





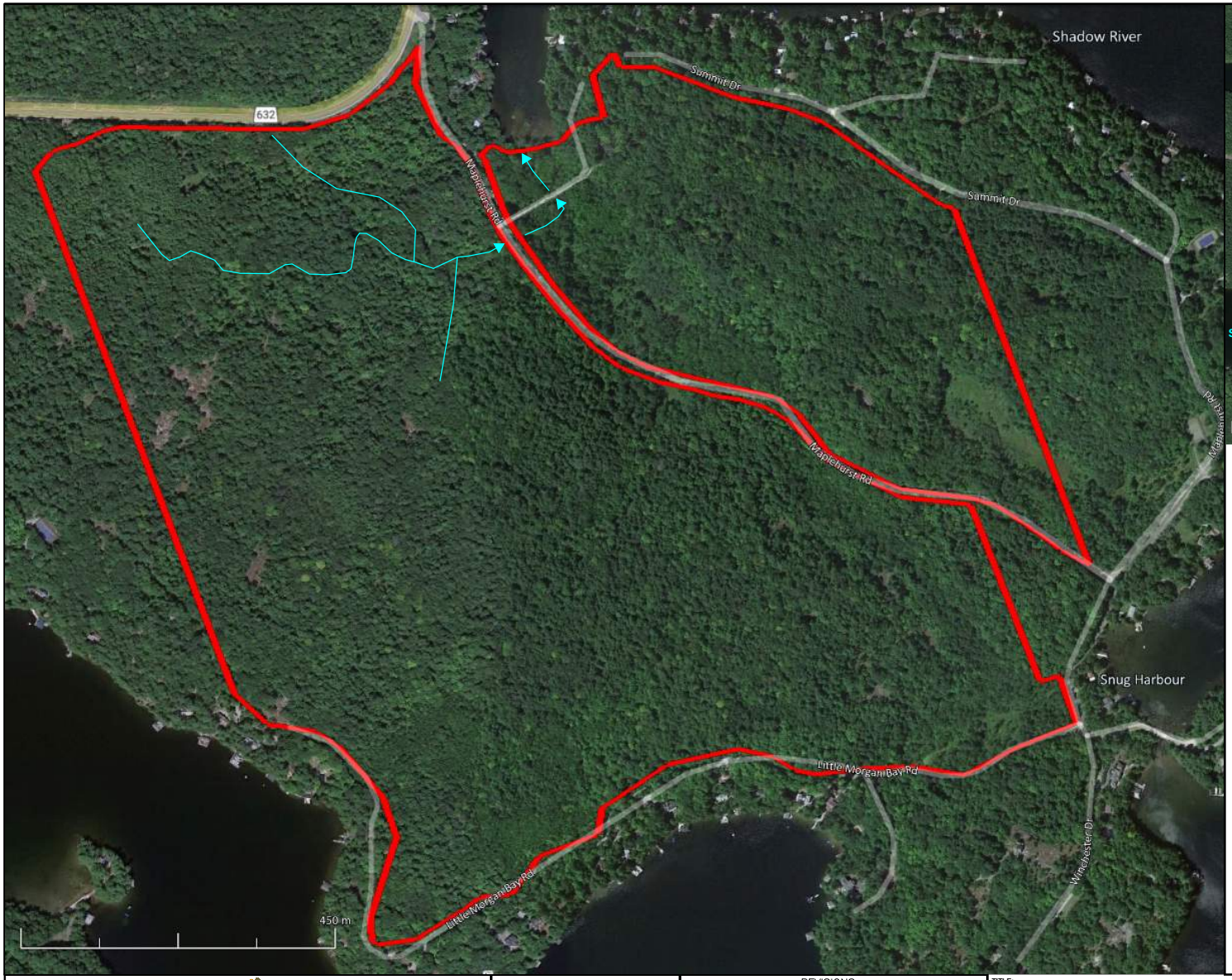
Jamie Batten, GIT
Environmental Technologist, Earth & Environmental
Northeastern Ontario

Yves Beauparlant, P.Eng.
Manager, Earth & Environmental
Northeastern Ontario

References

1. Canadian Standards Association. November 2001. *Z768-0 Phase I Environmental Site Assessment.*
2. *Occupational Health and Safety Act* - Ministry of Labour (MOL).
3. https://www.geologyontario.mndm.gov.on.ca/ogsearth.html#quaternary-geology
4. https://www.geologyontario.mndm.gov.on.ca/ogsearth.html#bedrock-geology
5. Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
6. Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario. Ontario Ministry of the Environment, November 1988.
7. Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
8. Ontario Inventory of PCB Storage Sites. Ontario Ministry of the Environment, 1993- 2003-2004.
9. Hazardous Waste Information Network (HWIN, 1986-2005).

Appendix A - Drawings





Approximate Noted Waterbody

Approximate Site Boundary

N

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Sudbury, ON P3E 5M4
Canada
www.exp.com

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REVISIONS		
No.	DESCRIPTION	DATE

TITLE: **PHASE I ESA SITE PLAN**

PROJECT AND LOCATION: **Rosseau Springs Development**

Rosseau, Ontario

PROJECT NO. **SUD-22025423-A0**

DATE **November 2022**

SCALE:

DWG NO. **1**

Appendix B – Site Photographs



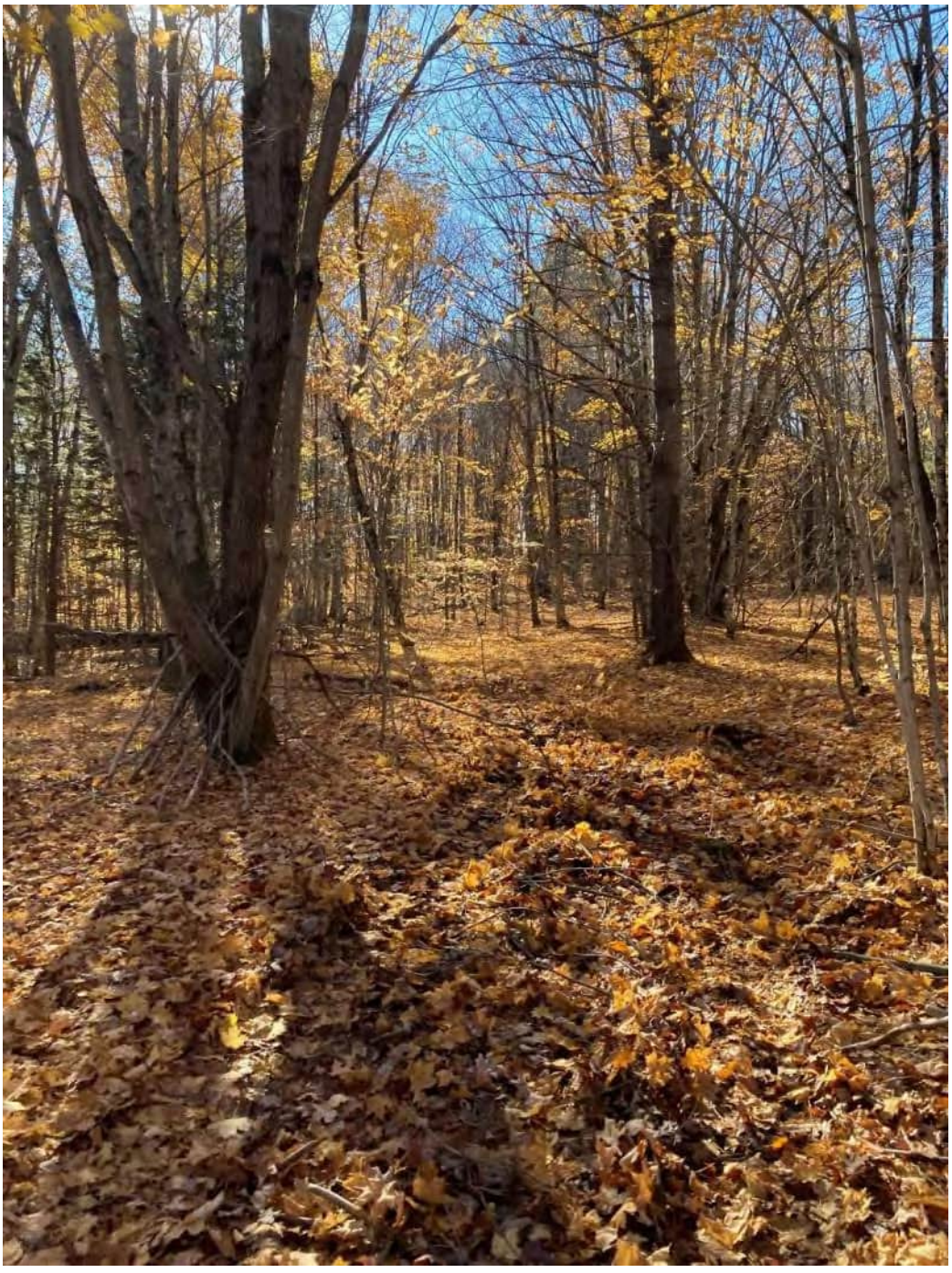
Photograph No. 1
Debris noted in northeast area of Site near proposed road D.



Photograph No. 2
Vehicle debris noted in northeast area of Site near proposed road D.



Photograph No. 3
Debris noted in northeast area of Site near proposed road D.



Photograph No. 4
Undeveloped areas in northeast area of Site near proposed road E.



Photograph No. 5
North area of Site near proposed road A, adjacent to Hwy. 632.



Photograph No. 6
Bedrock at surface in north area of Site near proposed road A.



Photograph No. 7
Central area of Site near proposed road B.



Photograph No. 8
Central area of Site near proposed road C.



Photograph No. 9
South area of Site near south end of proposed road B.



Photograph No. 10
Tarp in south area of Site near south end of proposed road B.



Photograph No. 11
Waterbody in north area of Site along proposed road A.



Photograph No. 12
Flowing waterbody near Maplehurst Road in north-central area of the Site.



Photograph No. 13
Waterbody and culvert running below Maplehurst Road.



Photograph No. 14
Steep slope in north-central area of Site, near proposed road A and west adjacent to Maplehurst Road.

Appendix C – Aerial Photographs



N

Approximate Noted Waterbody

Approximate Site Boundary

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REVISIONS		
No.	DESCRIPTION	DATE

TITLE: **PHASE I ESA**
1985 AERIAL PHOTOGRAPH

PROJECT AND LOCATION: **Rosseau Springs Development**
Rosseau, Ontario

PROJECT NO. **SUD-22025423-A0**

DATE **November 2022**

SCALE:

DWG NO. **2**



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Approximate Noted Waterbody

Approximate Site Boundary

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REVISIONS		
No.	DESCRIPTION	DATE

TITLE: **PHASE I ESA**
2009 AERIAL PHOTOGRAPH

PROJECT AND LOCATION: **Rosseau Springs Development**
Rosseau, Ontario

PROJECT NO. **SUD-22025423-A0**

DATE **November 2022**

SCALE:

DWG NO. **3**



N

Approximate Noted Waterbody

Approximate Site Boundary

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REVISIONS		
No.	DESCRIPTION	DATE

TITLE: **PHASE I ESA**
2014 AERIAL PHOTOGRAPH

PROJECT AND LOCATION: **Rosseau Springs Development**
Rosseau, Ontario

PROJECT NO. **SUD-22025423-A0**

DATE **November 2022**

SCALE:

DWG NO. **4**



N

Approximate Noted Waterbody

Approximate Site Boundary

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REVISIONS

No.	DESCRIPTION	DATE

TITLE: **PHASE I ESA**
2022 AERIAL PHOTOGRAPH

PROJECT AND LOCATION: **Rosseau Springs Development**
Rosseau, Ontario

PROJECT NO. **SUD-22025423-A0**

DATE **November 2022**

SCALE:

DWG NO. **5**

Appendix D – Records Search

DATABASE REPORT

Project Property:	*Rosseau Development* *Rosseau Development* *Rosseau ON*
Project No:	*SUD-22025423-A0*
Report Type:	*Quote - Custom-Build Your Own Report*
Order No:	*22102100225*
Requested by:	*exp Services Inc.*
Date Completed:	*October 25, 2022*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:	*Rosseau Development* *Rosseau Development Rosseau ON*
Project No:	*SUD-22025423-A0*

Coordinates:

Latitude:	*45.2428806*
Longitude:	*-79.6587835*
UTM Northing:	*5,010,806.86*
UTM Easting:	*605,260.75*
UTM Zone:	*17T*

Elevation:	*869 FT* *265.00 M*

Order Information:

Order No:	*22102100225*
Date Requested:	*October 21, 2022*
Requested by:	*exp Services Inc.*
Report Type:	*Quote - Custom-Build Your Own Report*

Historical/Products:

ERIS Xplorer	*ERIS Xplorer*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 1.00 km	Total
AAGR	*Abandoned Aggregate Inventory*	*Y*	*0*	*0*	*0*
AGR	*Aggregate Inventory*	*Y*	*0*	*0*	*0*
AMIS	*Abandoned Mine Information System*	*Y*	*0*	*0*	*0*
ANDR	*Anderson's Waste Disposal Sites*	*Y*	*0*	*0*	*0*
AST	*Aboveground Storage Tanks*	*Y*	*0*	*0*	*0*
AUWR	*Automobile Wrecking & Supplies*	*Y*	*0*	*0*	*0*
BORE	*Borehole*	*Y*	*0*	*0*	*0*
CA	*Certificates of Approval*	*Y*	*0*	*0*	*0*
CDRY	*Dry Cleaning Facilities*	*Y*	*0*	*0*	*0*
CFOT	*Commercial Fuel Oil Tanks*	*Y*	*0*	*0*	*0*
CHEM	*Chemical Manufacturers and Distributors*	*Y*	*0*	*0*	*0*
CHM	*Chemical Register*	*Y*	*0*	*0*	*0*
CNG	*Compressed Natural Gas Stations*	*Y*	*0*	*0*	*0*
COAL	*Inventory of Coal Gasification Plants and Coal Tar Sites*	*Y*	*0*	*0*	*0*
CONV	*Compliance and Convictions*	*Y*	*0*	*0*	*0*
CPU	*Certificates of Property Use*	*Y*	*0*	*0*	*0*
DRL	*Drill Hole Database*	*Y*	*0*	*0*	*0*
DTNK	*Delisted Fuel Tanks*	*Y*	*0*	*0*	*0*
EASR	*Environmental Activity and Sector Registry*	*Y*	*0*	*0*	*0*
EBR	*Environmental Registry*	*Y*	*0*	*0*	*0*
ECA	*Environmental Compliance Approval*	*Y*	*0*	*0*	*0*
EEM	*Environmental Effects Monitoring*	*Y*	*0*	*0*	*0*
EHS	*ERIS Historical Searches*	*Y*	*0*	*0*	*0*
EIIS	*Environmental Issues Inventory System*	*Y*	*0*	*0*	*0*
EMHE	*Emergency Management Historical Event*	*Y*	*0*	*0*	*0*
EPAR	*Environmental Penalty Annual Report*	*Y*	*0*	*0*	*0*
EXP	*List of Expired Fuels Safety Facilities*	*Y*	*0*	*0*	*0*
FCON	*Federal Convictions*	*Y*	*0*	*0*	*0*
FCS	*Contaminated Sites on Federal Land*	*Y*	*0*	*0*	*0*
FOFT	*Fisheries & Oceans Fuel Tanks*	*Y*	*0*	*0*	*0*
FRST	*Federal Identification Registry for Storage Tank Systems (FIRSTS)*	*Y*	*0*	*0*	*0*
FST	*Fuel Storage Tank*	*Y*	*0*	*0*	*0*
FSTH	*Fuel Storage Tank - Historic*	*Y*	*0*	*0*	*0*
GEN	*Ontario Regulation 347 Waste Generators Summary*	*Y*	*0*	*0*	*0*
GHG	*Greenhouse Gas Emissions from Large Facilities*	*Y*	*0*	*0*	*0*
HINC	*TSSA Historic Incidents*	*Y*	*0*	*0*	*0*
IAFT	*Indian & Northern Affairs Fuel Tanks*	*Y*	*0*	*0*	*0*

Database	Name	Searched	Project Property	Within 1.00 km	Total
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	10	10
	Total:		0	10	10

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	WWIS		lot 7 con 5 ON ***Well ID:*** 4808809	NNW/212.4	-22.02	13
2	WWIS		59 LITTLE MORGAN BAY RD lot 7 con 4 ON ***Well ID:*** 4809909	SSE/470.1	-17.48	16
3	WWIS		lot 8 con 4 ON ***Well ID:*** 4806438	SSW/554.1	-17.33	22
4	WWIS		113 LITTLE MORGON BAY RD lot 8 con 5 ON ***Well ID:*** 7203207	SW/566.3	-20.00	26
5	WWIS		lot 7 con 5 ON ***Well ID:*** 4801421	NNW/580.0	-39.96	32
6	WWIS		lot 9 con 5 ON ***Well ID:*** 4808740	WSW/687.1	-5.45	35
7	WWIS		11 MISTY MOREN DR lot 6 con 4 ON ***Well ID:*** 7045116	E/807.0	-34.00	39
8	WWIS		3 WINCHESTER DRIVE ROSSEAU ON ***Well ID:*** 7351755	ESE/869.8	-39.00	41
9	WWIS		181 HWY #632 ON ***Well ID:*** 7362576	N/915.2	-37.93	48
10	WWIS		lot 9 con 4 ON ***Well ID:*** 4802987	SW/989.9	-39.00	54

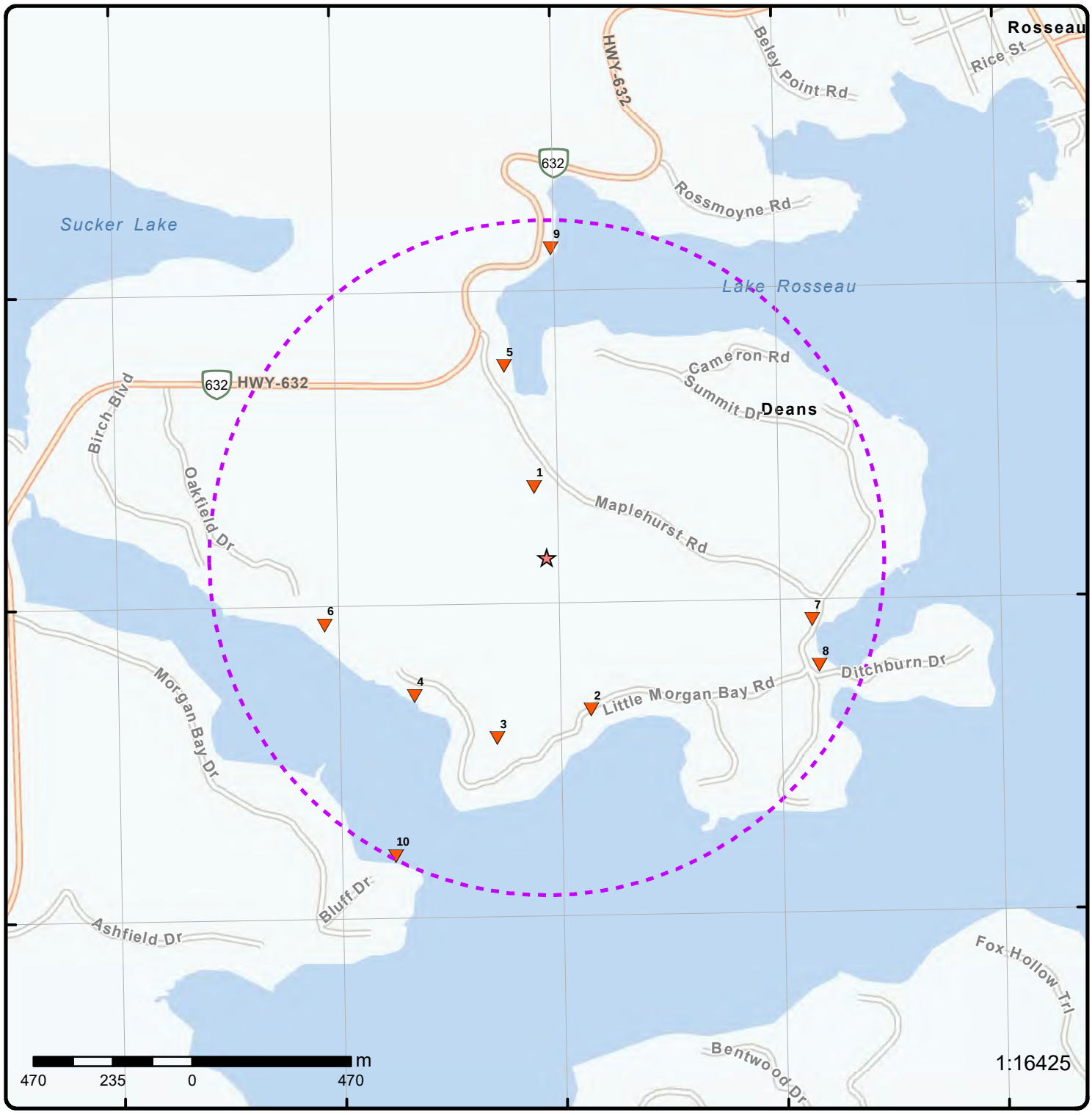
Executive Summary: Summary By Data Source

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30 2022 has found that there are 10 WWIS site(s) within approximately 1.00 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	lot 7 con 5 ON ***Well ID:*** 4808809	NNW	212.36	1
	59 LITTLE MORGAN BAY RD lot 7 con 4 ON ***Well ID:*** 4809909	SSE	470.13	2
	lot 8 con 4 ON ***Well ID:*** 4806438	SSW	554.13	3
	113 LITTLE MORGON BAY RD lot 8 con 5 ON ***Well ID:*** 7203207	SW	566.28	4
	lot 7 con 5 ON ***Well ID:*** 4801421	NNW	579.96	5
	lot 9 con 5 ON ***Well ID:*** 4808740	WSW	687.08	6
	11 MISTY MOREN DR lot 6 con 4 ON ***Well ID:*** 7045116	E	807.00	7
	3 WINCHESTER DRIVE ROSSEAU ON ***Well ID:*** 7351755	ESE	869.80	8
	181 HWY #632 ON ***Well ID:*** 7362576	N	915.23	9
	lot 9 con 4 ON	SW	989.94	10

Well ID: 4802987



Map: 1.0 Kilometer Radius

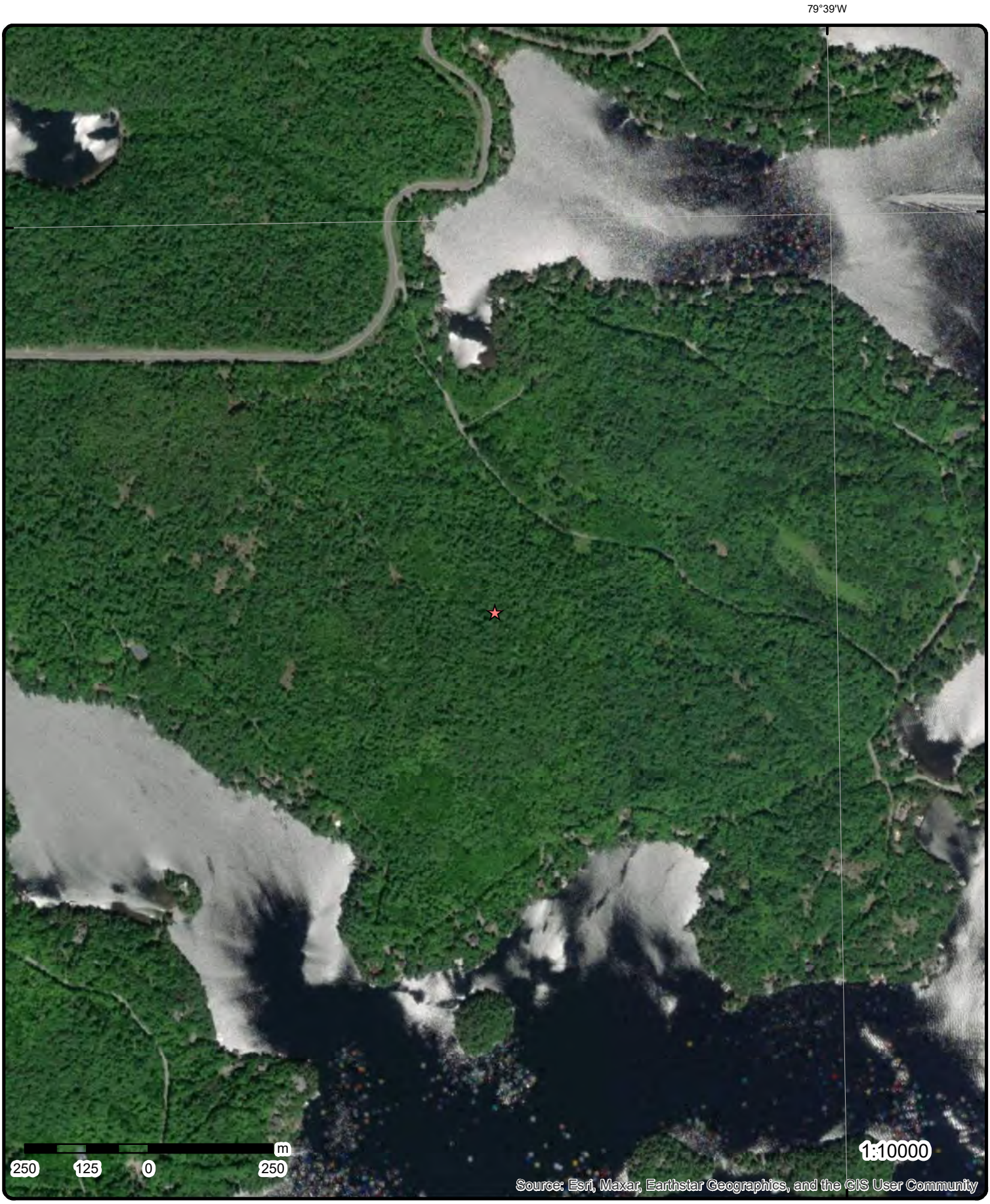
Order Number: 22102100225

Address: Rosseau Development, Rosseau, ON

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major Arterial; Minor Arterial
- Local Road
- Service Road; Traffic Circle; Ramp
- Rail
- Beach
- Airport
- Industrial Area
- Military Base
- Aircraft Roads
- Native Reservation
- Hospital
- Shopping & Sports Area
- University/College
- Cemetery; Golf Course
- Parkt (National)
- Park (City/County)

Source: © 2021 ESRI StreetMap Premium.

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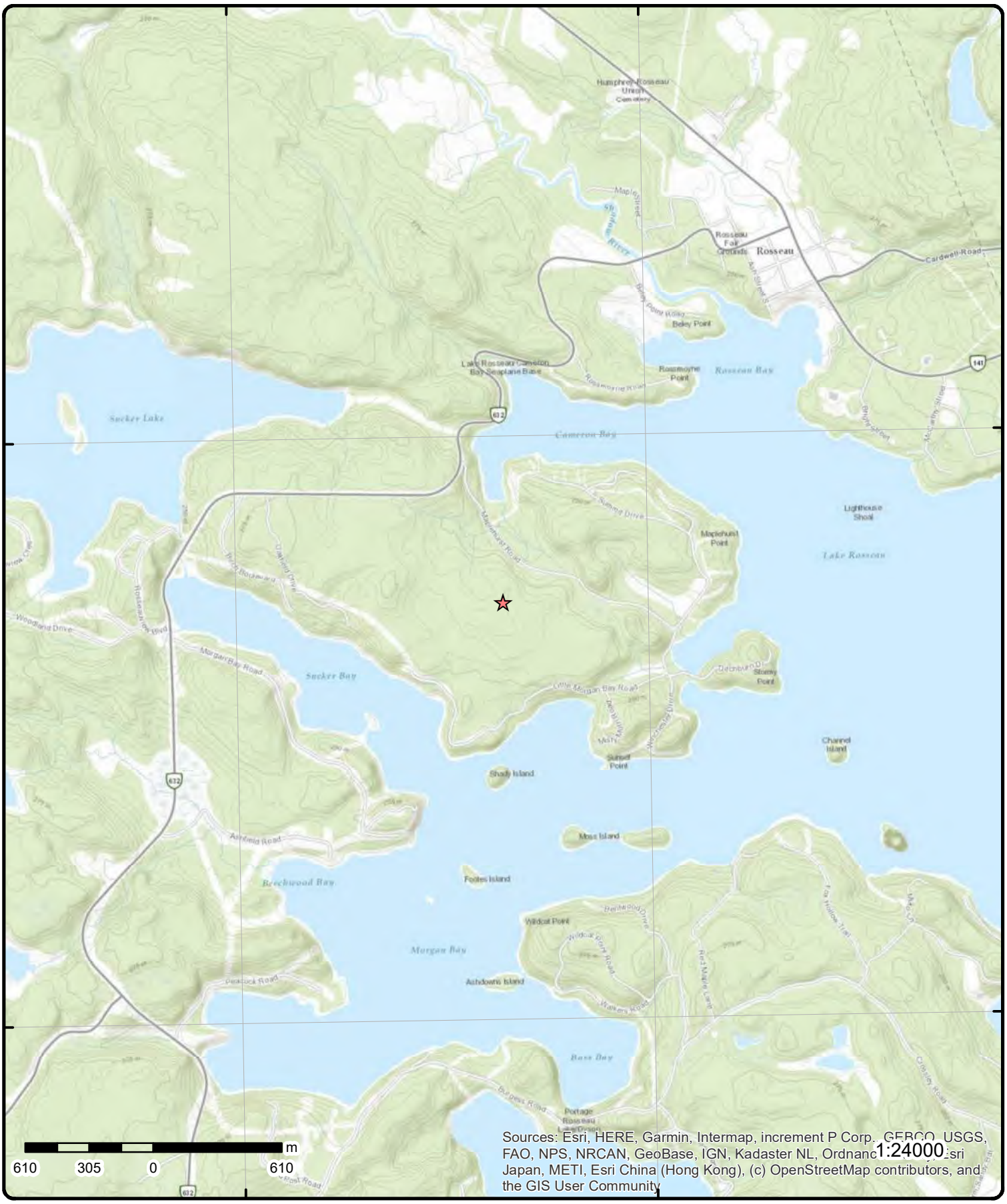
Aerial **Year: 2020**

Order Number: 22102100225

Address: Rosseau Development, Rosseau, ON

Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Order Number: 22102100225

Address: Rosseau Development, ON

Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	NNW/212.4	243.0 / -22.02	lot 7 con 5 ON	WWIS

Well ID:	4808809	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:		**Data Src:**	1
Final Well Status:	Water Supply	**Date Received:**	09-Jul-2001 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	223282	**Contractor:**	2550
Tag:		**Form Version:**	1
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND
Elevatn Reliabilty:		**Lot:**	007
Depth to Bedrock:		**Concession:**	05
Well Depth:		**Concession Name:**	CON
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/480\4808809.pdf

Additional Detail(s) (Map)

Well Completed Date:	2001/06/08
Year Completed:	2001
Depth (m):	74.676
Latitude:	45.2447682042399
Longitude:	-79.6592086908614
Path:	480\4808809.pdf

Bore Hole Information

Bore Hole ID:	10520539	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	605223.90
Code OB Desc:		**North83:**	5011016.00
Open Hole:		**Org CS:**	
Cluster Kind:		**UTMRC:**	9
Date Completed:	08-Jun-2001 00:00:00	**UTMRC Desc:**	unknown UTM
Remarks:		**Location Method:**	lot
Loc Method Desc:	Lot centroid		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932845378
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	31
Most Common Material:	COARSE GRAVEL
Mat2:	13
Mat2 Desc:	BOULDERS
Mat3:	73
Mat3 Desc:	HARD
Formation Top Depth:	0.0
Formation End Depth:	18.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932845379
Layer:	2
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	85
Mat2 Desc:	SOFT
Mat3:	
Mat3 Desc:	
Formation Top Depth:	18.0
Formation End Depth:	245.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	933222673
Layer:	1
Plug From:	0.0
Plug To:	20.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	964808809
Method Construction Code:	4
Method Construction:	Rotary (Air)
Other Method Construction:	

Pipe Information

Pipe ID:	11069109
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930519706
Layer:	1

Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pumping Test Method Desc:	PUMP
Pump Test ID:	994808809
Pump Set At:	
Static Level:	25.0
Final Level After Pumping:	220.0
Recommended Pump Depth:	220.0
Pumping Rate:	6.0
Flowing Rate:	
Recommended Pump Rate:	6.0
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	2
Water State After Test:	CLOUDY
Pumping Test Method:	1
Pumping Duration HR:	6
Pumping Duration MIN:	0
Flowing:	No

Draw Down & Recovery

Pump Test Detail ID:	935047143
Test Type:	Draw Down
Test Duration:	60
Test Level:	177.0
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934253580
Test Type:	Draw Down
Test Duration:	15
Test Level:	66.0
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934782252
Test Type:	Draw Down
Test Duration:	45
Test Level:	148.0
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934528119
Test Type:	Draw Down
Test Duration:	30
Test Level:	112.0
Test Level UOM:	ft

Links

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Bore Hole ID:	10520539	**Tag No:**	
Depth M:	74.676	**Contractor:**	2550
Year Completed:	2001	**Path:**	480\4808809.pdf
Well Completed Dt:	2001/06/08	**Latitude:**	45.2447682042399
Audit No:	223282	**Longitude:**	-79.6592086908614

2 **1 of 1** **SSE/470.1** **247.5 / -17.48** **59 LITTLE MORGAN BAY RD lot 7 con 4 ON** **WWIS**

Well ID:	4809909	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Water Supply	**Date Received:**	07-Apr-2005 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z18345	**Contractor:**	3678
Tag:	A018197	**Form Version:**	3
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND
Elevatn Reliabilty:		**Lot:**	007
Depth to Bedrock:		**Concession:**	04
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:	42R-4249 PTS 3&7		

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/480\4809909.pdf

Additional Detail(s) (Map)

Well Completed Date:	2004/09/16
Year Completed:	2004
Depth (m):	97.5
Latitude:	45.2388033567269
Longitude:	-79.6571817723322
Path:	480\4809909.pdf

Bore Hole Information

Bore Hole ID:	11323084	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	605394.00
Code OB Desc:		**North83:**	5010356.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	4
Date Completed:	16-Sep-2004 00:00:00	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID:	933020246
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	11
Mat2 Desc:	GRAVEL
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	2.4000000953674316
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	933020247
Layer:	2
Color:	2
General Color:	GREY
Mat1:	26
Most Common Material:	ROCK
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	2.4000000953674316
Formation End Depth:	97.5
Formation End Depth UOM:	m

Annular Space/Abandonment Sealing Record

Plug ID:	933267116
Layer:	1
Plug From:	0.0
Plug To:	6.099999904632568
Plug Depth UOM:	m

Method of Construction & Well Use

Method Construction ID:	964809909
Method Construction Code:	4
Method Construction:	Rotary (Air)
Other Method Construction:	

Pipe Information

Pipe ID:	11337939
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930865931
Layer:	1
Material:	1

Open Hole or Material: STEEL
Depth From: -0.4000000059604645
Depth To: 6.099999904632568
Casing Diameter: 16.0
Casing Diameter UOM: cm
Casing Depth UOM: m

Construction Record - Casing

Casing ID: 930865932
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From: 6.099999904632568
Depth To: 97.5
Casing Diameter:
Casing Diameter UOM: cm
Casing Depth UOM: m

Results of Well Yield Testing

Pumping Test Method Desc:
Pump Test ID: 11350282
Pump Set At: 91.4000015258789
Static Level:
Final Level After Pumping: 49.0
Recommended Pump Depth: 91.4000015258789
Pumping Rate: 20.0
Flowing Rate:
Recommended Pump Rate: 20.0
Levels UOM: m
Rate UOM: LPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method:
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing:

Draw Down & Recovery

Pump Test Detail ID: 11369684
Test Type: Draw Down
Test Duration: 50
Test Level: 43.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369692
Test Type: Recovery
Test Duration: 15
Test Level: 42.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369671
Test Type: Recovery
Test Duration: 2
Test Level: 48.5
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369676
Test Type: Recovery
Test Duration: 4
Test Level: 47.5
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369677
Test Type: Draw Down
Test Duration: 5
Test Level: 10.199999809265137
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369685
Test Type: Recovery
Test Duration: 40
Test Level: 30.799999237060547
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369675
Test Type: Draw Down
Test Duration: 4
Test Level: 9.199999809265137
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369680
Test Type: Recovery
Test Duration: 1
Test Level: 49.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369682
Test Type: Draw Down
Test Duration: 60
Test Level: 49.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369690
Test Type: Recovery
Test Duration: 20
Test Level: 39.5
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369691
Test Type: Draw Down
Test Duration: 20
Test Level: 21.799999237060547
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369694
Test Type: Recovery
Test Duration: 10
Test Level: 44.5
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369674
Test Type: Recovery
Test Duration: 3
Test Level: 48.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369681
Test Type: Recovery
Test Duration: 60
Test Level: 22.799999237060547
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369672
Test Type: Draw Down
Test Duration: 3
Test Level: 8.199999809265137
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369673
Test Type: Draw Down
Test Duration: 2
Test Level: 7.199999809265137
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369687
Test Type: Recovery
Test Duration: 30
Test Level: 35.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369688
Test Type: Draw Down
Test Duration: 10
Test Level: 14.5

Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369693
Test Type: Draw Down
Test Duration: 15
Test Level: 18.200000762939453
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369670
Test Type: Recovery
Test Duration: 5
Test Level: 47.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369678
Test Type: Draw Down
Test Duration: 1
Test Level: 6.099999904632568
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369679
Test Type: Draw Down
Test Duration: 30
Test Level: 29.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369683
Test Type: Recovery
Test Duration: 50
Test Level: 37.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369686
Test Type: Draw Down
Test Duration: 25
Test Level: 25.200000762939453
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369689
Test Type: Recovery
Test Duration: 25
Test Level: 37.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 11369695
Test Type: Draw Down
Test Duration: 40
Test Level: 35.5
Test Level UOM: m

Water Details

Water ID: 934058960
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 45.70000076293945
Water Found Depth UOM: m

Hole Diameter

Hole ID: 11542793
Diameter: 22.229999542236328
Depth From: 0.0
Depth To: 6.099999904632568
Hole Depth UOM: m
Hole Diameter UOM: cm

Hole Diameter

Hole ID: 11542794
Diameter: 16.0
Depth From: 6.099999904632568
Depth To: 97.5
Hole Depth UOM: m
Hole Diameter UOM: cm

Links

Bore Hole ID: 11323084
Depth M: 97.5
Year Completed: 2004
Well Completed Dt: 2004/09/16
Audit No: Z18345
Tag No: A018197
Contractor: 3678
Path: 480\4809909.pdf
Latitude: 45.2388033567269
Longitude: -79.6571817723322

3 ***1 of 1*** ***SSW/554.1*** ***247.7 / -17.33*** ***lot 8 con 4 ON*** ***WWIS***

Well ID: 4806438
Construction Date:
Use 1st: Domestic
Use 2nd:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 096008
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src: 1
Date Received: 01-May-1992 00:00:00
Selected Flag: TRUE
Abandonment Rec:
Contractor: 1366
Form Version: 1
Owner:
County: PARRY SOUND
Lot: 008
Concession: 04
Concession Name: CON
Easting NAD83:
Northing NAD83:
Zone:

Clear/Cloudy: ***UTM Reliability:***
Municipality: HUMPHRY TOWNSHIP
Site Info:

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/480\4806438.pdf

Additional Detail(s) (Map)

Well Completed Date: 1991/07/05
Year Completed: 1991
Depth (m): 36.576
Latitude: 45.2380890329362
Longitude: -79.6607418147019
Path: 480\4806438.pdf

Bore Hole Information

Bore Hole ID:	10312498	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	605115.90
Code OB Desc:		***North83:***	5010272.00
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	05-Jul-1991 00:00:00	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	lot

Loc Method Desc: Lot centroid
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID: 932022007
Layer: 1
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 01
Mat2 Desc: FILL
Mat3: 13
Mat3 Desc: BOULDERS
Formation Top Depth: 0.0
Formation End Depth: 9.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932022008
Layer: 2
Color:
General Color:
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:

Mat3:
Mat3 Desc:
Formation Top Depth: 9.0
Formation End Depth: 65.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932022009
Layer: 3
Color: 2
General Color: GREY
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 65.0
Formation End Depth: 120.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964806438
Method Construction Code: 5
Method Construction: Air Percussion
Other Method Construction:

Pipe Information

Pipe ID: 10861068
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930515890
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 120.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930515889
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 20.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc:	PUMP
Pump Test ID:	994806438
Pump Set At:	
Static Level:	4.0
Final Level After Pumping:	
Recommended Pump Depth:	60.0
Pumping Rate:	50.0
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	2
Water State After Test:	CLOUDY
Pumping Test Method:	1
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	No

Draw Down & Recovery

Pump Test Detail ID:	934786510
Test Type:	
Test Duration:	45
Test Level:	25.0
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	935049250
Test Type:	
Test Duration:	60
Test Level:	22.0
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934531368
Test Type:	
Test Duration:	30
Test Level:	30.0
Test Level UOM:	ft

Water Details

Water ID:	933785270
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	105.0
Water Found Depth UOM:	ft

Links

Bore Hole ID:	10312498	***Tag No:***	
Depth M:	36.576	***Contractor:***	1366
Year Completed:	1991	***Path:***	480\4806438.pdf
Well Completed Dt:	1991/07/05	***Latitude:***	45.2380890329362
Audit No:	096008	***Longitude:***	-79.6607418147019

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	1 of 1	SW/566.3	245.0 / -20.00	113 LITTLE MORGON BAY RD lot 8 con 5 ON	WWIS

Well ID:	7203207	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Water Supply	**Date Received:**	17-Jun-2013 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z157802	**Contractor:**	7508
Tag:	A137771	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND
Elevatn Reliabilty:		**Lot:**	008
Depth to Bedrock:		**Concession:**	05
Well Depth:		**Concession Name:**	CON
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/720\7203207.pdf

Additional Detail(s) (Map)

Well Completed Date:	2013/04/25
Year Completed:	2013
Depth (m):	121.9
Latitude:	45.2392506105517
Longitude:	-79.6638475468908
Path:	720\7203207.pdf

Bore Hole Information

Bore Hole ID:	1004351631	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	604870.00
Code OB Desc:		**North83:**	5010397.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	5
Date Completed:	25-Apr-2013 00:00:00	**UTMRC Desc:**	margin of error : 100 m - 300 m
Remarks:		**Location Method:**	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1004935607
Layer:	2
Color:	2
General Color:	GREY
Mat1:	26

Most Common Material: ROCK
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 1.2000000476837158
Formation End Depth: 121.9000015258789
Formation End Depth UOM: m

Overburden and Bedrock Materials Interval

Formation ID: 1004935606
Layer: 1
Color: 2
General Color: GREY
Mat1: 11
Most Common Material: GRAVEL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 1.2000000476837158
Formation End Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 1004935642
Layer: 1
Plug From: 0.0
Plug To: 6.099999904632568
Plug Depth UOM: m

Method of Construction & Well Use

Method Construction ID: 1004935641
Method Construction Code: 5
Method Construction: Air Percussion
Other Method Construction:

Pipe Information

Pipe ID: 1004935604
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1004935612
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From: 6.099999904632568
Depth To: 121.9000015258789
Casing Diameter: 16.0
Casing Diameter UOM: cm
Casing Depth UOM: m

Construction Record - Casing

Casing ID:	1004935611
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	-0.4000000059604645
Depth To:	6.099999904632568
Casing Diameter:	16.0
Casing Diameter UOM:	cm
Casing Depth UOM:	m

Construction Record - Screen

Screen ID:	1004935613
Layer:	
Slot:	
Screen Top Depth:	
Screen End Depth:	
Screen Material:	
Screen Depth UOM:	m
Screen Diameter UOM:	cm
Screen Diameter:	

Results of Well Yield Testing

Pumping Test Method Desc:	
Pump Test ID:	1004935605
Pump Set At:	118.9000015258789
Static Level:	18.299999237060547
Final Level After Pumping:	59.099998474121094
Recommended Pump Depth:	118.9000015258789
Pumping Rate:	20.0
Flowing Rate:	
Recommended Pump Rate:	20.0
Levels UOM:	m
Rate UOM:	LPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	0
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	

Draw Down & Recovery

Pump Test Detail ID:	1004935631
Test Type:	Recovery
Test Duration:	25
Test Level:	46.400001525878906
Test Level UOM:	m

Draw Down & Recovery

Pump Test Detail ID:	1004935634
Test Type:	Draw Down
Test Duration:	40
Test Level:	49.0
Test Level UOM:	m

Draw Down & Recovery

Pump Test Detail ID: 1004935625
Test Type: Recovery
Test Duration: 10
Test Level: 54.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935616
Test Type: Draw Down
Test Duration: 2
Test Level: 20.5
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935620
Test Type: Draw Down
Test Duration: 4
Test Level: 22.5
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935622
Test Type: Draw Down
Test Duration: 5
Test Level: 23.100000381469727
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935615
Test Type: Recovery
Test Duration: 1
Test Level: 58.900001525878906
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935627
Test Type: Recovery
Test Duration: 15
Test Level: 51.29999923706055
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935632
Test Type: Draw Down
Test Duration: 30
Test Level: 42.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935633
Test Type: Recovery
Test Duration: 30

Test Level: 44.099998474121094
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935637
Test Type: Recovery
Test Duration: 50
Test Level: 36.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935630
Test Type: Draw Down
Test Duration: 25
Test Level: 38.099998474121094
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935635
Test Type: Recovery
Test Duration: 40
Test Level: 40.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935639
Test Type: Recovery
Test Duration: 60
Test Level: 32.099998474121094
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935614
Test Type: Draw Down
Test Duration: 1
Test Level: 19.299999237060547
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935617
Test Type: Recovery
Test Duration: 2
Test Level: 58.5
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935628
Test Type: Draw Down
Test Duration: 20
Test Level: 34.0
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935618
Test Type: Draw Down
Test Duration: 3
Test Level: 21.399999618530273
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935619
Test Type: Recovery
Test Duration: 3
Test Level: 57.79999923706055
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935621
Test Type: Recovery
Test Duration: 4
Test Level: 57.29999923706055
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935623
Test Type: Recovery
Test Duration: 5
Test Level: 56.599998474121094
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935638
Test Type: Draw Down
Test Duration: 60
Test Level: 59.099998474121094
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935624
Test Type: Draw Down
Test Duration: 10
Test Level: 27.200000762939453
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935626
Test Type: Draw Down
Test Duration: 15
Test Level: 31.100000381469727
Test Level UOM: m

Draw Down & Recovery

Pump Test Detail ID: 1004935629
Test Type: Recovery

Test Duration:	20
Test Level:	49.099998474121094
Test Level UOM:	m

Draw Down & Recovery

Pump Test Detail ID:	1004935636
Test Type:	Draw Down
Test Duration:	50
Test Level:	55.5
Test Level UOM:	m

Water Details

Water ID:	1004935610
Layer:	
Kind Code:	
Kind:	
Water Found Depth:	
Water Found Depth UOM:	m

Hole Diameter

Hole ID:	1004935608
Diameter:	22.229999542236328
Depth From:	0.0
Depth To:	6.099999904632568
Hole Depth UOM:	m
Hole Diameter UOM:	cm

Hole Diameter

Hole ID:	1004935609
Diameter:	16.0
Depth From:	6.099999904632568
Depth To:	121.9000015258789
Hole Depth UOM:	m
Hole Diameter UOM:	cm

Links

Bore Hole ID:	1004351631	**Tag No:**	A137771
Depth M:	121.9	**Contractor:**	7508
Year Completed:	2013	**Path:**	720\7203207.pdf
Well Completed Dt:	2013/04/25	**Latitude:**	45.2392506105517
Audit No:	Z157802	**Longitude:**	-79.6638475468908

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5 | ***1 of 1*** | ***NNW/580.0*** | ***225.0 / -39.96*** | ***lot 7 con 5 ON*** | ***WWIS***

Well ID:	4801421	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:	0	**Data Src:**	1
Final Well Status:	Water Supply	**Date Received:**	13-Jul-1972 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:		**Contractor:**	2512
Tag:		**Form Version:**	1
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND

Elevatn Reliabilty:		**Lot:**	007
Depth to Bedrock:		**Concession:**	05
Well Depth:		**Concession Name:**	CON
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/480\4801421.pdf

Additional Detail(s) (Map)

Well Completed Date:	1972/06/08
Year Completed:	1972
Depth (m):	90.2208
Latitude:	45.2479941793312
Longitude:	-79.6602669121802
Path:	480\4801421.pdf

Bore Hole Information

Bore Hole ID:	10307565	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	605134.90
Code OB Desc:		**North83:**	5011373.00
Open Hole:		**Org CS:**	
Cluster Kind:		**UTMRC:**	4
Date Completed:	08-Jun-1972 00:00:00	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	p4
Loc Method Desc:	Original Pre1985 UTM Rel Code 4: margin of error : 30 m - 100 m		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932008781
Layer:	2
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	7.0
Formation End Depth:	296.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932008780
Layer:	1

Color:	8
General Color:	BLACK
Mat1:	03
Most Common Material:	MUCK
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	7.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	964801421
Method Construction Code:	5
Method Construction:	Air Percussion
Other Method Construction:	

Pipe Information

Pipe ID:	10856135
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930507134
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	14.0
Casing Diameter:	5.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930507135
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	296.0
Casing Diameter:	5.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pumping Test Method Desc:	BAILER
Pump Test ID:	994801421
Pump Set At:	
Static Level:	1.0
Final Level After Pumping:	1.0
Recommended Pump Depth:	35.0
Pumping Rate:	50.0
Flowing Rate:	
Recommended Pump Rate:	8.0

Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	2
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	No

Draw Down & Recovery

Pump Test Detail ID:	934785865
Test Type:	Recovery
Test Duration:	45
Test Level:	1.0
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	935040446
Test Type:	Recovery
Test Duration:	60
Test Level:	1.0
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934522785
Test Type:	Recovery
Test Duration:	30
Test Level:	1.0
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	934247962
Test Type:	Recovery
Test Duration:	15
Test Level:	1.0
Test Level UOM:	ft

Water Details

Water ID:	933779777
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	294.0
Water Found Depth UOM:	ft

Links

Bore Hole ID:	10307565	***Tag No:***	
Depth M:	90.2208	***Contractor:***	2512
Year Completed:	1972	***Path:***	480\4801421.pdf
Well Completed Dt:	1972/06/08	***Latitude:***	45.2479941793312
Audit No:		***Longitude:***	-79.6602669121802

6	***1 of 1***	***WSW/687.1***	***259.6 / -5.45***	***lot 9 con 5 ON***	***WWIS***

Well ID:	4808740	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:		**Data Src:**	1
Final Well Status:	Water Supply	**Date Received:**	02-Mar-2001 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	229715	**Contractor:**	6986
Tag:		**Form Version:**	1
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND
Elevatn Reliabilty:		**Lot:**	009
Depth to Bedrock:		**Concession:**	05
Well Depth:		**Concession Name:**	CON
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/480\4808740.pdf

Additional Detail(s) (Map)

Well Completed Date:	2000/10/01
Year Completed:	2000
Depth (m):	97.536
Latitude:	45.2411620192803
Longitude:	-79.6671919712969
Path:	480\4808740.pdf

Bore Hole Information

Bore Hole ID:	10314783	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	604604.00
Code OB Desc:		**North83:**	5010605.00
Open Hole:		**Org CS:**	N83
Cluster Kind:		**UTMRC:**	3
Date Completed:	01-Oct-2000 00:00:00	**UTMRC Desc:**	margin of error : 10 - 30 m
Remarks:		**Location Method:**	
Loc Method Desc:			
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932028069
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	13
Mat2 Desc:	BOULDERS

Mat3:
Mat3 Desc:
Formation Top Depth: 1.0
Formation End Depth: 4.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932028068
Layer: 1
Color: 6
General Color: BROWN
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 1.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932028070
Layer: 3
Color: 8
General Color: BLACK
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 4.0
Formation End Depth: 320.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 933169800
Layer: 1
Plug From: 0.0
Plug To: 20.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964808740
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10863353
Casing No: 1
Comment:

Alt Name:

Construction Record - Casing

Casing ID: 930519583
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To:
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930519584
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To:
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 994808740
Pump Set At:
Static Level: 36.0
Final Level After Pumping:
Recommended Pump Depth: 240.0
Pumping Rate: 2.0
Flowing Rate:
Recommended Pump Rate:
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method: 1
Pumping Duration HR: 3
Pumping Duration MIN:
Flowing: No

Water Details

Water ID: 933787877
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth:
Water Found Depth UOM: ft

Links

Bore Hole ID: 10314783
Depth M: 97.536
Year Completed: 2000
Well Completed Dt: 2000/10/01
Audit No: 229715
Tag No:
Contractor: 6986
Path: 480\4808740.pdf
Latitude: 45.2411620192803
Longitude: -79.6671919712969

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	1 of 1	E/807.0	231.0 / -34.00	11 MISTY MOREN DR lot 6 con 4 ON	WWIS

Well ID:	7045116	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Water Supply	**Date Received:**	14-Jun-2007 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z66524	**Contractor:**	6986
Tag:	A055556	**Form Version:**	3
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND
Elevatn Reliabilty:		**Lot:**	006
Depth to Bedrock:		**Concession:**	04
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/704\7045116.pdf

Additional Detail(s) (Map)

Well Completed Date:	2006/08/23
Year Completed:	2006
Depth (m):	93
Latitude:	45.2411259880977
Longitude:	-79.6488068704779
Path:	704\7045116.pdf

Bore Hole Information

Bore Hole ID:	11767486	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	606047.00
Code OB Desc:		**North83:**	5010625.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	3
Date Completed:	23-Aug-2006 00:00:00	**UTMRC Desc:**	margin of error : 10 - 30 m
Remarks:		**Location Method:**	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	933104990
Layer:	1
Color:	8
General Color:	BLACK

Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 93.0
Formation End Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 933321296
Layer: 1
Plug From: 0.0
Plug To: 6.199999809265137
Plug Depth UOM: m

Method of Construction & Well Use

Method Construction ID: 967045116
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 11775176
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930901125
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From: 6.199999809265137
Depth To: 93.0
Casing Diameter:
Casing Diameter UOM: cm
Casing Depth UOM: m

Construction Record - Casing

Casing ID: 930901124
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From: 0.0
Depth To: 6.199999809265137
Casing Diameter: 16.5
Casing Diameter UOM: cm
Casing Depth UOM: m

Results of Well Yield Testing

Pumping Test Method Desc:

Pump Test ID:	11779277
Pump Set At:	92.0
Static Level:	40.0
Final Level After Pumping:	92.0
Recommended Pump Depth:	74.0
Pumping Rate:	68.0
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	m
Rate UOM:	LPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	
Pumping Duration HR:	3
Pumping Duration MIN:	0
Flowing:	

Water Details

Water ID:	934087102
Layer:	1
Kind Code:	
Kind:	
Water Found Depth:	88.0
Water Found Depth UOM:	m

Hole Diameter

Hole ID:	11854271
Diameter:	27.0
Depth From:	0.0
Depth To:	6.199999809265137
Hole Depth UOM:	m
Hole Diameter UOM:	cm

Hole Diameter

Hole ID:	11854272
Diameter:	15.0
Depth From:	6.199999809265137
Depth To:	93.0
Hole Depth UOM:	m
Hole Diameter UOM:	cm

Links

Bore Hole ID:	11767486	***Tag No:***	A055556
Depth M:	93	***Contractor:***	6986
Year Completed:	2006	***Path:***	704\7045116.pdf
Well Completed Dt:	2006/08/23	***Latitude:***	45.2411259880977
Audit No:	Z66524	***Longitude:***	-79.6488068704779

8 ***1 of 1*** ***ESE/869.8*** ***226.0 / -39.00*** ***3 WINCHESTER DRIVE ROSSEAU ON*** ***WWIS***

Well ID:	7351755	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:	Domestic	***Data Entry Status:***	
Use 2nd:		***Data Src:***	
Final Well Status:	Water Supply	***Date Received:***	21-Jan-2020 00:00:00
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	

Audit No:	Z327221	**Contractor:**	7160
Tag:	A278838	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/735\7351755.pdf

Additional Detail(s) (Map)

Well Completed Date:	2019/10/01
Year Completed:	2019
Depth (m):	56.388
Latitude:	45.2398896528739
Longitude:	-79.6485431322251
Path:	735\7351755.pdf

Bore Hole Information

Bore Hole ID:	1007931004	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	606070.00
Code OB Desc:		**North83:**	5010488.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	4
Date Completed:	01-Oct-2019 00:00:00	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1008182016
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	11
Most Common Material:	GRAVEL
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	4.0
Formation End Depth UOM:	ft

Overburden and Bedrock

Materials Interval

Formation ID:	1008182017
Layer:	2
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	4.0
Formation End Depth:	185.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1008182348
Layer:	1
Plug From:	0.0
Plug To:	20.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1008182705
Method Construction Code:	2
Method Construction:	Rotary (Convent.)
Other Method Construction:	

Pipe Information

Pipe ID:	1008181737
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1008182814
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	-2.0
Depth To:	20.0
Casing Diameter:	6.25
Casing Diameter UOM:	Inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pumping Test Method Desc:	
Pump Test ID:	1008183129
Pump Set At:	80.0
Static Level:	40.0
Final Level After Pumping:	47.5
Recommended Pump Depth:	80.0
Pumping Rate:	5.0
Flowing Rate:	

Recommended Pump Rate: 5.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 0
Pumping Duration HR: 1
Pumping Duration MIN:
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 1008183559
Test Type: Recovery
Test Duration: 25
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183551
Test Type: Recovery
Test Duration: 1
Test Level: 47.5
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183552
Test Type: Recovery
Test Duration: 2
Test Level: 46.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183561
Test Type: Recovery
Test Duration: 40
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183542
Test Type: Draw Down
Test Duration: 5
Test Level: 41.29999923706055
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183549
Test Type: Draw Down
Test Duration: 50
Test Level: 46.5
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183550
Test Type: Draw Down
Test Duration: 60
Test Level: 47.5
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183538
Test Type: Draw Down
Test Duration: 1
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183556
Test Type: Recovery
Test Duration: 10
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183560
Test Type: Recovery
Test Duration: 30
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183540
Test Type: Draw Down
Test Duration: 3
Test Level: 40.5
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183547
Test Type: Draw Down
Test Duration: 30
Test Level: 44.70000076293945
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183553
Test Type: Recovery
Test Duration: 3
Test Level: 44.5
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183554
Test Type: Recovery
Test Duration: 4
Test Level: 43.0

Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183562
Test Type: Recovery
Test Duration: 50
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183563
Test Type: Recovery
Test Duration: 60
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183541
Test Type: Draw Down
Test Duration: 4
Test Level: 41.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183543
Test Type: Draw Down
Test Duration: 10
Test Level: 42.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183555
Test Type: Recovery
Test Duration: 5
Test Level: 41.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183557
Test Type: Recovery
Test Duration: 15
Test Level: 40.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183545
Test Type: Draw Down
Test Duration: 20
Test Level: 43.29999923706055
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183546
Test Type: Draw Down
Test Duration: 25
Test Level: 44.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183539
Test Type: Draw Down
Test Duration: 2
Test Level: 40.29999923706055
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183544
Test Type: Draw Down
Test Duration: 15
Test Level: 42.70000076293945
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183548
Test Type: Draw Down
Test Duration: 40
Test Level: 45.29999923706055
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008183558
Test Type: Recovery
Test Duration: 20
Test Level: 40.0
Test Level UOM: ft

Water Details

Water ID: 1008182995
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 180.0
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1008182506
Diameter: 8.75
Depth From: 0.0
Depth To: 20.0
Hole Depth UOM: ft
Hole Diameter UOM: Inch

Hole Diameter

Hole ID: 1008182507

Diameter:	6.0
Depth From:	20.0
Depth To:	180.0
Hole Depth UOM:	ft
Hole Diameter UOM:	Inch

Links

Bore Hole ID:	1007931004	**Tag No:**	A278838
Depth M:	56.388	**Contractor:**	7160
Year Completed:	2019	**Path:**	735\7351755.pdf
Well Completed Dt:	2019/10/01	**Latitude:**	45.2398896528739
Audit No:	Z327221	**Longitude:**	-79.6485431322251

9 | ***1 of 1*** | ***N/915.2*** | ***227.1 / -37.93*** | ***181 HWY #632 ON*** | ***WWIS***

Well ID:	7362576	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Water Supply	**Date Received:**	16-Jul-2020 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z309705	**Contractor:**	5224
Tag:	A283144	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

Bore Hole Information

Bore Hole ID:	1008365252	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	605273.00
Code OB Desc:		**North83:**	5011722.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	4
Date Completed:	22-Jun-2020 00:00:00	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1008410466
Layer:	1

Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	
Mat2 Desc:	
Mat3:	87
Mat3 Desc:	STONEY
Formation Top Depth:	0.0
Formation End Depth:	8.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1008410467
Layer:	2
Color:	8
General Color:	BLACK
Mat1:	21
Most Common Material:	GRANITE
Mat2:	26
Mat2 Desc:	ROCK
Mat3:	
Mat3 Desc:	
Formation Top Depth:	8.0
Formation End Depth:	185.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1008410468
Layer:	3
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	26
Mat2 Desc:	ROCK
Mat3:	
Mat3 Desc:	
Formation Top Depth:	185.0
Formation End Depth:	300.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1008410501
Layer:	1
Plug From:	0.0
Plug To:	20.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1008410500
Method Construction Code:	5
Method Construction:	Air Percussion
Other Method Construction:	

Pipe Information

Pipe ID:	1008410464
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1008410471
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	0.0
Depth To:	20.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1008410472
Layer:	
Slot:	
Screen Top Depth:	
Screen End Depth:	
Screen Material:	
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	

Results of Well Yield Testing

Pumping Test Method Desc:	
Pump Test ID:	1008410465
Pump Set At:	250.0
Static Level:	18.5
Final Level After Pumping:	180.0
Recommended Pump Depth:	200.0
Pumping Rate:	10.0
Flowing Rate:	
Recommended Pump Rate:	10.0
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	0
Pumping Duration HR:	1
Pumping Duration MIN:	30
Flowing:	No

Draw Down & Recovery

Pump Test Detail ID:	1008410474
Test Type:	Recovery
Test Duration:	1
Test Level:	173.8000030517578
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID: 1008410480
Test Type: Recovery
Test Duration: 4
Test Level: 155.1999969482422
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410489
Test Type: Draw Down
Test Duration: 25
Test Level: 88.19999694824219
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410497
Test Type: Draw Down
Test Duration: 60
Test Level: 168.6999969482422
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410498
Test Type: Recovery
Test Duration: 60
Test Level: 18.5
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410483
Test Type: Draw Down
Test Duration: 10
Test Level: 53.70000076293945
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410494
Test Type: Recovery
Test Duration: 40
Test Level: 21.200000762939453
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410495
Test Type: Draw Down
Test Duration: 50
Test Level: 145.6999969482422
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410477
Test Type: Draw Down
Test Duration: 3

Test Level: 34.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410486
Test Type: Recovery
Test Duration: 15
Test Level: 101.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410493
Test Type: Draw Down
Test Duration: 40
Test Level: 122.69999694824219
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410475
Test Type: Draw Down
Test Duration: 2
Test Level: 29.899999618530273
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410481
Test Type: Draw Down
Test Duration: 5
Test Level: 42.20000076293945
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410478
Test Type: Recovery
Test Duration: 3
Test Level: 161.39999389648438
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410479
Test Type: Draw Down
Test Duration: 4
Test Level: 38.099998474121094
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410482
Test Type: Recovery
Test Duration: 5
Test Level: 149.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410485
Test Type: Draw Down
Test Duration: 15
Test Level: 65.19999694824219
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410490
Test Type: Recovery
Test Duration: 25
Test Level: 53.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410473
Test Type: Draw Down
Test Duration: 1
Test Level: 24.799999237060547
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410487
Test Type: Draw Down
Test Duration: 20
Test Level: 76.69999694824219
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410488
Test Type: Recovery
Test Duration: 20
Test Level: 77.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410476
Test Type: Recovery
Test Duration: 2
Test Level: 167.60000610351562
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410484
Test Type: Recovery
Test Duration: 10
Test Level: 125.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1008410491
Test Type: Draw Down

Test Duration:	30
Test Level:	99.69999694824219
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	1008410492
Test Type:	Recovery
Test Duration:	30
Test Level:	33.5
Test Level UOM:	ft

Draw Down & Recovery

Pump Test Detail ID:	1008410496
Test Type:	Recovery
Test Duration:	50
Test Level:	18.5
Test Level UOM:	ft

Water Details

Water ID:	1008410470
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	300.0
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1008410469
Diameter:	6.0
Depth From:	0.0
Depth To:	300.0
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Links

Bore Hole ID:	1008365252	**Tag No:**	A283144
Depth M:	91.44	**Contractor:**	5224
Year Completed:	2020	**Path:**	736\7362576.pdf
Well Completed Dt:	2020/06/22	**Latitude:**	45.2511141973354
Audit No:	Z309705	**Longitude:**	-79.6584336430677

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10 | ***1 of 1*** | ***SW/989.9*** | ***226.0 / -39.00*** | ***lot 9 con 4 ON*** | ***WWIS***

Well ID:	4802987	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:	0	**Data Src:**	1
Final Well Status:	Water Supply	**Date Received:**	19-Oct-1979 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:		**Contractor:**	2550
Tag:		**Form Version:**	1
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	PARRY SOUND
Elevatn Reliabilty:		**Lot:**	009

Depth to Bedrock:		**Concession:**	04
Well Depth:		**Concession Name:**	CON
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/480\4802987.pdf

Additional Detail(s) (Map)

Well Completed Date:	1979/09/11
Year Completed:	1979
Depth (m):	79.248
Latitude:	45.2349932457197
Longitude:	-79.6646493154709
Path:	480\4802987.pdf

Bore Hole Information

Bore Hole ID:	10309083	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	604814.90
Code OB Desc:		**North83:**	5009923.00
Open Hole:		**Org CS:**	
Cluster Kind:		**UTMRC:**	5
Date Completed:	11-Sep-1979 00:00:00	**UTMRC Desc:**	margin of error : 100 m - 300 m
Remarks:		**Location Method:**	p5
Loc Method Desc:	Original Pre1985 UTM Rel Code 5: margin of error : 100 m - 300 m		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932012118
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	11
Most Common Material:	GRAVEL
Mat2:	13
Mat2 Desc:	BOULDERS
Mat3:	79
Mat3 Desc:	PACKED
Formation Top Depth:	0.0
Formation End Depth:	14.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932012119
Layer:	2
Color:	7

General Color:	RED
Mat1:	21
Most Common Material:	GRANITE
Mat2:	73
Mat2 Desc:	HARD
Mat3:	66
Mat3 Desc:	DENSE
Formation Top Depth:	14.0
Formation End Depth:	260.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	964802987
Method Construction Code:	5
Method Construction:	Air Percussion
Other Method Construction:	

Pipe Information

Pipe ID:	10857653
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930509846
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	260.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930509845
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	16.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pumping Test Method Desc:	BAILER
Pump Test ID:	994802987
Pump Set At:	
Static Level:	40.0
Final Level After Pumping:	182.0
Recommended Pump Depth:	250.0
Pumping Rate:	4.0
Flowing Rate:	
Recommended Pump Rate:	3.0
Levels UOM:	ft

Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 2
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934516812
Test Type: Draw Down
Test Duration: 30
Test Level: 182.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935035098
Test Type: Draw Down
Test Duration: 60
Test Level: 182.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934251289
Test Type: Draw Down
Test Duration: 15
Test Level: 182.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934780436
Test Type: Draw Down
Test Duration: 45
Test Level: 182.0
Test Level UOM: ft

Water Details

Water ID: 933781543
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 258.0
Water Found Depth UOM: ft

Links

Bore Hole ID: 10309083
Depth M: 79.248
Year Completed: 1979
Well Completed Dt: 1979/09/11
Audit No:
Tag No:
Contractor: 2550
Path: 480\4802987.pdf
Latitude: 45.2349932457197
Longitude: -79.6646493154709

Unplottable Summary

Total: 20 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Stormy Point	Par of Lot 5 and 6, Concession 4	Seguin ON	
LIMO	Bondi Village Landfill Bondi Village Limited Township of Lake of Bays	Lot 7 Muskoka	ON	
LIMO	Gibson Landfill The District Municipality of Muskoka Township of Georgian Bay	Lot 7 Muskoka	ON	
LIMO	Stephesons Ward Landfill The Corporation of the Town of Huntsville Town of	Hunstville Lot 8, Concession Muskoka	ON	
PRT	SUNGKIKANG	LOT 7 CON 6	ARMOUR TWP ON	
SPL	Hydro One Networks Inc	Con 6 Lot 6 Lount Township	Parry Sound ON	
SPL	ONTARIO HYDRO	LOT 7, CONC.X BAXTER TWP, REG. PLAN 43 PT OF LOT 9. TRANSFORMER	MUSKOKA D.M. ON	
SPL	ONTARIO HYDRO	MAPLEHURST ROAD (CONC. 5), LOT 6 TRANSFORMER	SEGUIN TOWNSHIP ON	
SPL	ONTARIO HYDRO	LOT 8 CONC 4 MOTOR VEHICLE (OPERATING FLUID)	SEGUIN TOWNSHIP ON	
SPL	ONTARIO HYDRO	LOT 5, CONC 5, HUMPHREY TWP, SUMMIT RD. TRANSFORMER	SEGUIN TOWNSHIP ON	
SPL	ONTARIO HYDRO SERVICES COMPANY	AT LOT 5, CONC. 6 TRANSFORMER	ARMOUR TWP. ON	
WWIS		lot 8	ON	
WWIS		lot 7	ON	
WWIS		lot 5	ON	
WWIS		lot 5	ON	
WWIS		lot 8	ON	
WWIS		lot 6	ON	

WWIS	lot 6	ON
WWIS	lot 7	ON
WWIS	lot 6	ON

Unplottable Report

Site: ***Stormy Point***
Par of Lot 5 and 6, Concession 4 Seguin ON

Database: ***CA***

Certificate #:	7654-4ZLMM2
Application Year:	01
Issue Date:	8/14/01
Approval Type:	Municipal & Private sewage
Status:	Approved
Application Type:	New Certificate of Approval
Client Name:	Corporation of the Township of Seguin
Client Address:	5 Humphrey Drive, R.R. #2
Client City:	Seguin
Client Postal Code:	P2A 2W8
Project Description:	Stormwater Management - Infiltration Trench
Contaminants:	
Emission Control:	

Site: ***Bondi Village Landfill Bondi Village Limited Township of Lake of Bays***
Lot 7 Muskoka ON

Database: ***LIMO***

ECA/Instrument No:	A510608	***Natural Attenuation:***	
Operation Status:	Closed	***Liners:***	
C of A Issue Date:		***Cover Material:***	
C of A Issued to:		***Leachate Off-Site:***	
Lndfl Gas Mgmt (P):		***Leachate On Site:***	
Lndfl Gas Mgmt (F):		***Req Coll Lndfll Gas:***	
Lndfl Gas Mgmt (E):		***Lndfll Gas Coll:***	
Lndfl Gas Mgmt Sys:		***Total Waste Rec:***	
Landfill Gas Mntr:		***TWR Methodology:***	
Leachate Coll Sys:		***TWR Unit:***	
ERC Est Vol (m3):		***Tot Aprv Cap Unit:***	
ERC Volume Unit:		***Financial Assurance:***	
ERC Dt Last Det:		***Last Report Year:***	
Landfill Type:		***Region:***	
Source File Type:		***District Office:***	
Fill Rate:		***Site County:***	
Fill Rate Unit:		***Lot:***	
Tot Fill Area (ha):		***Concession:***	
Tot Site Area (ha):		***Latitude:***	
Footprint:		***Longitude:***	
Tot Apprv Cap (m3):		***Easting:***	
Contam Atten Zone:		***Northing:***	
Grndwtr Mntr:		***UTM Zone:***	
Surf Wtr Mntr:		***Data Source:***	
Air Emis Monitor:			
Approved Waste Type:			
Client Site Name:			
ERC Methodology:			
Site Name:	Bondi Village Landfill Bondi Village Limited Township of Lake of Bays		
Site Location Details:			
Service Area:			
Page URL:			

Site: ***Gibson Landfill The District Municipality of Muskoka Township of Georgian Bay***
Lot 7 Muskoka ON

Database: ***LIMO***

ECA/Instrument No: A510507
Operation Status: Closed
C of A Issue Date:
C of A Issued to:
Lndfl Gas Mgmt (P):
Lndfl Gas Mgmt (F):
Lndfl Gas Mgmt (E):
Lndfl Gas Mgmt Sys:
Landfill Gas Mntr:
Leachate Coll Sys:
ERC Est Vol (m3):
ERC Volume Unit:
ERC Dt Last Det:
Landfill Type:
Source File Type:
Fill Rate:
Fill Rate Unit:
Tot Fill Area (ha):
Tot Site Area (ha):
Footprint:
Tot Apprv Cap (m3):
Contam Atten Zone:
Grndwtr Mntr:
Surf Wtr Mntr:
Air Emis Monitor:
Approved Waste Type:
Client Site Name:
ERC Methodology:
Site Name: Gibson Landfill
The District Municipality of Muskoka
Township of Georgian Bay
Site Location Details:
Service Area:
Page URL:

Natural Attenuation:
Liners:
Cover Material:
Leachate Off-Site:
Leachate On Site:
Req Coll Lndfll Gas:
Lndfll Gas Coll:
Total Waste Rec:
TWR Methodology:
TWR Unit:
Tot Aprv Cap Unit:
Financial Assurance:
Last Report Year:
Region:
District Office:
Site County:
Lot:
Concession:
Latitude:
Longitude:
Easting:
Northing:
UTM Zone:
Data Source:

Site: ***Stephesons Ward Landfill The Corporation of the Town of Huntsville Town of Hunstville Lot 8, Concession Muskoka ON***

Database: ***LIMO***

ECA/Instrument No: A510403
Operation Status: Closed
C of A Issue Date:
C of A Issued to:
Lndfl Gas Mgmt (P):
Lndfl Gas Mgmt (F):
Lndfl Gas Mgmt (E):
Lndfl Gas Mgmt Sys:
Landfill Gas Mntr:
Leachate Coll Sys:
ERC Est Vol (m3):
ERC Volume Unit:
ERC Dt Last Det:
Landfill Type:
Source File Type:
Fill Rate:
Fill Rate Unit:
Tot Fill Area (ha):
Tot Site Area (ha):
Footprint:
Tot Apprv Cap (m3):
Contam Atten Zone:
Grndwtr Mntr:
Surf Wtr Mntr:
Air Emis Monitor:
Approved Waste Type:
Client Site Name:
ERC Methodology:
Site Name: Stephesons Ward Landfill
The Corporation of the Town of Huntsville

Natural Attenuation:
Liners:
Cover Material:
Leachate Off-Site:
Leachate On Site:
Req Coll Lndfll Gas:
Lndfll Gas Coll:
Total Waste Rec:
TWR Methodology:
TWR Unit:
Tot Aprv Cap Unit:
Financial Assurance:
Last Report Year:
Region:
District Office:
Site County:
Lot:
Concession:
Latitude:
Longitude:
Easting:
Northing:
UTM Zone:
Data Source:

Town of Hunstville

Site Location Details:
Service Area:
Page URL:

Site: ***SUNGKIKANG***
LOT 7 CON 6 ARMOUR TWP ON

Database: ***PRT***

Location ID: 985
Type: retail
Expiry Date: 1995-06-30
Capacity (L): 17598
Licence #: 0076364561

Site: ***Hydro One Networks Inc***
Con 6 Lot 6 Lount Township Parry Sound ON

Database: ***SPL***

Ref No:	8138-8AG2HV	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:		***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Other Discharges	***Sector Type:***	Transformer
Incident Event:		***Agency Involved:***	
Contaminant Code:	15	***Nearest Watercourse:***	
Contaminant Name:	TRANSFORMER OIL (N.O.S.)	***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	Confirmed	***Site Municipality:***	
Nature of Impact:	Soil Contamination	***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	No Field Response	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	10/21/2010	***Site Map Datum:***	
Dt Document Closed:	11/2/2010	***SAC Action Class:***	Land Spills
Incident Reason:	Spill	***Source Type:***	
Site Name:	Pole Top Transfomer<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Ontario Hydto- 40 L non pcb, cln tomorrow		
Contaminant Qty:	40 L		

Site: ***ONTARIO HYDRO***
LOT 7, CONC.X BAXTER TWP, REG. PLAN 43 PT OF LOT 9. TRANSFORMER MUSKOKA D.M. ON

Database: ***SPL***

Ref No:	10265	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	10/8/1988	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	COOLING SYSTEM LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:		***Site Municipality:***	33000
Nature of Impact:		***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	10/8/1988	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	

Incident Reason:	OVERSTRESS/OVERPRESSURE	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	ONT. HYDRO -1 LITRE PCB TRANSFORMER OIL TO GROUND.		
Contaminant Qty:			

Site: ***ONTARIO HYDRO***
MAPLEHURST ROAD (CONC. 5), LOT 6 TRANSFORMER SEGUIN TOWNSHIP ON

Database: ***SPL***

Ref No:	103711	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	8/8/1994	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	COOLING SYSTEM LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	86623
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	8/8/1994	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	OTHER	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	ONTARIO HYDRO:68L <50 PPMPCB TRANSFORMER OIL TO GRAVEL ROAD: CLEANED UP		
Contaminant Qty:			

Site: ***ONTARIO HYDRO***
LOT 8 CONC 4 MOTOR VEHICLE (OPERATING FLUID) SEGUIN TOWNSHIP ON

Database: ***SPL***

Ref No:	147901	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	10/15/1997	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	PIPE/HOSE LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	86623
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	10/15/1997	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	MATERIAL FAILURE	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	ONTARIO HYDRO - 10 L OF HYDRAULIC OIL TO ROAD FROM TREE FARMER: CLEANED		
Contaminant Qty:			

Site: ***ONTARIO HYDRO***
LOT 5, CONC 5, HUMPHREY TWP, SUMMIT RD. TRANSFORMER SEGUIN TOWNSHIP ON

Database: ***SPL***

Ref No:	156449	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	6/2/1998	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	COOLING SYSTEM LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	86623
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	6/4/1998	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	STORM/FLOOD/WIND	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			

Incident Summary: ONTARIO HYDRO - 10L TRANSFORMER OIL TO GROUND, WIND STORM, CLEANED.
Contaminant Qty:

Site: ***ONTARIO HYDRO SERVICES COMPANY***
AT LOT 5, CONC. 6 TRANSFORMER ARMOUR TWP. ON

Database: ***SPL***

Ref No:	171061	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	//	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	COOLING SYSTEM LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	86601
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	8/3/1999	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	STORM/FLOOD/WIND	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			

Incident Summary: ONT. HYDRO - 15 LITRES OF OIL TO GROUND FROM TRANSFORMER HIT BY STORM.
Contaminant Qty:

Site:
lot 8 ON

Database: ***WWIS***

Well ID:	4809597	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:	Domestic	***Data Entry Status:***	
Use 2nd:		***Data Src:***	1
Final Well Status:	Water Supply	***Date Received:***	12-Mar-2004 00:00:00
Water Type:		***Selected Flag:***	TRUE

Casing Material:
Audit No: 262063
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: ROSSEAU VILLAGE
Site Info:

Abandonment Rec:
Contractor: 6986
Form Version: 2
Owner:
County: PARRY SOUND
Lot: 008
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 11099263
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 28-Sep-2003 00:00:00
Remarks:
Loc Method Desc: Not Applicable i.e. no UTM
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 932948376
Layer: 1
Color: 6
General Color: BROWN
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 1.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932948377
Layer: 2
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2: 73
Mat2 Desc: HARD
Mat3:
Mat3 Desc:
Formation Top Depth: 1.0
Formation End Depth: 9.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932948378
Layer: 3
Color: 8
General Color: BLACK
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 9.0
Formation End Depth: 210.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 933246680
Layer: 1
Plug From: 0.0
Plug To: 20.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964809597
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 11102978
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930834862
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 210.0
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930834861
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 20.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc:	PUMP
Pump Test ID:	994809597
Pump Set At:	
Static Level:	36.0
Final Level After Pumping:	
Recommended Pump Depth:	200.0
Pumping Rate:	5.0
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	
Water State After Test:	
Pumping Test Method:	1
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	No

Water Details

Water ID:	934044549
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	185.0
Water Found Depth UOM:	ft

Site:

lot 7 ON

Database: ***WWIS***

Well ID:	4807482	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:	Domestic	***Data Entry Status:***	
Use 2nd:		***Data Src:***	1
Final Well Status:	Water Supply	***Date Received:***	17-Oct-1996 00:00:00
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	
Audit No:	107865	***Contractor:***	3678
Tag:		***Form Version:***	1
Constructn Method:		***Owner:***	
Elevation (m):		***County:***	PARRY SOUND
Elevatn Reliabilty:		***Lot:***	007
Depth to Bedrock:		***Concession:***	
Well Depth:		***Concession Name:***	
Overburden/Bedrock:		***Easting NAD83:***	
Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	ROSSEAU VILLAGE		
Site Info:			

Bore Hole Information

Bore Hole ID:	10313525	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	
Code OB Desc:		***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	01-Sep-1996 00:00:00	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Loc Method Desc:	Not Applicable i.e. no UTM		
Elevrc Desc:			

Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID: 932024943
Layer: 2
Color: 6
General Color: BROWN
Mat1: 11
Most Common Material: GRAVEL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 62.0
Formation End Depth: 63.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932024944
Layer: 3
Color: 2
General Color: GREY
Mat1: 26
Most Common Material: ROCK
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 63.0
Formation End Depth: 65.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932024942
Layer: 1
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 62.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964807482
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10862095
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930517510
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 63.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930517511
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 65.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 994807482
Pump Set At:
Static Level: 3.0
Final Level After Pumping: 8.0
Recommended Pump Depth:
Pumping Rate: 7.0
Flowing Rate:
Recommended Pump Rate: 5.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method: 1
Pumping Duration HR: 10
Pumping Duration MIN: 30
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 935043770
Test Type: Draw Down
Test Duration: 60
Test Level: 8.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934259515
Test Type: Draw Down
Test Duration: 15
Test Level: 8.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934525850
Test Type: Draw Down
Test Duration: 30
Test Level: 8.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934779440
Test Type: Draw Down
Test Duration: 45
Test Level: 8.0
Test Level UOM: ft

Water Details

Water ID: 933786471
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 63.0
Water Found Depth UOM: ft

Site:
lot 5 ON

Database: ***WWIS***

Well ID: 4806099
Construction Date:
Use 1st: Domestic
Use 2nd:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 81384
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: HUMPHRY TOWNSHIP
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src: 1
Date Received: 18-Dec-1990 00:00:00
Selected Flag: TRUE
Abandonment Rec:
Contractor: 2550
Form Version: 1
Owner:
County: PARRY SOUND
Lot: 005
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10312159
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 23-Oct-1990 00:00:00
Remarks:
Loc Method Desc: Not Applicable i.e. no UTM
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID:	932021017
Layer:	2
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	73
Mat2 Desc:	HARD
Mat3:	
Mat3 Desc:	
Formation Top Depth:	2.0
Formation End Depth:	105.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932021016
Layer:	1
Color:	2
General Color:	GREY
Mat1:	28
Most Common Material:	SAND
Mat2:	66
Mat2 Desc:	DENSE
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	2.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	964806099
Method Construction Code:	5
Method Construction:	Air Percussion
Other Method Construction:	

Pipe Information

Pipe ID:	10860729
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930515318
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	22.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 994806099
Pump Set At:
Static Level: 23.0
Final Level After Pumping: 50.0
Recommended Pump Depth: 95.0
Pumping Rate: 20.0
Flowing Rate:
Recommended Pump Rate: 10.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934530736
Test Type: Draw Down
Test Duration: 30
Test Level: 50.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934256285
Test Type: Draw Down
Test Duration: 15
Test Level: 50.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934785463
Test Type: Draw Down
Test Duration: 45
Test Level: 50.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935048750
Test Type: Draw Down
Test Duration: 60
Test Level: 50.0
Test Level UOM: ft

Water Details

Water ID: 933784874
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 100.0
Water Found Depth UOM: ft

Site:
lot 5 ON

Database: ***WWIS***

Well ID: 4805294
Construction Date:
Use 1st:

Flowing (Y/N):
Flow Rate:
Data Entry Status:

Use 2nd:		***Data Src:***	1
Final Well Status:	Abandoned-Supply	***Date Received:***	20-Jan-1989 00:00:00
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	
Audit No:	23447	***Contractor:***	1366
Tag:		***Form Version:***	1
Constructn Method:		***Owner:***	
Elevation (m):		***County:***	PARRY SOUND
Elevatn Reliabilty:		***Lot:***	005
Depth to Bedrock:		***Concession:***	
Well Depth:		***Concession Name:***	
Overburden/Bedrock:		***Easting NAD83:***	
Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	ROSSEAU VILLAGE		
Site Info:			

Bore Hole Information

Bore Hole ID:	10311362	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	
Code OB Desc:		***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	07-Feb-1988 00:00:00	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Loc Method Desc:	Not Applicable i.e. no UTM		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932018792
Layer:	2
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	2.0
Formation End Depth:	80.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932018793
Layer:	3
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	

Formation Top Depth: 80.0
Formation End Depth: 120.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932018791
Layer: 1
Color: 6
General Color: BROWN
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 2.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932018794
Layer: 4
Color: 2
General Color: GREY
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 120.0
Formation End Depth: 525.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964805294
Method Construction Code: 0
Method Construction: Not Known
Other Method Construction:

Pipe Information

Pipe ID: 10859932
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930513935
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 20.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930513936
Layer: 2
Material: 5
Open Hole or Material: PLASTIC
Depth From:
Depth To: 525.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Site:
lot 8 ON

Database: ***WWIS***

Well ID: 4806340
Construction Date:
Use 1st: Domestic
Use 2nd:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 107817
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: HUMPHRY TOWNSHIP
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src: 1
Date Received: 15-Nov-1991 00:00:00
Selected Flag: TRUE
Abandonment Rec:
Contractor: 3665
Form Version: 1
Owner:
County: PARRY SOUND
Lot: 008
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10312400
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 17-Sep-1991 00:00:00
Remarks:
Loc Method Desc: Not Applicable i.e. no UTM
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 932021664
Layer: 2
Color: 2
General Color: GREY
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:

Formation Top Depth: 3.0
Formation End Depth: 345.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932021663
Layer: 1
Color: 6
General Color: BROWN
Mat1: 13
Most Common Material: BOULDERS
Mat2: 28
Mat2 Desc: SAND
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 3.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 933169133
Layer: 1
Plug From: 0.0
Plug To: 20.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964806340
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10860970
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930515733
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 345.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930515732
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 20.0

Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: BAILER
Pump Test ID: 994806340
Pump Set At:
Static Level: 20.0
Final Level After Pumping:
Recommended Pump Depth: 335.0
Pumping Rate: 1.0
Flowing Rate:
Recommended Pump Rate: 3.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 2
Pumping Duration HR: 2
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934786042
Test Type: Recovery
Test Duration: 45
Test Level: 307.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935049194
Test Type: Recovery
Test Duration: 60
Test Level: 290.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934256732
Test Type: Recovery
Test Duration: 15
Test Level: 333.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934531317
Test Type: Recovery
Test Duration: 30
Test Level: 320.0
Test Level UOM: ft

Water Details

Water ID: 933785139
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth:
Water Found Depth UOM: ft

Site:
lot 6 ON

Database:
WWIS

Well ID:	4808576	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:	Domestic	***Data Entry Status:***	
Use 2nd:		***Data Src:***	1
Final Well Status:	Water Supply	***Date Received:***	18-Sep-2000 00:00:00
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	
Audit No:	221283	***Contractor:***	2550
Tag:		***Form Version:***	1
Constructn Method:		***Owner:***	
Elevation (m):		***County:***	PARRY SOUND
Elevatn Reliabilty:		***Lot:***	006
Depth to Bedrock:		***Concession:***	
Well Depth:		***Concession Name:***	
Overburden/Bedrock:		***Easting NAD83:***	
Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	HUMPHRY TOWNSHIP		
Site Info:			

Bore Hole Information

Bore Hole ID:	10314619	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	
Code OB Desc:		***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	01-Sep-2000 00:00:00	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Loc Method Desc:	Not Applicable i.e. no UTM		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932027661
Layer:	2
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	85
Mat2 Desc:	SOFT
Mat3:	66
Mat3 Desc:	DENSE
Formation Top Depth:	5.0
Formation End Depth:	220.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932027660
Layer:	1
Color:	6
General Color:	BROWN

Mat1: 28
Most Common Material: SAND
Mat2: 77
Mat2 Desc: LOOSE
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 5.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 933169725
Layer: 1
Plug From: 0.0
Plug To: 20.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964808576
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10863189
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930519306
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To:
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 994808576
Pump Set At:
Static Level: 100.0
Final Level After Pumping: 200.0
Recommended Pump Depth: 150.0
Pumping Rate: 30.0
Flowing Rate:
Recommended Pump Rate: 15.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN:
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934781691
Test Type: Draw Down
Test Duration: 45
Test Level: 200.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935046573
Test Type: Draw Down
Test Duration: 60
Test Level: 200.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934261782
Test Type: Draw Down
Test Duration: 15
Test Level: 200.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934527559
Test Type: Draw Down
Test Duration: 30
Test Level: 200.0
Test Level UOM: ft

Water Details

Water ID: 933787685
Layer: 1
Kind Code: 5
Kind: Not stated
Water Found Depth: 214.0
Water Found Depth UOM: ft

Site:
lot 6 ON

Database:
WWIS

Well ID: 4808348
Construction Date:
Use 1st: Domestic
Use 2nd:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 209150
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: PARRY SOUND TOWN
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src: 1
Date Received: 13-Oct-1999 00:00:00
Selected Flag: TRUE
Abandonment Rec:
Contractor: 2550
Form Version: 1
Owner:
County: PARRY SOUND
Lot: 006
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID:	10314391	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	
Code OB Desc:		***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	24-Sep-1999 00:00:00	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Loc Method Desc:	Not Applicable i.e. no UTM		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932027126
Layer:	2
Color:	2
General Color:	GREY
Mat1:	05
Most Common Material:	CLAY
Mat2:	13
Mat2 Desc:	BOULDERS
Mat3:	79
Mat3 Desc:	PACKED
Formation Top Depth:	60.0
Formation End Depth:	123.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932027127
Layer:	3
Color:	2
General Color:	GREY
Mat1:	21
Most Common Material:	GRANITE
Mat2:	85
Mat2 Desc:	SOFT
Mat3:	
Mat3 Desc:	
Formation Top Depth:	123.0
Formation End Depth:	140.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932027125
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	77
Mat2 Desc:	LOOSE
Mat3:	
Mat3 Desc:	

Formation Top Depth: 0.0
Formation End Depth: 60.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 933169642
Layer: 1
Plug From: 0.0
Plug To: 125.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964808348
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10862961
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930518938
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 127.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 994808348
Pump Set At:
Static Level: 25.0
Final Level After Pumping: 130.0
Recommended Pump Depth: 100.0
Pumping Rate: 20.0
Flowing Rate:
Recommended Pump Rate: 10.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method: 1
Pumping Duration HR: 4
Pumping Duration MIN: 30
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934261240
Test Type:
Test Duration: 15

Test Level: 130.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934527015
Test Type:
Test Duration: 30
Test Level: 130.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935046005
Test Type:
Test Duration: 60
Test Level: 130.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934781152
Test Type:
Test Duration: 45
Test Level: 130.0
Test Level UOM: ft

Water Details

Water ID: 933787435
Layer: 1
Kind Code: 5
Kind: Not stated
Water Found Depth: 135.0
Water Found Depth UOM: ft

Site:
lot 7 ON

Database:
WWIS

Well ID: 4808136
Construction Date:
Use 1st: Domestic
Use 2nd:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 178389
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: HUMPHRY TOWNSHIP
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src: 1
Date Received: 05-Mar-1999 00:00:00
Selected Flag: TRUE
Abandonment Rec:
Contractor: 6986
Form Version: 1
Owner:
County: PARRY SOUND
Lot: 007
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10314179
DP2BR:
Spatial Status:

Elevation:
Elevrc:
Zone: 17

Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 05-Sep-1998 00:00:00
Remarks:
Loc Method Desc: Not Applicable i.e. no UTM
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 932026641
Layer: 1
Color: 6
General Color: BROWN
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 2.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932026642
Layer: 2
Color: 2
General Color: GREY
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 2.0
Formation End Depth: 300.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 933169547
Layer: 1
Plug From: 0.0
Plug To: 20.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964808136
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10862749
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930518575
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 300.0
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930518574
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 20.0
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 994808136
Pump Set At:
Static Level: 17.0
Final Level After Pumping:
Recommended Pump Depth: 290.0
Pumping Rate: 3.0
Flowing Rate:
Recommended Pump Rate:
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Water Details

Water ID: 933787201
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth:
Water Found Depth UOM: ft

Site:
lot 6 ON

Database: ***WWIS***

Well ID: 4808135
Construction Date:
Use 1st: Domestic
Use 2nd:
Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src: 1

Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 176817
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: HUMPHRY TOWNSHIP
Site Info:

Date Received: 05-Mar-1999 00:00:00
Selected Flag: TRUE
Abandonment Rec:
Contractor: 6986
Form Version: 1
Owner:
County: PARRY SOUND
Lot: 006
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10314178
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 01-May-1998 00:00:00
Remarks:
Loc Method Desc: Not Applicable i.e. no UTM
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 932026639
Layer: 3
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 85
Mat2 Desc: SOFT
Mat3:
Mat3 Desc:
Formation Top Depth: 12.0
Formation End Depth: 20.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932026640
Layer: 4
Color: 4
General Color: GREEN
Mat1: 21
Most Common Material: GRANITE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 20.0

Formation End Depth: 60.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932026637
Layer: 1
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 2.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932026638
Layer: 2
Color: 6
General Color: BROWN
Mat1: 14
Most Common Material: HARDPAN
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 2.0
Formation End Depth: 12.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 933169546
Layer: 1
Plug From: 0.0
Plug To: 10.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964808135
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10862748
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930518573
Layer: 2

Material:
Open Hole or Material:
Depth From:
Depth To: 60.0
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930518572
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 25.0
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pumping Test Method Desc: PUMP
Pump Test ID: 994808135
Pump Set At:
Static Level: 6.0
Final Level After Pumping:
Recommended Pump Depth: 40.0
Pumping Rate: 18.0
Flowing Rate:
Recommended Pump Rate:
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method: 1
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Water Details

Water ID: 933787200
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 58.0
Water Found Depth UOM: ft

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ***Note:*** *Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory: Provincial AAGR

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Nov 2021

Abandoned Mine Information System: Provincial AMIS

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Mar 2022

Anderson's Waste Disposal Sites: Private ANDR

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks: Provincial AST

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies: Private AUWR

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-May 31, 2022

Borehole: Provincial BORE

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval: Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities: Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2020

Commercial Fuel Oil Tanks: Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.
Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Chemical Manufacturers and Distributors: Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register: Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-May 31, 2022

Compressed Natural Gas Stations: Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Sep 2022

Inventory of Coal Gasification Plants and Coal Tar Sites: Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Jun 2022

Certificates of Property Use: Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994 - Sep 30, 2022

Drill Hole Database: Provincial DRL

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks: Provincial DTNK

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Feb 28, 2022

Environmental Activity and Sector Registry: Provincial EASR

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011- Aug 31, 2022

Environmental Registry: Provincial EBR

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Sep 30, 2022

Environmental Compliance Approval: Provincial ECA

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011- Aug 31, 2022

Environmental Effects Monitoring: Federal EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Jul 31, 2022

Environmental Issues Inventory System: Federal EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report: Provincial EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2021

List of Expired Fuels Safety Facilities: Provincial EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Federal Convictions: Federal FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Sep 2022

Fisheries & Oceans Fuel Tanks: Federal FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS): Federal FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Fuel Storage Tank - Historic: Provincial FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Apr 30, 2022

Greenhouse Gas Emissions from Large Facilities: Federal GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents: Provincial HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks: Provincial INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing in a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario: Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 21, 2022

Canadian Mine Locations: Private MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Feb 2022

National Analysis of Trends in Emergencies System (NATES): Federal NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports: Provincial NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2020

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells: Federal NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Aug 31, 2022

Ontario Oil and Gas Wells: Provincial OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Aug 2021

Inventory of PCB Storage Sites: Provincial OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders: Provincial ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Sep 30, 2022

Canadian Pulp and Paper: Private PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks: Federal PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011- Aug 31, 2022

Pipeline Incidents: Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

Private and Retail Fuel Storage Tanks: Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Sep 30, 2022

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2019

Record of Site Condition: Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 2022

Retail Fuel Storage Tanks: Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-May 31, 2022

Scott's Manufacturing Directory: Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Sep 2020; Dec 2020-Mar 2021

Wastewater Discharger Registration Database: Provincial SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2020

Anderson's Storage Tanks: Private TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Dec 2020

Variances for Abandonment of Underground Storage Tanks: Provincial VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.
Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011- Aug 31, 2022

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Jun 30 2022

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix E - Regulatory Documents

Regulatory Framework

PROVINCIAL STATUTES

Technical Standards and Safety Act, 2000

Fuel Oil Regulation 213/01

The applicable sections of the Fuel Oil Code include installation requirements for underground storage tanks (USTs), all pressure testing, and abandonment of tanks if connected to an ignition source (past or present). Also described is the requirement for contaminated soil removal, if this is identified while tank removal is being undertaken.

Liquid Fuels Regulation 217/01

Outlines the requirements for installation, protection, containment and abandonment of above-ground storage tanks (ASTs) and USTs. Also outlines the requirement for cleanup of any soil surrounding the tank which may be contaminated.

Occupational Health and Safety Act, 1990

Regulation respecting Asbestos, Ontario Regulation 837/90, (as amended by Ontario Regulation 509/92); and Regulation respecting Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 838/90, (as amended by Ontario Regulation 510/92)

Regulation 837/90 (formerly 570/82) is primarily concerned with the mining of asbestos and its use in industrial processes. However, if an asbestos management program was developed under this regulation prior to the filing of Regulation 838 (formerly 654) (December 16, 1985), this regulation still applies to building owners.

Regulation 838/90 was developed to address friable asbestos-containing material. A friable material is one that can be crumbled, pulverized, or powdered by hand pressure when dry. It has the potential for asbestos to become airborne. Materials of concern include insulation used on pipe, boilers, or sprayed on roofs. These applications have been banned by the regulations. Automotive and elevator system brake pads are examples of other asbestos materials that may become friable.

Regulation 838/90 requires that a management program be established in buildings where friable asbestos is known to be present. This program includes training of workers who may disturb the materials containing asbestos. The program must also include a program of inspection and maintenance of the materials. This regulation is designed to prevent worker exposure to airborne asbestos fibers.

Although asbestos is not considered a hazardous waste, Regulation 347, made under the Ontario Environmental Protection Act, does define specific requirements for the disposal of materials containing friable asbestos at landfills. These requirements include notification of the landfill site, labeling and containment of the material.

Bill 208

Bill 208, an Act to amend the Occupational Health and Safety Act and the Workers Compensation Act, requires the building owner to report to contractors and subcontractors any "Designated Substances" present, especially before any construction work is undertaken on the owner's building/property. The Designated Substances, identifying hazardous materials which are subject to Ontario Ministry of Labour regulations, include the following:

Acrylonitrile	Arsenic	Asbestos
Benzene	Coke Oven Emissions	Ethylene Oxide
Isocyanates	Lead	Mercury
Silica	Vinyl Chloride	

Although PCB is not a designated substance, the building is required to be surveyed for its identification as required under O.R. 362.

Ontario Environmental Protection Act, 1990

Key Regulations

Ontario Regulation 101/94 - Recycling and composting of municipal waste
Ontario Regulation 102/94 - Waste Audits and Waste Reduction Work Plans
Ontario Regulation 103/94 - Industrial, Commercial and Institutional Source Separation Programs
Ontario Regulation 104/94 - Packaging Audits and Packaging Reduction Work Plans
Ontario Regulation 105/94 - Amendments to Ontario Reg. 347 to accommodate recyclable materials

Air Pollution - General, RSO 1990, Regulation 346

Controls the certification of air discharges to the Environment. Further outlines contaminants and quantities which may be discharged through air emissions. Requires all air emissions to have a Certificate of Approval (C of A) with few exceptions. The C of A must be gained prior to installation of the air discharge vent or aperture.

General Waste Management, RSO 1990, Regulation 347

Formerly known as Regulation 309, RSO 1980, this regulation outlines the registration and disposal requirements for generators of hazardous and liquid industrial waste. The regulation requires that all waste identified in any of the associated schedules be given a generator number which applies to the site, and may not be transferred.

PCB Waste Management - RSO 1990, Regulation 362

Formerly known as Ontario Regulation 11/82, this regulation details the management of PCB waste. Also defines what is considered PCB waste and the requirements for storage.

Ozone Depleting Substances - General, Regulation 356/90, (as amended by Ontario Regulation 851/93; and Ontario Regulation 189/94, Refrigerants).

Regulation 356/90 is concerned with the use of ozone depleting substances in the making of pressurized containers, flexible foams and rigid insulation foams. It restricts the amounts of ozone depleting substances used to make these products over a period of time.

Ontario Regulation 189/94 is concerned with the discharge of a refrigerant into the natural environment, the use and disposal of refrigeration equipment, the sale of refrigerant, the use and disposal of refrigerant containers and the certification in use of refrigerants and refrigeration equipment.

Spills, Regulation 360/90-Part X RSO 1990. This regulation defines a spill, outlines compensation procedures, and give exemption to the regulation. The spill may be broadly termed an event or release which may cause, or is likely to cause, adverse effects on human health or the natural environment.

Ontario Water Resources Act

The Act governs surface water bodies and ground water. The MOE Reasonable Use Policy 15-08 and Notice 3/87 incorporate this Act and are used to determine suitable levels for discharges to specific receiving bodies.

Ontario Regulation 903 well Abandonment to protect groundwater quality.

Municipal Statutes

Ontario Ministry of Environmental Model and Municipal Sewer Use By-Laws

Each Municipality has its own version of both sanitary and storm sewer use regulations. However, under the Municipal Industrial Strategy for Abatement (MISA), a Model Sewer Use By-Law has been developed. The vast majority of municipalities have adopted the values and parameters outlined by the MISA Model. In general, the MISA Model is an important comparison as a Municipality will generally be working towards this as a discharge goal.

The City of Toronto has approved a new By-law for discharge to storm and sanitary sewers that includes a significant test of parameters. Testing requirements are based on the current and historical knowledge at the site.

FEDERAL STATUTES

Canadian Environmental Protection Act:

In general, a more broadly based guideline which outlines objectives of environmental protection. CEPA is much more goal oriented than Provincial or Municipal regulations, which are more directed at quantitative discharge limits. Although Provincial and Municipal regulations are generally more comprehensive and stricter, CEPA must be complied within all cases.

Chlorobiphenyls Regulation, SOR/91-152, February 1991.

Extract from Canada Gazette, Part II, Department of the Environment. This regulation outlines prohibition, quantities which may be released, and defined PCB as a waste.

Storage of PCB Material Regulation (SOR/92-507)

This regulation defines PCBs, outlines access to site, storage requirements, maintenance and inspection and record keeping requirements. This regulation is outlined in Ontario by Provincial PCB regulation (O.R. 362) with comparable enforceable requirements and effect.

Atomic Energy Control Act

Exposure to radioactive materials is regulated by the Atomic Energy Control Board. Exposure to radon is regulated by Health and Welfare Canada.

Other Guidelines

Canada Mortgage and Housing Corporation (CMHC) Mortgage Insurance

Policy for managing environmental risks, June 1993, from Canada Mortgage and Housing Corporation (CMHC).

CMHC identifies requirements for environmental site assessments to be conducted for all mortgage insurance applications or potential claims involving more than six housing units.

Canadian Standards Association (CSA)

CSA Standard Z-768 Phase I Environmental Site Assessment.

The Canadian Standards Association prepared a comprehensive document (Z-768) to provide standard reporting formats for documenting information necessary to assess environmental liability on a property.

Canadian Council for Ministries of the Environment (CCME)

Criteria used by CMHC to define soil and groundwater contamination, where provinces or territories do not have such criteria defined for residential/parkland use.

Guideline for use at contaminated Sites in Ontario - Revised 1997, 1998

Provides criteria to define soil and groundwater contamination at sites to various land and groundwater uses.

Legal Notification

This report was prepared by EXP Services Inc. for the account of Rosseau Springs Limited

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

Schedule H to PL-2025-088

Rosseau Springs Limited

Hydrogeological Report
Proposed Lot Development/Severances – Rosseau Springs
Seguin Township, ON

Type of Document:
FINAL

Project Number:
SUD-22025423-A0

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Date Submitted:
2023-7-20

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1 Executive Summary

EXP Services Inc. (EXP) was retained by Rosseau Springs Limited ("the Client") to complete a hydrogeological assessment for a proposed subdivision lot development at the property located immediately south of Highway 632 and adjacent to Maplehurst Road, in Rosseau, Ontario; hereinafter referred to as the 'Site.' The property is approximately 116 hectares (287 acres) and the proposed development will consist of 50 lots. Lots will be serviced with individual groundwater wells and septic systems. Areas north of the Site are generally undeveloped, while areas west, south and east of the Site (along the shoreline) have significant permanent and seasonal developments, all of which are individually serviced for wastewater (septic systems) and water (groundwater and/or surface water).

As observed during the hydrogeological assessment and past geotechnical investigation, hydrogeological conditions vary across the Site, with overburden thickness ranging from nil to 20 feet. Historically, no groundwater or monitoring wells existed on the Site and, as such, three (3) drilled 6" diameter wells were installed in bedrock to assess aquifer conditions.

An assessment of water quantity was obtained through pumping tests on the three (3) new wells, as well as a review of well logs in areas adjacent to the Site. Pumping tests and existing well records suggest a mix of very high yield and low yield wells, with pumping rates ranging from 5 gpm to 10 gpm, and well recoveries (>95%) as short as 30 minutes. Observations were consistent with bedrock aquifers, whereby fracture distribution and resulting hydraulic conductivity is extremely variable throughout. Overall, the Site appears to provide a sufficient quantity of water. Where well recharge rates are relatively low, hydraulic stimulation, supplemental storage and/or increased drill depths should be sufficient in producing reasonable quantities of water.

An assessment of groundwater quality from the three (3) new test wells and two (2) nearby residential wells showed groundwater quality typical of bedrock aquifers exposed to the surface in Northern Ontario. Due to bedrock fractures being exposed to the surface, this facilitates the rapid movement of microbes (such as coliforms found in the soil) from the surface into the subsurface. Results showed several exceedances for aesthetic or operational Ontario Drinking Water Objectives (ODWO) – all of which can be addressed with standard water treatment systems. In addition, exceedances were noted for biological parameters when compared to their respective maximum allowable Ontario Drinking Water Standards (ODWS); however, exceedances on the Site were similar to those noted at residential wells near the Site. Any biological exceedances in groundwater can be addressed with standard water treatment systems, such as those typically used to treat surface water supplies.

An assessment of contaminant loading from septic effluent was conducted nitrate, as well as for phosphorus and UIA because of the Site's close proximity to a major waterbody. Results showed both nitrate and UIA loading across the property is significantly less than the maximum allowable standards, while placement of septic systems away from property lines closest to receptor bodies (Lake Rosseau) should provide sufficient attenuation of contaminants. In addition, standard phosphorus and nitrate treatment on septic systems can significantly reduce contaminant loading, which would greatly reduce any concerns regarding contaminants "short-circuiting" from the surface of one property to the subsurface of an adjacent property via fractures.

Overall, results suggest water quality and quantity/access is typical of bedrock aquifers in Northern Ontario, whereby well yields varied, and notable coliform bacteria were noted at some well locations. In areas where well yield is low, this can be addressed with hydraulic stimulation or the drilling of an additional well, or the well supply can be supplemented with additional storage. Any ODWO exceedances can be addressed on an optional basis with standard water treatment systems. Any ODWS exceedances can also be addressed with standard water treatment systems, which must be implemented before use as a potable water source. Contaminant loading predictions are less than the applicable standards for both nitrate and UIA, while appropriate placement of septic systems away from property lines nearest to Lake Rosseau should provide sufficient attenuation for phosphorus loads. Contaminant removal from septic effluent can greatly reduce contaminant loads, which will minimize the impacts of nitrate loading on adjacent properties.

2 Introduction

EXP Services Inc. (EXP) was retained by Rosseau Springs Limited ("the Client") to complete a hydrogeological report for a proposed subdivision lot development at the property located immediately south of Highway 632 and adjacent to Maplehurst Road in Rosseau, Ontario; hereinafter referred to as the 'Site'. **Drawing 1** contained in **Appendix A** shows the Site plan and its relative location to surroundings. **Drawing 2** shows the preliminary lot boundaries within the Site. The servicing study is required to address requirements from the Seguin Township Planning Department.

EXP was also retained to complete a servicing options report to demonstrate the potential for servicing the subdivision on full municipal services and communal sewage and water services has been investigated. The servicing options report recommended individual on-site sewage systems and individual water supply (generally private water wells and, in some instances where permissible, surface water from Lake Rosseau) were the preferred options for servicing this proposed subdivision.

3 Scope of Work

EXP completed the following scope of work:

- Review existing information to characterize Site hydrogeological conditions;
- Complete an on-Site septic system impact assessment, with consideration to the requirements of Ministry of Environment, Conservation and Parks (MECP) Procedures D-5-4;
- Complete an on-Site water supply assessment, with consideration to the requirements of MECP Procedures D-5-5; and
- Complete a hydrogeological report that provides the findings, conclusions and recommendations.

4 Site Description

The Site is located immediately south of Highway 632 and adjacent to Maplehurst Drive (see **Drawing 1**) in the town of Rosseau (Lots 6, 7 and 8, Concessions 4 and 5, with property identification numbers of 52199-0221, 52200-0327, 52200-0335 and 52199-0220). It is generally forested with no noted developments. Surrounding properties consisted of undeveloped, forested areas to the north and sparse residential developments to the west, south and east along Lake Rosseau.

The Site is within an area with moderate-high local relief, ranging from approximately 281 masl in north areas, to 246 masl in south areas. Topography in areas adjacent to the Site show similar topographic variations, with a topographic high of 274 masl to the southwest of the Site (beyond Sucker Bay) and a topographic high of 264 masl to the east. Topographic lows were noted in all shoreline areas around the Site, which showed elevations of approximately 230 masl. Rock outcrops were noted in multiple areas throughout the Site, with steep gradients in the north and east areas of the Site.

During the Site visit, ponding was noted in central areas of the Site, while a single approximately west to east flowing waterbody was noted in the north areas of the Site. Based on local area topography and surrounding waterbodies, the Site appears to act as a drainage divide, with groundwater in west areas of the Site flowing west to Sucker Bay and groundwater in east areas of the Site flowing east to Cameron Bay. In general, groundwater is expected to follow Site topography and flow towards Lake Rosseau.

The proposed subdivision is to include 50 lots across the approximately 116-hectare Site, with lots ranging from 0.41 to 0.62 hectares (**Drawing 2, Appendix A**). The proposed lots are, generally, not waterfront, but are proximal to Lake Rosseau. The Site plan for the proposed lots is shown in **Drawing 1** in **Appendix A** of this report.

5 On-Site Sewage System Impacts

5.1 Potential Groundwater Impacts

MECP Procedures D-5-4 describes a three-step procedure to assess the impacts of individual on-site sewage systems to groundwater:

- Step 1: Assess whether average lot size is greater than 1 hectare (ha).
- Step 2: Demonstrate whether on-site individual sewage systems are hydraulically isolated from existing or potential water supply aquifers.
- Step 3: Examine potential contaminant loadings to groundwater from the proposed on-site sewage systems.

MECP Procedure D-5-4 stipulates that if lot sizes are greater than 1 ha, or if the average lot size is 1 ha with no lot less than 0.8 ha, a hydrogeological assessment may not be required. The Site is proposed to be developed into 50 lots and, as such, it can be assumed that all lots will have an average size less than 1 ha. Since the proposed lot number does not allow for an average lot size greater than 1 ha, Step 2 and Step 3 were completed.

MECP Procedures D-5-4 stipulates that individual on-site sewage systems may be deemed acceptable if it can be demonstrated that effluent from on-site sewage systems are hydraulically isolated from existing or potential supply aquifers in the vicinity.

The Site is in an area characterized by minor clay glaciolacustrine deposits overlying metamorphic bedrock, whereby clay provides a confining layer in some (particularly low-lying) areas of the Site. As noted in the well logs, overlying clay showed a maximum thickness of 18 feet at the A364133 well location, while bedrock was noted to surface at the A364139 well location. Although overburden (where present) may have low permeability, the area is generally characterized by thin soil cover and exposed bedrock. These conditions are not amenable for hydraulic isolation between surface infrastructure and shallow aquifers. As such, it is concluded that hydraulic isolation does not exist between potential on-site sewage systems and the existing or potential supply aquifers. It is necessary to proceed to Step 3 of the procedure to assess the potential impacts of contaminant loadings of the on-site sewage systems on existing or potential supply aquifers.

EXP completed a predictive assessment of potential combined impacts from the on-site sewage systems to water supply sources at the Site boundaries based on MECP Procedures D-5-4. In addition, the location of the proposed subdivision near the shore of Lake Rosseau into consideration in the predictive assessment. A predictive assessment of potential combined impacts from the on-site sewage systems to water supply aquifers at the Site boundaries was completed.

The contaminant attenuation model for the Site was based on the following assumptions:

- Dilution from infiltrating precipitation as the only mechanism for attenuation of contaminants;
- The approximate total size of the proposed lots is 116 ha so, collectively, an area of 1,160,000 m^2 available for infiltrating precipitation;
- Utilization of precipitation data from Environment Canada for Beatrice 2 Station (23.90 km away), Huntsville WPCP Station (40.47 km away) and Muskoka Airport Station (41.89 km away), which had average annual precipitations (between 1981 to 2010) of 1197.7 mm, 1034.0 mm and 1105.1 mm, respectively. Thus, the average annual precipitation at the Site was assumed to be 1112.3 mm;
- Utilization of evapotranspiration data from Environment Canada for the Muskoka area and the Muskoka Watershed Council, which indicates an average annual evapotranspiration in the range of 500 mm to 600 mm;
- Estimation of infiltration based on site-specific conditions, including soils, topography, geology and impermeable surfaces (such as paved areas – if any): The entire moisture surplus is assumed available for infiltration within the infiltration areas. While some of the moisture surplus may become runoff, this is assumed to be a minimal amount;
- Based on these data, a conservative average annual moisture surplus of 350 mm is designated for the Site;
- Nitrate-nitrogen is the critical contaminant;

- A nitrate-nitrogen concentration of 0.5 mg/L has been designated for the infiltrating precipitation. This is considered conservative for precipitation in northern Ontario.
- The estimated daily effluent flow rate for the Site is 1,600 L/lot/day. Assuming individual sewage systems for the fifty (50) proposed lots, the combined effluent flow rate for the Site is estimated at 80,000 L/day.

The contaminant concentrations at the Site boundaries (C_T) were derived from the total mass loading of nitrate-nitrogen in input waters (M_T) divided by the total volume of the input waters (V_T):

$$C_T = M_T / V_T$$

V_T is equal to the total volume of infiltrating precipitation (V_i) and the total volume of discharge from all on-site sewage systems (V_e). M_T is equal to the total mass of contaminant contained in both the infiltration precipitation (M_i) and the sewage effluent (M_e):

$$M_i = C_i \times V_i$$
$$M_e = C_e \times V_e,$$

Where C_i and C_e are the nitrate-nitrogen concentrations in infiltrating precipitation and sewage effluent, respectively.

The total predicted nitrate-nitrogen loadings to groundwater from the effluent sources at the Site are based on projected loadings from infiltrating precipitation and from sewage effluent discharges per the formulae defined above (**Table 4.1**). The predicted nitrogen-nitrate loadings to groundwater across the entire Site (116 hectares) indicate a concentration of approximately 2.7 mg/L, which is below the Ontario Drinking Water Objective (ODWO) of 10 mg/L.

In addition, for the smallest lot size of 0.41 ha, the predicted nitrogen-nitrate loadings indicate a concentration of approximately 11.6 mg/L. For the largest lot size of 0.62 ha, a nitrogen-nitrate concentration of approximately 8.5 mg/L was predicted at the property boundary. Overall, smaller proposed property sizes are predicted to have nitrogen-nitrate concentrations slightly above the Ontario Drinking Water Objective (ODWO) of 10 mg/L at the property boundaries, while large properties are below the ODWO.

Table 4.1 Predicted nitrate/nitrogen loading

Basic Assumptions:

1600 L/day effluent flow per household
recharge = 0.35 m/yr (based on Environment Canada Data for ET and Precip)
no groundwater crossflow, no enhanced recharge, no in-situ denitrification

Calculation Scenario:	1 Entire Property	2 Small Lot (0.41 ha)	3 Large Lot (0.62 ha)	4 Waterfront lot (4.8 ha)
Number Houses	50	1	1	1
Effluent Volume per House (L/day)	1,600	1,600	1,600	1,600
Nitrate Concentration in Effluent (mg/L)	40	40	40	40
Nitrate Mass in Effluent per House (g/day)	64	64	64	64
Recharge Area (m^2)	1,160,000	4,100	6,200	48,000
Recharge Rate (m/yr)	0.35	0.35	0.35	0.35
Total Mass Nitrate (g/yr)	1,168,000	23,360	23,360	23,360
Volume Effluent (m^3/yr)	29,200	584	584	584
Volume Recharge (m^3/yr)	406,000	1,435	2,170	16,800
Total Volume Water (m^3/yr)	435,200	2,019	2,754	17,384
Resultant Nitrate Loading (g/m^3 or mg/L)	2.7	11.6	8.5	1.3

5.2 Potential Impacts to Lake Rosseau

The objective of the hydrogeological study is to assess potential impacts to both surface water and groundwater uses from effluent discharges of the individual lot sewage systems. It is noted that existing lots obtain water supply from Lake Rosseau and, as such, potential impacts to surface water for both potable and non-potable uses were assessed. Contaminants of concern for surface water impacts are identified as total phosphorus and un-ionized ammonia (NH3; also referred to as UIA).

EXP completed a predictive assessment of potential combined impacts from the on-site sewage systems to surface water in Lake Rosseau near to the Site. The same contaminant attenuation model as described in **Section 4.1** was used. This includes approximately 350 mm of infiltration and an estimated septic effluent flow rate of 1,600 L/lot/day.

5.2.1 Total Phosphorus Loadings and Phosphorus Concentrations in Surface Water

The MECP Design Guideline for Sewage Works, 2008 (Table 22-2) provides concentrations of contaminants in typical residential wastewater. Total phosphorus is listed as ranging from 6 mg/L to 12 mg/L. Paterson et al. (2006) recommended a septic effluent concentration of 9 mg/L be used for predictive assessments.

Numerous studies have shown that dissolved phosphorus is significantly attenuated in both the unsaturated zone and the saturated zone between the residential septic bed and the discharge point to surface water. Factors, such as soil pH, metals concentrations, organic content and soil thickness contribute to determining how much phosphorous will adsorb or precipitate from solution. Paterson et al. (2006) focused on inland lakes within the Precambrian Shield and proposed input coefficients based on distance from the surface water body, which are listed in **Table 4.2**.

Based on the proposed Site plan, a single lot appears immediately adjacent to Lake Rosseau, while remaining lots range from approximately 60 m to greater than 300 m from the major surface water body (Lake Rosseau). The location of the septic beds will depend on the final plan of the lot owner, but it can be assumed septic beds will be at least 15 m from Lake Rosseau and 3 m from the property line, per The Ontario Building Code Requirements. Thus, phosphorus loadings to the lake are assumed to be between 0% and 100% of the load originating from the septic bed.

Table 4.2 Estimated Phosphorus Loading to Surface Water from Septic Bed (from Paterson et al., 2006).

Distance between Septic Bed and Surface Water Body	% P Load to Surface Water Body
0 – 100 m	100
100 m – 200 m	66
200 m – 300 m	33
>300 m	0

Assumptions in the predictive assessment of total phosphorus loadings to the lake included:

- Dilution from infiltrating precipitation as the only mechanism for attenuation of contaminants;
- The approximate total size of the proposed lots is 116 ha so, collectively, an area of 1,160,000 m^2 available for infiltrating precipitation;
- Utilization of precipitation data from Environment Canada for Beatrice 2 Station (23.90 km away), Huntsville WPCP Station (40.47 km away) and Muskoka Airport Station (41.89 km away), which had average annual precipitations (between 1981 to 2010) of 1197.7 mm, 1034.0 mm and 1105.1 mm, respectively. Thus, the average annual precipitation at the Site was assumed to be 1112.3 mm;
- Utilization of evapotranspiration data from Environment Canada for the Muskoka area and the Muskoka Watershed Council, which indicates an average annual evapotranspiration in the range of 500 mm to 600 mm;

- The entire moisture surplus is assumed available for infiltration within the infiltration areas. While some of the moisture surplus may become runoff, this is assumed to be a minimal amount;
- Based on these data, a conservative average annual moisture surplus of 350 mm is designated for the Site;
- Total phosphorus is the critical contaminant;
- No phosphorus loading has been designated for the infiltrating precipitation; and
- The estimated daily effluent flow rate for the Site is 1,600 L/lot/day. Assuming individual sewage systems for the fifty (50) proposed lots, the combined effluent flow rate for the Site is estimated at 80,000 L/day.

Based on the above assumptions, the predicted total phosphorus concentrations at the discharge point to Lake Rosseau are summarized in **Table 4.3**. Scenarios 1, 2, 3 and 4 assume the average distance between all 50 septic beds and the surface waterbody are less than 100 m, 100 to 200 m, 200 to 300 m and greater than 300 m. As noted, phosphorus loading predictions ranged from 0 mg/L (average distance > 300 m) to 0.60 mg/L (average distance less than 100 m).

Due to the geography of the Site, a significant number of lots are situated away from Lake Rosseau – that is, they are further in land and are not waterfront. As such, additional calculations were conducted to predict phosphorus with septic beds at varying distances away from the waterbody (**Table 4.4**).

Scenarios 1 to 3 are generally possible septic bed arrangements, based on the current Site Plan. In Scenario 1, it was assumed septic beds would be located near the property boundary nearest to the waterbody, which yielded a predicted phosphorus loading of 0.173 mg/L. In Scenario 2, it was assumed septic beds for all 50 lots would be a sufficient distance away from the property line nearest to the waterbody, which yielded a predicted phosphorus loading of 0.076 mg/L. In Scenario 3, it was assumed septic beds would be located near the property boundary furthest from the waterbody, which yielded a predicted phosphorus loading of 0.0056 mg/L.

According to the Provincial Water Quality Objectives (PWQO) for total phosphorus, the level required to prevent excessive plant growth in lakes is 0.02 mg/L. Therefore, Scenarios 1 to 3 in **Table 4.3** and **Table 4.4** suggest discharge of effluent impacted groundwater may be an environmental concern.

Table 4.3 Predicted phosphorus loading in Lake Rosseau using average septic distance

Basic Assumptions:
1600 L/day effluent flow per household
recharge = 0.35 m/yr (based on Environment Canada Data for ET and Precip)
no groundwater crossflow, no enhanced recharge

Calculation Scenario: **Average Distance of Septic Bed from Waterbody**	1 < 100 m	2 100 - 200 m	3 200 - 300 m	4 > 300 m
Number Houses or Lots	50	50	50	50
Effluent Volume per House (L/day/house)	1,600	1,600	1,600	1,600
Phosphorus Concentration in Effluent (mg/L)	9	9	9	9
Adjusted Phosphorus Concentration in Effluent (mg/L)	9	6	3	0
Phosphorus Mass in Effluent per House (g/day/house)	14	10	5	0
Recharge Area (m^2)	1,160,000	1,160,000	1,160,000	1,160,000
Recharge Rate (m/yr)	0.35	0.35	0.35	0.35
Total Mass Nitrate (g/yr)	262,800	175,200	87,600	0
Volume Effluent (m^3/yr)	29,200	29,200	29,200	29,200
Volume Recharge (m^3/yr)	406,000	406,000	406,000	406,000
Total Volume Water (m^3/yr)	435,200	435,200	435,200	435,200
Resultant Phosphorus Loading (g/m^3 or mg/L)	0.60	0.40	0.20	0.00

Notes:
Adjusted effluent concentrations determined from **Table 4.2** values
Assumes all septic beds are at specified distance away from waterbody

Table 4.4 Predicted phosphorus loading in Lake Rosseau for varying septic locations

Basic Assumptions:
1600 L/day effluent flow per household
recharge = 0.35 m/yr (based on Environment Canada Data for ET and Precip)
no groundwater crossflow, no enhanced recharge

Possible Scenarios: **(Distance of Septic Bed from Waterbody)**	1	2	3	4	5
Number Houses or Lots (< 100 m)	7	0	0	0	0
Number Houses or Lots (100 to 200 m)	5	7	7	0	2
Number Houses or Lots (200 to 300 m)	12	5	0	5	1
Number Houses or Lots (> 300 m)	26	38	43	45	47
Effluent Volume per House (L/day/house)	1,600	1,600	1,600	1,600	1,600
Phosphorus Concentration in Effluent (mg/L)	2.58	1.14	0.84	0.30	0.30
Phosphorus Mass in Effluent per House (g/day/house)	4.13	1.82	1.34	0.48	0.48
Recharge Area (m^2)	1,160,000	1,160,000	1,160,000	1,160,000	1,160,000
Recharge Rate (m/yr)	0.35	0.35	0.35	0.35	0.35
Total Mass Nitrate (g/yr)	75,336	33,288	24,528	8,760	8,760
Volume Effluent (m^3/yr)	29,200	29,200	29,200	29,200	29,200
Volume Recharge (m^3/yr)	406,000	406,000	406,000	406,000	406,000
Total Volume Water (m^3/yr)	435,200	435,200	435,200	435,200	435,200
Resultant Phosphorus Loading (g/m^3 or mg/L)	0.173	0.076	0.056	0.020	0.020

Notes:
Phosphorus concentration in effluent is a weighted average based on **Table 4.2** values

5.2.2 Ammonia Loadings and Concentrations in Surface Water

The MECP Design Guideline for Sewage Works, 2008 (Table 22-2) provides concentrations of contaminants in typical residential wastewater. Total ammonia-Nitrogen (TAN) is listed as ranging from 4 mg/L to 13 mg/L. Conservatively, an average concentration of TAN in raw residential wastewater is 10 mg/L.

Ammonia is generally present in sewage effluent in two forms: ionized ammonia (NH4+) and un-ionized ammonia (NH3; also referred to as UIA). Both forms of ammonia persist in anaerobic conditions in effluent and contaminated groundwater; however, UIA is significantly more toxic to aquatic life. The relative concentration of UIA is dependent on both water temperature and pH, and is based on the following equation:

$$f = 1/(10^{pKa-pH} + 1)$$

$$pKa = 0.09018 + 2729.92/T$$

Where f is the fraction of total ammonium nitrogen that is UIA; and T is the ambient water temperature (in Kelvin). Conservatively, the temperature and pH of groundwater below the residential septic beds are assumed to be no higher than 15°C and 7.0, respectively. Based on the above equations, this equates to a relative UIA percentage of 0.27%. As such, a TAN concentration of 10 mg/L equates to a UIA of (10 x 0.0027 =) 0.027 mg/L.

Assumptions in the predictive assessment of total phosphorus loadings to the lake included:

- Dilution from infiltrating precipitation as the only mechanism for attenuation of contaminants;
- The approximate size of the proposed lots is 116 ha so, collectively, an area of 1,160,000 m^2 available for infiltrating precipitation;
- Utilization of precipitation data from Environment Canada for Beatrice 2 Station (23.90 km away), Huntsville WPCP Station (40.47 km away) and Muskoka Airport Station (41.89 km away), which had average annual precipitations (between 1981 to 2010) of 1197.7 mm, 1034.0 mm and 1105.1 mm, respectively. Thus, the average annual precipitation at the Site was assumed to be 1112.3 mm;
- Utilization of evapotranspiration data from Environment Canada for the Muskoka area and the Muskoka Watershed Council, which indicates an average annual evapotranspiration in the range of 500 mm to 600 mm;
- The entire moisture surplus is assumed available for infiltration within the infiltration areas. While some of the moisture surplus may become runoff, this is assumed to be a minimal amount;
- Based on these data, a conservative average annual moisture surplus of 350 mm is designated for the Site;
- UIA is the critical contaminant;
- No ammonia loading has been designated for the infiltrating precipitation;
- The estimated daily effluent flow rate for the Site is 1,600 L/lot/day. Assuming individual sewage systems for the fifty (50) proposed lots, the combined effluent flow rate for the Site is estimated at 80,000 L/day;
- At the point of discharge: UIA concentrations (Ce) of combined effluent loads originating from the 50 lots are assumed to be 0.027 mg/L;

Based on the above assumptions, the predicted UIA concentration at the discharge point to Lake Rosseau is estimated to be 0.0018 mg/L. The Provincial Water Quality Objective (PWQO) for UIA is established at 0.02 mg/L, which suggests UIA loadings in Lake Rosseau are not expected to be an environmental concern.

Table 4.5 Predicted UIA loading

Basic Assumptions:

1600 L/day effluent flow per household
recharge = 0.35 m/yr (based on Environment Canada Data for ET and Precip)
no groundwater crossflow, no enhanced recharge, no in-situ denitrification

Calculation Scenario:	1 Entire Property
Number Houses	50
Effluent Volume per House (L/day)	1,600
UIA Concentration in Effluent (mg/L)	0.027
UIA Mass in Effluent per House (g/day)	0.043
Recharge Area (m^2)	1,160,000
Recharge Rate (m/yr)	0.35
Total Mass UIA (g/yr)	788
Volume Effluent (m^3/yr)	29,200
Volume Recharge (m^3/yr)	406,000
Total Volume Water (m^3/yr)	435,200
Resultant UIA Loading (g/m^3 or mg/L)	0.00181

6 On-site Water Supply

6.1 Hydrogeological Setting

EXP assessed the potential for the Site to provide groundwater-source water supply. The Site generally consists of forests, with one proposed lot at the waterfront and the remaining 49 lots inland. The Site shows a topographic high inland, with a moderate to high slope towards Lake Rosseau.

The Site is currently undeveloped and there are no existing water wells. However, a search of the MECP Water Well Information System (WWIS) database showed a total of thirteen (13) existing water wells within a one kilometer radius of the approximate Site center, several of which are located adjacent to the proposed development (**Drawing 3**). The wells were completed between 1972 and 2020 and depths ranged from 36.6 m (120 feet) to 122.0 m (400 feet). All the water wells were completed in bedrock with soil thicknesses ranging from nil to 5.5 m. Well logs generally described overburden as coarse, including sand and gravel, and boulders. In addition, all the wells from the WWIS database were listed as water supply wells and reported to have fresh water. Recommended pumping rates ranged from 2 to 20 gpm (7.5 to 75 litres per minute).

According to Ontario Geological Survey (OGS) Google Earth Bedrock maps, the Site is underlain by commonly layered biotite magmatic rocks and gneisses, and locally includes quartzofeldspathic gneisses, orthogneisses and paragneisses. Quaternary Geology maps from the OGS suggest the Site is underlain by undifferentiated igneous and metamorphic rock, exposed at the surface or covered by a discontinuous, thin layer of drift. Quaternary geology maps also suggest the presence of gravel and sand glaciofluvial outwash deposits in areas south of the Site, while areas north of the Site are underlain by silt and clay glaciolacustrine deposits. Both of these observations are consistent with historic and new well records.

Previously, EXP completed a Geotechnical investigation of the Site (November 24, 2022), which included approximately 43 test pits across the 116 hectare lot (**Drawing 4, Appendix A**). In general, shallow bedrock was encountered throughout the Site, while overburden (if any) largely consisted of sands and varying degrees of silt and gravel. Select samples were analyzed for grain size and showed soils were consistent with field observations during test pitting – that is, soils were determined to be predominantly sand with varying amounts of silt and gravel. Laboratory testing of the soils indicated an estimated design percolation time of approximately 5-10 min/cm in sands with relatively more gravel and 10-15 min/cm in sands with relatively more silt. Depth to groundwater was not determined during the fieldwork; however, water was encountered in some test pits (possible perched water tables atop bedrock).

6.2 New Site Wells

No monitoring or residential wells existed on the Site and, as such, three (3) wells were installed to assess water quality and quantity across the Site. According to well records, the A364133 well was drilled to a depth of 180 feet, with approximately 18 feet of clay overburden and bedrock to depth. As noted, the well appeared to be flowing artesian, with a water level recorded at 2 feet above ground (top of casing height). During the driller pumping test, a pumping rate of 10 gpm yielded 11 feet of drawdown in one (1) hour. The A364139 well was drilled to a depth of 360 feet and was bedrock to surface. A static water level was noted at a depth of 9.5 feet. During the driller pumping test, a pumping rate of 7 gpm yielded approximately 37 feet of drawdown in one (1) hour. The A364138 well was drilled to a depth of 360 feet, with approximately 1.5 feet of clay overburden and bedrock to depth. A static water level was noted at a depth of 86.5 feet. During the driller pumping test, a pumping rate of 7 gpm yielded approximately 142 feet of drawdown in one (1) hour.

6.3 Pumping Test

Pumping tests were conducted on the three (3) newly constructed wells, which were located in the northwest, northcentral and southcentral areas of the Site (**Drawing 3** in **Appendix A**). According to D-5-5 Private Wells: Water Supply Assessment recommendations, pumping tests should be conducted for six (6) hours at a given well, while maintaining a pumping rate equal to (3.75 Lpm) * (number of bedrooms + 1). Assuming 4-5 bedrooms per household, this suggests a conservative pumping rate of 3.75 Lpm * 6 = 22.5 Lpm, where sustainable – that is, where excessive drawdown to the intake does not occur. In considering observations from well records noted in **Section 5.2**, test pumping rates were 62.5 Lpm (16.5 gpm) for A364133

and 22.7 Lpm (6.0 gpm) for A364139. In addition, due to the large drawdown noted in the well record, step-test pumping rates were 7.9 Lpm (2.1 gpm), 10.3 Lpm (2.72 gpm) and 13.9 Lpm (3.7 gpm) for A364138 for approximately 30 minute steps.

Pumping tests were conducted with consideration to D-5-5. Prior to pumping, static water levels were measured (relative to the top of pipe) and dataloggers were installed. For the A364133, A364139 and A364138 wells, installation depths were approximately 15 m, 20 m and 33 m below the top of pipe, respectively. During the pumping-phase, manual water levels were measured at the pumping well at regular intervals. In addition, manual water levels were obtained in the other two (2) wells, which acted as observation wells. A single constant pumping rate was maintained for pumping tests on wells AA364133 and A364139 for the entire duration of the test. Conversely, a step-test (with two steps) was conducted on the A364138 well, which maintained constant pumping rates for each step. During the recovery phase, the pump was turned off and water levels were again monitored at regular intervals for the duration of the recovery.

7 Results

7.1 On-Site Sewage System

Based on the hydrogeological assessment, the Site is capable of supporting individual on-site sewage systems such that predicted nitrate-nitrogen loadings to groundwater at the Site boundary will be below the ODWO of 10 mg/L. However, there is potential for elevated levels of nitrates in groundwater beneath and adjacent to the Site from the combined impact of individual sewage systems on the lots. In particular, smaller lots may be vulnerable to elevated nitrate levels in groundwater.

Due to thin presence of thin (or no) overburden across the Site, nitrate/nitrogen from septic systems may be a concern in the groundwater. Ontario regulations, including Ontario Regulation 903 and the Ontario Building Code, have rules concerning separation distances between septic beds and water wells. Nonetheless, proximity to larger septic beds – especially during peak occupancy periods – may lead to high nitrate levels in source groundwater. In addition, because the aquifer system is not assumed to be hydraulically disconnected from the surface, this suggests “short-circuiting” of contaminants into the subsurface can occur via fractures exposed to the surface.

There is potential for elevated levels of total phosphorus in surface water in Lake Rosseau adjacent to the Site from the combined impact of individual sewage systems on the lots. Depending on the location and number of septic beds, this can mitigate potential impacts on the adjacent lake. In addition, UIA loading was noted to be well below the PWQO, suggesting a low potential for impacts to Lake Rosseau.

7.2 On-Site Water Supply

As noted, nearly all lots are not waterfront and, as such, individual wells will be the source of water supply at each lot. Due to extensive bedrock and shallow overburden across the Site, groundwater will be supplied from the fractured bedrock unit. The aquifer system is generally unconfined, but some low-lying areas (near A364133) appear to have confining conditions.

7.2.1 Water Quality

Water samples were obtained from the three (3) newly drilled wells and two (2) existing residential wells. Samples were taken immediately following the pumping test to ensure groundwater best represented aquifer water quality. At residential sample locations, outdoor, untreated taps were used to fill sample bottles. Prior to sampling, taps were fully opened and ran for ten (10) minutes. Note, due to a hold time exceedance, the A364133 well was re-sampled. Results of the sampling events are provided in **Table 6.1**. Overall, groundwater quality showed exceedances for multiple health related contaminants at one or more drilled locations, including: Total Coliform, E. Coli, Total Coliform Background, Turbidity and Sodium. Additional exceedances included aesthetic and operational objectives, such as colour, total dissolved solids, hardness, iron and manganese. Note, treatment options are provided in **Section 7**.

Table 6.1 Groundwater Quality

	Units	ODWS Standard	A364133	A364139	20 ROS	39 ROS	A364138	A364133
Sample Date & Time	---	---	5/17/2023	5/17/2023	5/17/2023	5/17/2023	5/17/2023	5/31/2023
Analysis	***	***	***	***	***	***	***	***
Health Related								
Total Coliform	cfu/100mL	ND	---	0	30	0	NDOGT	0
E. Coli	cfu/100mL	ND	---	0	0	0	NDOGT	0
Fecal Coliform	cfu/100mL	ND	---	0	0	0	0	0
Total Coliform Background	cfu/100mL	ND	---	68	61	0	NDOGT	---
Nitrite (as N)	as N mg/L	1	0.003 <MDL	0.003 <MDL	0.003 <MDL	0.003 <MDL	0.003 <MDL	---
Nitrate (as N)	as N mg/L	10	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.327	---
Nitrate + Nitrite (as N)	as N mg/L	---	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.006 <MDL	0.327	---
Conditional Health Related*								
Sodium	mg/L	20 (200)	13.4	3.97	110	25.9	1.96	---
Non-Health Related								
Conductivity	uS/cm	---	239	177	1480	344	188	---
pH	No unit	(6.5-8.5)	7.89	6.92	7.3	8.04	7.28	---
Alkalinity	mg/L as CaCO3	(30-500)	71	80	27	115	63	---
Colour	TCU	(5)	< 3	55	< 3	< 3	< 3	---
Turbidity	NTU	1 (5)	4.6	28	0.2	< 0.10	17	0.15
Total Dissolved Solids	mg/L	(500)	157	111	1070	214	126	---
Ammonia+Ammonium (N)	as N mg/L	---	< 0.04	0.11	0.12	< 0.04	< 0.04	---
Chloride	mg/L	---	1.9	1.1	210	23	0.76	---
Sulphate	mg/L	---	47	9.4	480	29	26	---
Hardness	mg/L as CaCO3	(80-100)	104	79.2	548	116	86.5	---
Calcium	mg/L	---	34.4	25	198	37.2	29.4	---
Iron	µg/L	(300)	1252	9208	23	8	859	---
Magnesium	mg/L	---	4.44	4.08	13.2	5.67	3.17	---
Manganese	µg/L	(50)	47.7	709	51.9	22.6	53.4	---
Dissolved Organic Carbon	mg/L	(5)	< 1	5	< 1	< 1	2	---

--- denotes no noted parameter standard
( ) denotes Aesthetic Objective
Exceedance when compared to standard
*may be a risk to someone with a sodium restricted diet

7.2.2 Well and Aquifer Assessment

Pumping Test Observations

During pumping tests, no drawdown was observed in designated observation wells; however, due to the significant distances between the newly drilled wells, this was expected. In any case, pumping the highest yield well (A364133), which would have the largest drawdown cone radius, had no impact on the observation wells, while also appearing to approach a steady state. As such, it can be assumed that prolonged pumping of the A364133 well at a lower pumping rate would reach a steady state (as noted in the driller log) and would not have significant interference on adjacent wells. In general, pumping test data was consistent with observations in well logs, whereby well yields ranged from very good to poor. Note, due to the absence of a check-valve on the pump, recovery data was assumed to be relatively unreliable and, as such, well record recovery data was used for analyses.

Drawdown data is presented in **Figures 6.4, 6.5 and 6.6**. The dashed blue lines indicate the approximate static water levels, while dashed red lines indicate the approximate drawdown depth. In addition, the dashed orange lines indicate lines of best fit. As can be seen in the drawdown figures, the slope of the line likely changes in response to an impermeable boundary. In addition, recovery data suggests the A364133 well was likely influenced by a constant head boundary (nearby creek or Lake Rosseau).

Transmissivity

Although aquifer storativity cannot be determined because no drawdown was observed in observation wells, transmissivity (T) can be determined through an analysis of drawdown data. Based on the equation $T = 0.183Q/\Delta s$, where T is transmissivity (m^2/day), Q is pumping rate (m^3/day) and Δs is the slope of the line across one log interval, we can determine the following for each well location:

A364133	**A364138**	**A364139**
$T = 0.183Q/\Delta s = 0.183*89.9/0.71 =$ **23.17 m^2/day**	$T = 0.183Q/\Delta s = 0.183*15.4/2.0 =$ **1.41 m^2/day**	$T = 0.183Q/\Delta s = 0.183*32.7/2.8 =$ **2.14 m^2/day**

Specific Capacity

In addition, specific capacity for each well can be calculated by dividing pumping rate (L/min) by drawdown (m). Results were as follows from data in **Figures 6.4, 6.5** and **6.6**:

A364133	**A364138**	**A364139**
SC = Q/H = 62.5/5.56 = **11.24 L/min per m of drawdown**	SC = Q/H = 10.7/40.22 = **0.27 L/min per m of drawdown**	SC = Q/H = 22.7/39.78= **0.57 L/min per m of drawdown**

Assuming pumps are set at the recommended pump depth noted in the well logs, and that water levels should not be drawn down below 1 m above the pump, the available drawdown is as follows:

A364133	**A364138**	**A364139**
30 m	73 m	55 m

To calculate the well production rate, we can multiply the available drawdown by the specific capacity. Results for each well are as follows:

A364133	**A364138**	**A364139**
337.2 L/min	19.71 L/min	31.35 L/min

Based on log-linear relationships observed in **Figures 6.4, 6.5** and **6.6**, the A364133 well can maintain the applicable pumping rate, indefinitely. Conversely, the A364139 well will become dry (greater than 55 m of drawdown) after approximately 200 minutes of continuous pumping at the noted rate, while A364138 will become dry (greater than 73 m of drawdown) after approximately 200 minutes of pumping at the noted average rate. As such, we can calculate the amount of water produced from each well by multiplying the pumping rates by the time for water levels to reach 1 m above the pump depth:

A364133	**A364138**	**A364139**
Volume water = indefinite amount	Volume water = 10.7 * 200 = 2140 L over 200 minute interval	Volume water = 22.7 * 200 = 4540 L over 200 minute interval

Figure 6.4 Drawdown data from the A364133 well pumping test

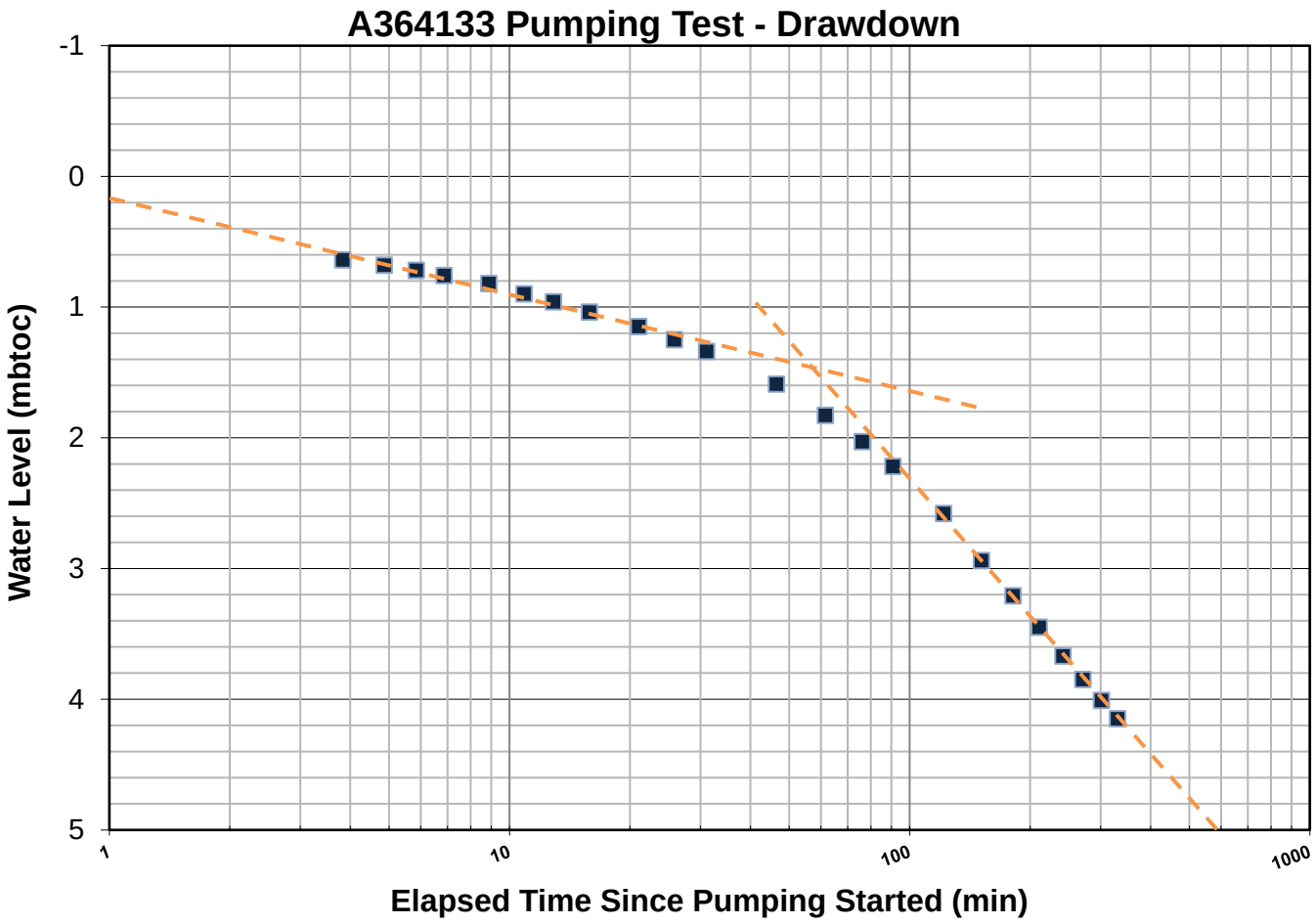


Figure 6.5 Drawdown data from the A364139 well pumping test

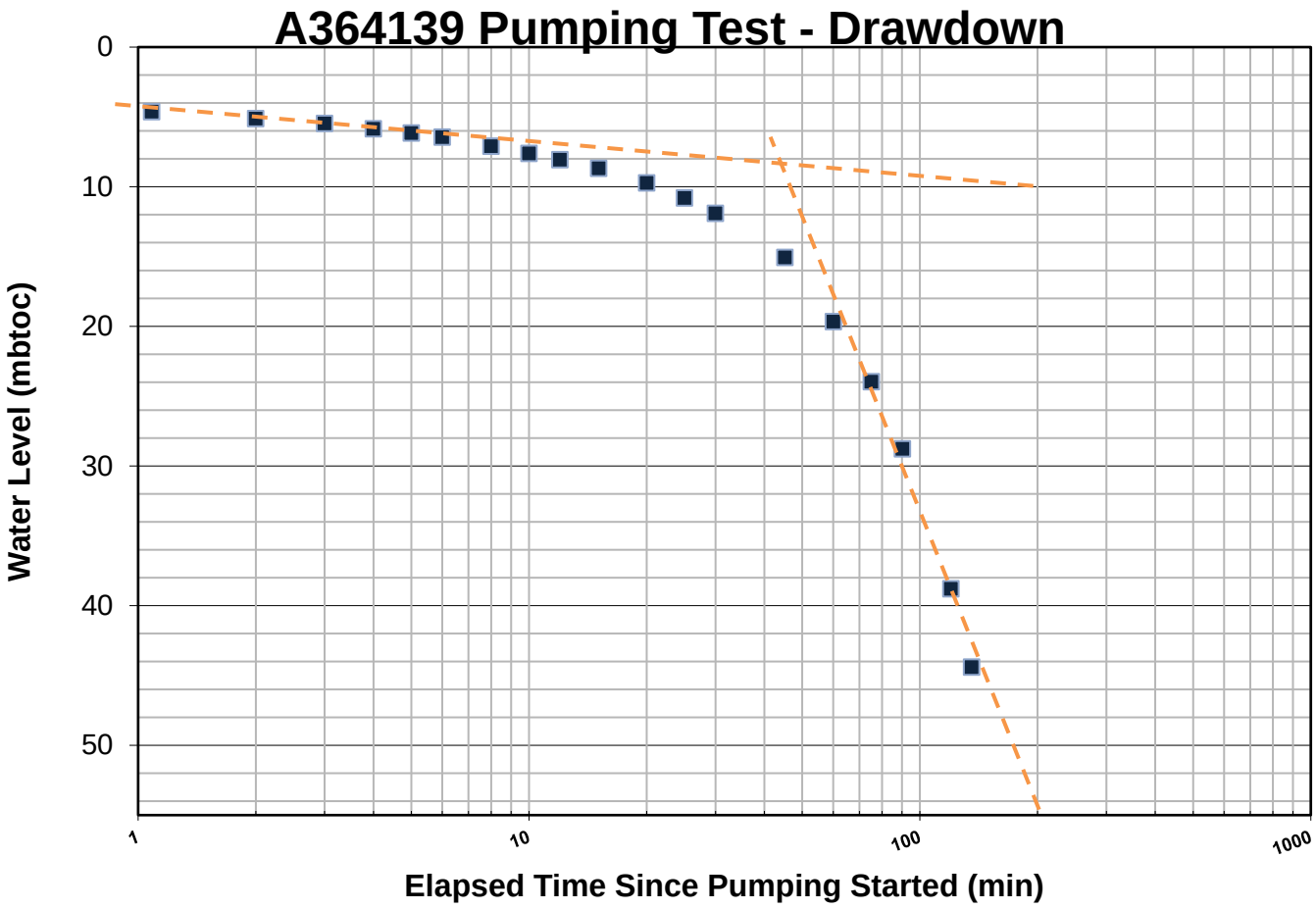
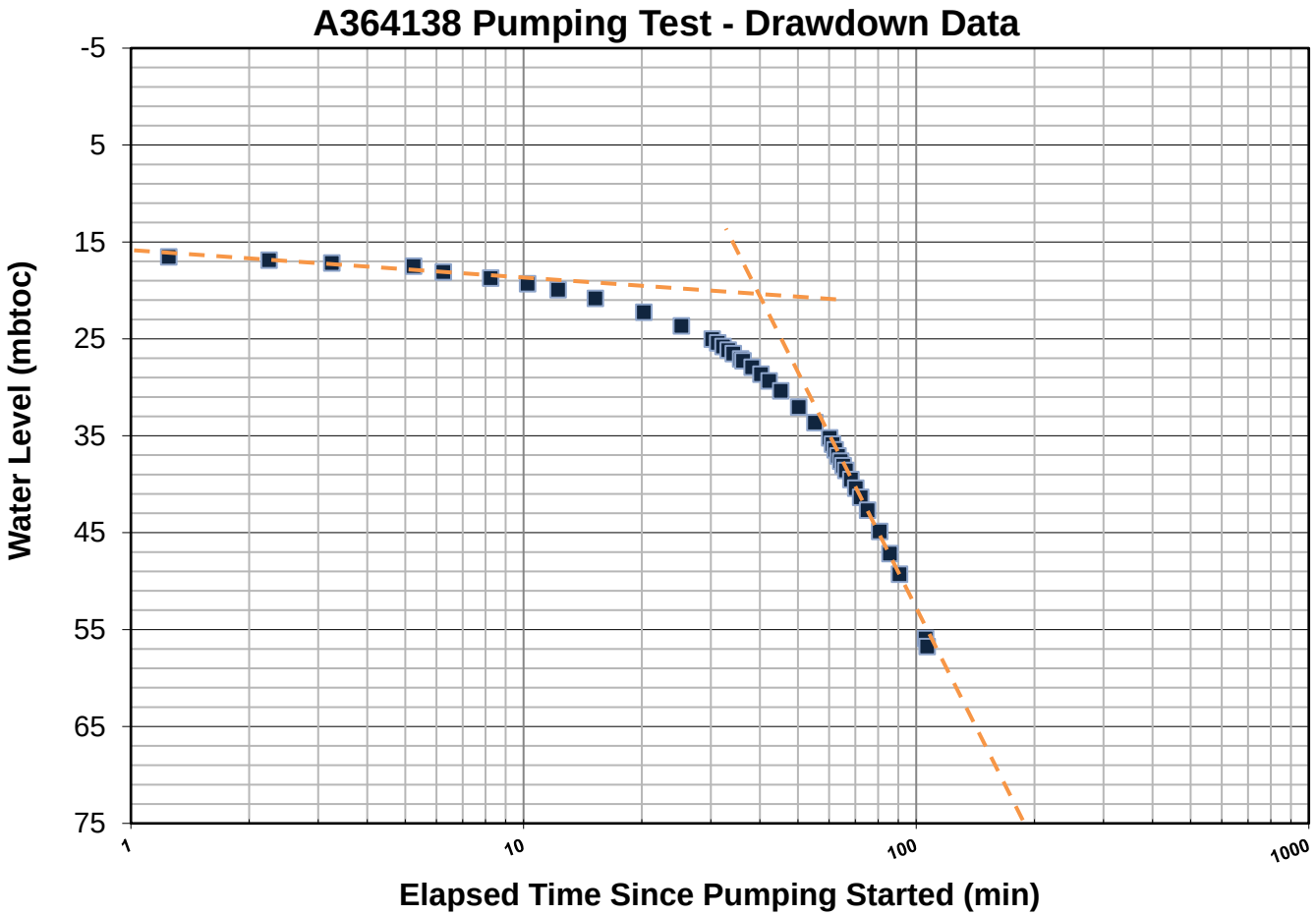


Figure 6.6 Drawdown data from the A364138 well pumping test



Well Record Recovery Test

As noted in the well logs (**Appendix B**), residual drawdown data varied across well locations (**Figures 6.7, 6.8, 6.9**). Assuming a casing radius of 7.62 cm, this suggests a well cross-sectional area of 0.018 m^2. The 1-hour recovery for each well can be calculated using A*H/t, where A = cross sectional area (m^2), H = the difference between the initial and final head in the well after 1 hour and t = 1 hour (except where noted in the equation). Calculations for each well are as follows:

A364133	**A364138**	**A364139**
Volume water into well = 0.018*2.24 = 0.04 m^3/hour = **40 L/hour** Note, drawdown stabilized after 30 mins. Thus, the well can produce **2271.25 L/hour** with a drawdown of approximately 3.5 m.	Volume water into well = 0.018*33.91 = 0.61 m^3/hour = **610 L/hour**	Volume water into well = 0.018*11.17/0.66 = 0.30 m^3/hour = **305 L/hour**

Review of Adjacent Well Logs

A review of well records in areas immediately adjacent to the Site were reviewed. Record 4801421 (northeast of the Site) showed a 296' deep well with no drawdown during a 1-hour pumping test, suggesting a very high yield. Record 4803454, northwest of the Site showed a bedrock well to 400', which saw a drawdown from 22' to 400' during a 1-hour pumping test. As such, the recommended rate was 2 gpm. Record A018197 (located south of the Site) showed a bedrock well to a depth of 97.5 m. Data showed a drawdown of 43 m over 1-hour of pumping, when pumped at 20 L/min, while recovery was 26 m over 1-hour. As such, the well has a moderate yield and recovery.

8 Conclusions and Recommendations

Based on the hydrogeological assessment (and adjacent well log information), the following conclusions are provided:

- Assuming a requirement of 450 L/day/person, households require approximately 2250 L of water supply per day (assumed 4 bedrooms plus 1);
- Both high and low yield wells should be able to provide sufficient quantities of water to individual residences;
- Based on nitrate/nitrogen loading calculations, the Site is capable of supporting individual on-site sewage systems such that predicted nitrate-nitrogen loadings to groundwater at the Site boundary will be below the ODWO of 10 mg/L. However, due to the close proximity and possible short circuiting of groundwater flow, smaller lots in the Site may be vulnerable to elevated nitrate-nitrogen levels in groundwater beneath;
- Collectively, attenuated discharge of sewage effluent from the combined lots to Lake Rosseau may exceed the PWQO of total phosphorus, but this could be mediated with placement of septic systems away from property boundaries nearest to the receptor;
- The attenuated discharge is unlikely to exceed PWQO limits for UIA; and
- Several health-related exceedances were noted in well water samples.

The following recommendations are provided:

1. A minimum 15 m clearance distance should be maintained between all septic fields and the shoreline of Lake Rosseau, and septic beds should be placed as far from adjacent property boundaries as planning will allow (minimum 3 m from property lines and 15 m from residential wells);
2. Low yield wells can be fixed with supplemental storage, which can store water during intermittent pumping;
3. Where low yield wells have been determined, hydraulic stimulation may be used to increase yield;
4. Due to hydraulic connectivity between the surface and subsurface aquifer, and due to notable metals and bacterial concentrations in the aquifer water supply across the Site and adjacent areas, *nitrate and biological treatment systems must be implemented to ensure treated water quality meets Ontario Drinking Water Standards*. In addition, metals treatment systems should be implemented to ensure water quality meets ODWS;
5. Based on the current 50-lot proposal, septic treatment systems should include the removal of both nitrogen and phosphorus to ensure mass loading does not exceed ODWS (groundwater) and PWQO (surface water) guidelines;
6. To limit exposure of water wells to shallow groundwater, bedrock wells should be cased to, at minimum, 20' into bedrock (see Ontario Regulation 903);
7. If the single waterfront lot is to use surface water, the water quality of Lake Rosseau should be tested to assess its potential as a potential potable water source;
8. All new wells should be tested for water quality to determine required treatment systems (in general, this should include particle filters for turbidity and elevated metals, softeners and microbial treatment); and

9. Prior to use as a residential water supply, all water supply wells should be tested to ensure *treated water* does not exceed Ontario Drinking Water Standards and Objectives.

There are a number of available nitrate treatment systems, including the POINTTM system, the Waterloo Biofilter and the Premier Tech Environment Ecoflow Biofilter. Many of the readily available nitrate treatment systems are capable of consistently removing 40% of nitrogen compounds from the effluent. Typically, these systems require smaller field bed areas compared to conventional systems.

Available information, including case studies, suggests Waterloo Biofilter systems can consistently remove the following total nitrogen compounds:

- Single-Pass Waterloo System – 25 to 35% total nitrogen removal.
- Double-Pass Waterloo System – 50 – 65% total nitrogen removal.

Phosphorus removal from septic systems can also be achieved through multiple means. Some systems may require post-treatment of phosphorus-rich sludge, while others may remove phosphorus without the accumulation of sludge.

Summary of Findings

Overall, to minimize groundwater impacts from short-circuiting septic effluent – that is, effluent entering the subsurface through fractures at the surface – nitrate/nitrogen removal systems are recommended on all septic systems to ensure ODWS and PWQO criteria are met. In addition, to prevent adverse impacts of phosphorus loading on nearby surface waterbodies (Lake Rosseau), phosphorus removal systems are also recommended for all septic systems to ensure PWQO criteria are met.

Because the aquifer was determined to be largely hydraulically connected to the surface, and because bacteria were noted in groundwater samples at new and existing wells, residential treatment systems ***must*** be used to remove biological contaminants. This may include chlorination or UV light treatment. In addition, it is recommended that drinking water supply treatment systems should include water softeners (where hard water is encountered), as well as treatment systems that remove metals (generally applies to aesthetic objectives).

Lastly, all new water supply wells should be installed by a licensed contractor (per O. Reg. 903) and shocked (chlorinated) after installation. In addition, untreated water samples should be collected and analysed from newly drilled wells to ensure appropriate treatment systems can be applied. After treatment systems have been applied, treated water samples should again be analyzed to ensure parameters are within the maximum acceptable concentration (MAC) for health-related parameters or do not exceed objectives for aesthetic and operational guidelines. As noted, due to the hydraulic connectivity between the surface and aquifer, and the presence of bacteria, both chlorination and UV filters are recommended for drinking water treatment.

9 General Limitations

The information presented in this report is based on a limited investigation designed to provide information to support an assessment of the current hydrogeological conditions within the subject property. The conclusions and recommendations presented in this report reflect Site conditions existing at the time of the investigation.

More specific information with respect to the conditions at individual lots, including the groundwater quality and well yields, may become apparent during site development operations.

The environmental investigation was carried out to address the intent of applicable provincial and municipal Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of Environment and the Seguin Township. It should also be noted that current Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report. Achieving the study objectives stated in this report has required us to arrive at conclusions based upon

the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking at **EXP**, therefore, is to perform our work within limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental impairment. Our work should not be considered 'risk mitigation'. No other warranty or representation, either expressed or implied, is included or intended in this report.

This report was prepared for the exclusive use of the Client and may not be reproduced in whole or in part, without the prior written consent of **EXP**, or used or relied upon in whole or in part by other parties for any purposes whatsoever. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. **EXP Services Inc.** accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

10 Closure

We trust this summary report is satisfactory for your purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

Yours truly,

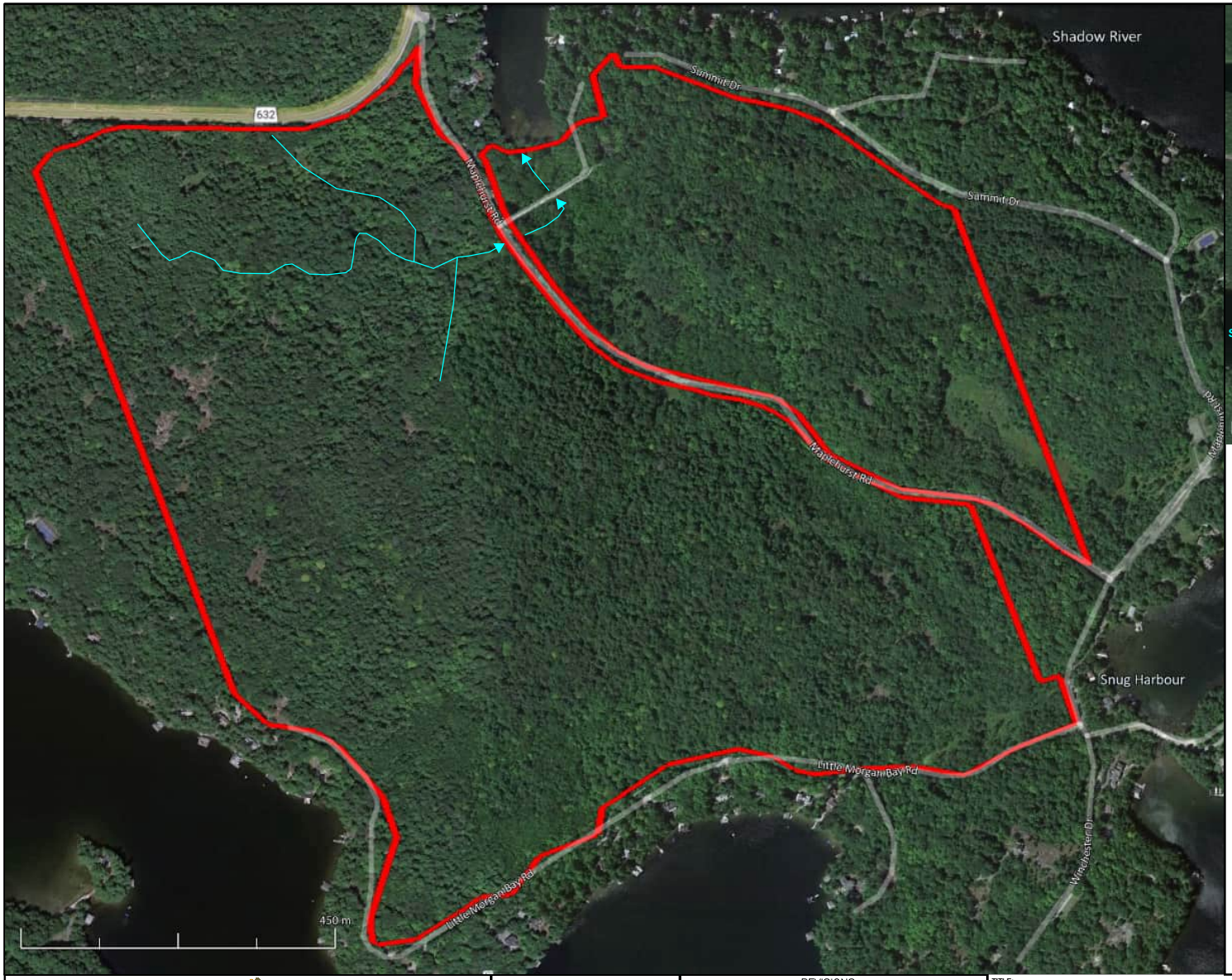
EXP Services Inc.



Jamie Batten, GIT.
Hydrogeologist, Earth & Environmental
Northeastern Ontario

FOR: Delwar Ahmed, P. Geo.
Sr. Reviewer/Hydrogeologist, E & E

Appendix A – Drawings





Approximate Noted Waterbody

Approximate Site Boundary

N

exp Services Inc.
Sudbury Branch
t: +1.705.674.4401 | f: +1.705.674.5583
885 Regent Street
Sudbury, ON P3E 5M4
Canada
www.exp.com

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REVISIONS		
No.	DESCRIPTION	DATE

TITLE: **HYDROGEOLOGICAL STUDY SITE PLAN**

PROJECT AND LOCATION: **Rosseau Springs Development**

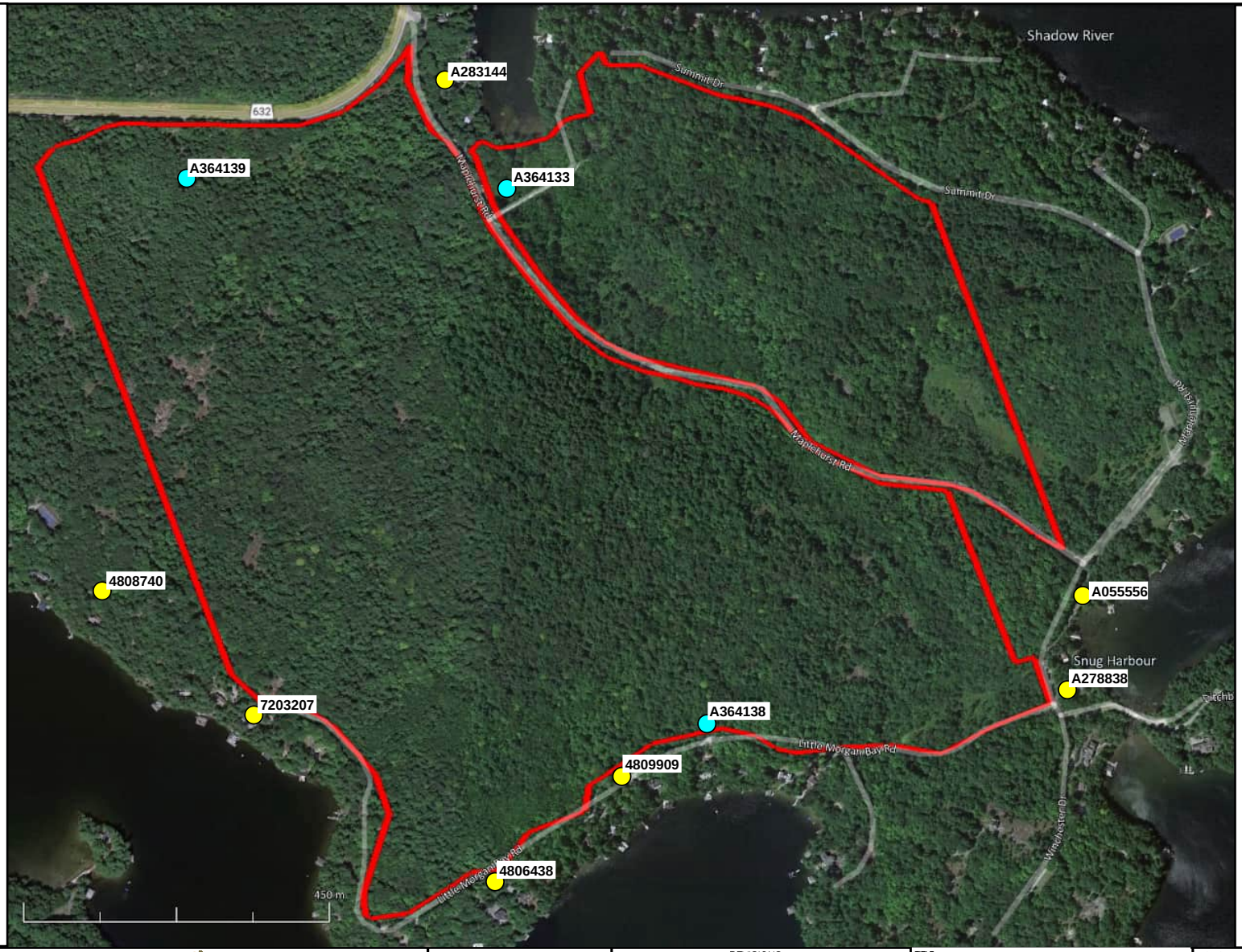
Rosseau, Ontario

PROJECT NO. **SUD-22025423-A0**

DATE **June 2023**

SCALE:

DWG NO. **1**



Approximate Site Boundary

Nearest Existing Wells

New Wells (pumped during pumping test)

exp Services Inc.
Sudbury Branch
t: +1.705.674.4401 | f: +1.705.674.5583
885 Regent Street
Sudbury, ON P3E 5M4
Canada
www.exp.com

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REVISIONS

No.	DESCRIPTION	DATE

TITLE: **HYDROGEOLOGICAL STUDY WELL LOCATIONS**

PROJECT AND LOCATION: **Rosseau Springs Development**

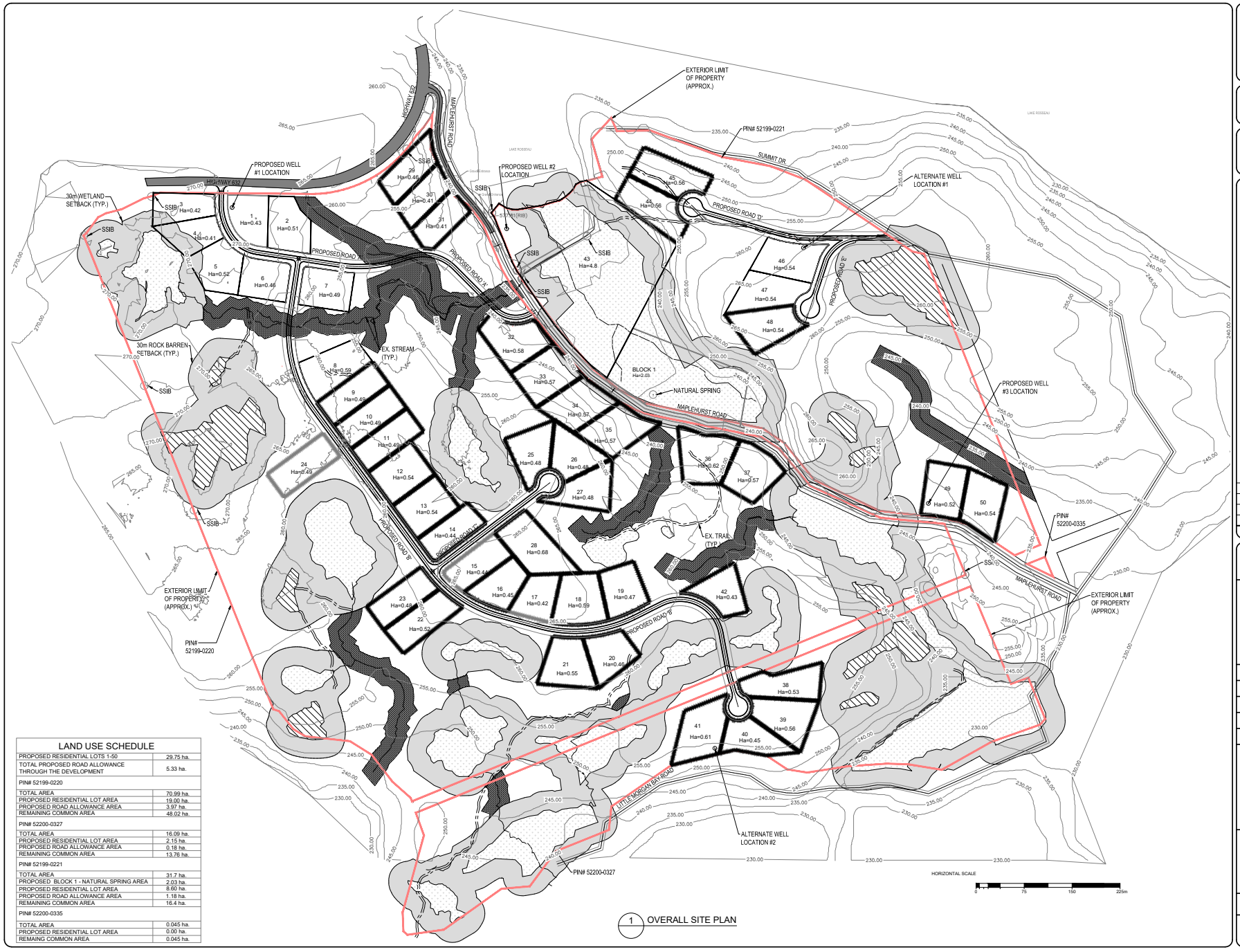
Rosseau, Ontario

PROJECT NO. **SUD-22025423-A0**

DATE **June 2023**

SCALE:

DWG NO. **2**



1 OVERALL SITE PLAN

LAND USE SCHEDULE

PROPOSED RESIDENTIAL LOTS 1-50	29.75 ha.
TOTAL PROPOSED ROAD ALLOWANCE THROUGH THE DEVELOPMENT	5.33 ha.
PIN# 52199-0220	
TOTAL AREA	70.99 ha.
PROPOSED RESIDENTIAL LOT AREA	19.00 ha.
PROPOSED ROAD ALLOWANCE AREA	3.97 ha.
REMAINING COMMON AREA	48.02 ha.
PIN# 52200-0327	
TOTAL AREA	16.09 ha.
PROPOSED RESIDENTIAL LOT AREA	2.15 ha.
PROPOSED ROAD ALLOWANCE AREA	0.18 ha.
REMAINING COMMON AREA	13.76 ha.
PIN# 52199-0221	
TOTAL AREA	31.7 ha.
PROPOSED BLOCK 1 - NATURAL SPRING AREA	2.03 ha.
PROPOSED RESIDENTIAL LOT AREA	8.60 ha.
PROPOSED ROAD ALLOWANCE AREA	1.18 ha.
REMAINING COMMON AREA	16.4 ha.
PIN# 52200-0335	
TOTAL AREA	0.045 ha.
PROPOSED RESIDENTIAL LOT AREA	0.00 ha.
REMAING COMMON AREA	0.045 ha.

EXP Services Inc.
Infrastructure Services - North Bay
737 Main St. East
North Bay, Ontario, Canada
P1B 1C2
Ph. 705 474 2729
Fax 705 474 6818
www.exp.com

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GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY LOCATION AND SIZE OF ALL ABOVE AND BELOW GROUND UTILITIES AND SERVICES PRIOR TO CONSTRUCTION. UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. CONTRACTOR TO INFORM ENGINEER OF ANY DISCREPANCY.

LEGEND

- EX. ASPHALT ROADWAY
- WETLAND
- ROCK BARREN
- 30m BUFFER AREA
- 15m STREAM SETBACK
- STREAM
- EX. TRAIL
- SITE PROPERTY LINE
- LOT PROPERTY LINE
- PROPOSED ROADWAY CENTRELINE
- PROPOSED EDGE OF ROADWAY
- PROPOSED DITCH
- PROPOSED ROAD ALLOWANCE
- CAVITY TREE

NOTE

PROPERTY BOUNDARIES ARE APPROXIMATE AND ARE PROVIDED FOR REFERENCE PURPOSES ONLY.

NOTE

ALL LOTS SHOWN PROVIDE MINIMUM 30m FRONTAGE AND MINIMUM 0.4 HECTARE AREA.

No.	Revision	By:	Date
4	ISSUED FOR CLIENT REVIEW	BM	OCT. 11 22
3	ISSUED FOR CLIENT REVIEW	BM	SEPT.27 22
2	ISSUED FOR CLIENT REVIEW	BM	SEPT. 16 22
1	ISSUED FOR DRONE SURVEY	RJ	JUNE 03 22

ISSUED FOR CLIENT REVIEW

Professional Seal

PRELIMINARY

Drawn By:	BM	Scale:	1:2500 (ARCH D)
Checked By:	LR	Date:	OCT. 11, 2022
Approved By:	CLC	Date:	JULY 22, 2022

Date Printed: 5/23/18

File Name: Base 9951 Rosseau Springs October 11, 2022 - 50 Lot Site - Plan-Combined Survey

Project Title

ROSSEAU SPRINGS SUBDIVISION

ROSSEAU, ONTARIO

Dwg. Title

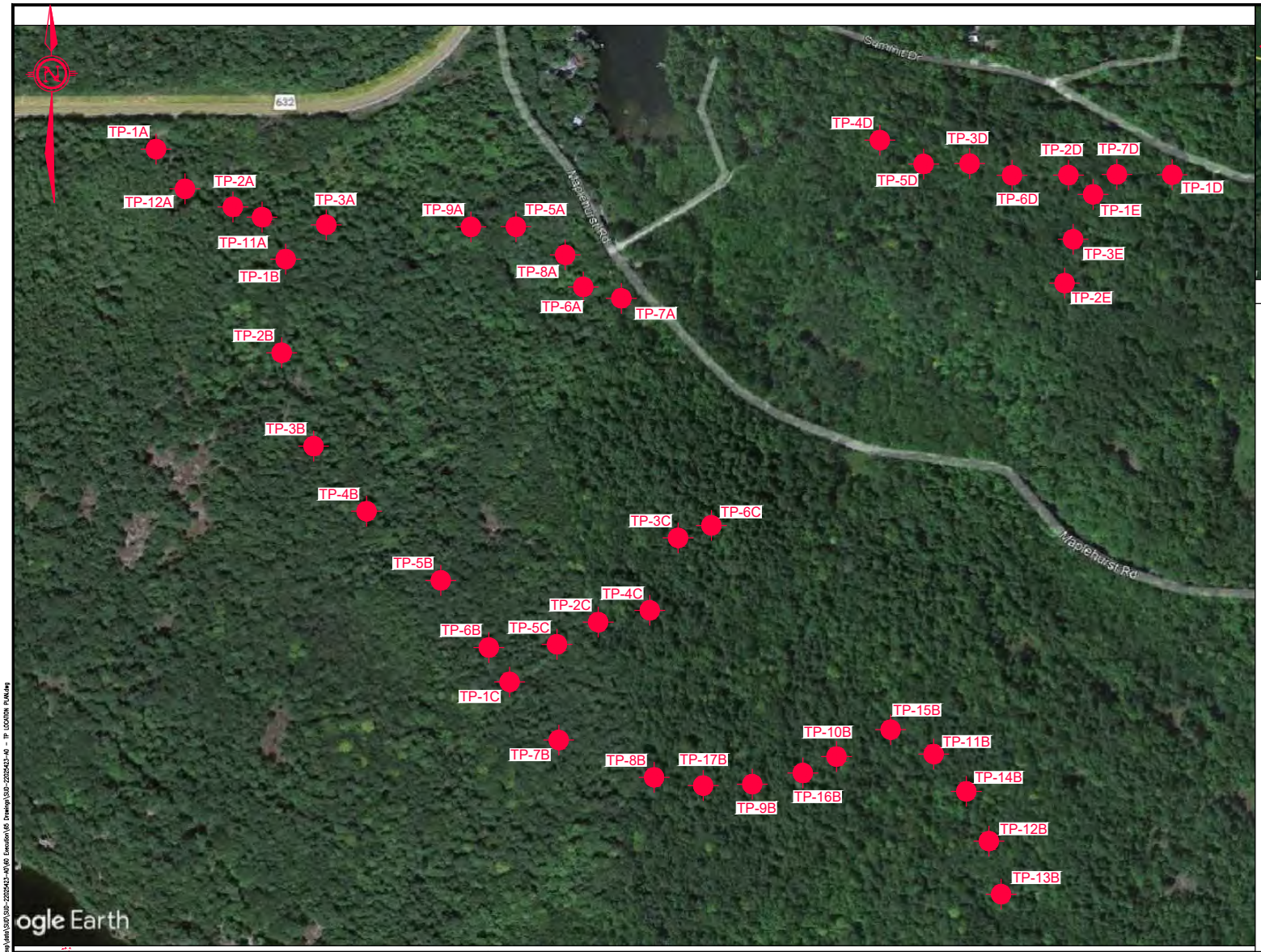
CONCEPTUAL SUBDIVISION PLAN (50 LOTS)

Project No. NON-21019951

Dwg. No. SITE PLAN

Rev. No. 3

E:\NRWKDN-21\9999-Admin\Documents\Drawings\Pln Mapping





KEYPLAN - N.T.S.

LEGEND

EXP TEST PIT

— NOTES —

1) The boundaries and soil types have been established only at Test Hole locations. Between Test Holes, they are assumed and may be subject to considerable error.
2) Do not use Test Hole elevations for design purposes.
3) Soil samples will be retained in storage for 3 month and then destroyed unless client advises that an extended time period is required.
4) Quantities should not be established from the information provided at the Test Hole locations.
5) This drawing forms part of the report, project number as referenced, and should be used only in conjunction with this report.

EXP Services Inc.
Sudbury Branch
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885 Regent Street
Sudbury, ON P3E 5M4
Canada
www.exp.com

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REVISIONS		
No.	DESCRIPTION	DATE

CLIENT: ROSSEAU SPINGS LIMITED

PROJECT: PROPOSED ROSSEAU SPRINGS RESIDENTIAL DEVELOPMENT
ROSSEAU, ON

PROJECT NO.: SUD-22025423-A0

TITLE: TEST PIT LOCATION PLAN

DATE	SCALE:	DWG NO.
NOVEMBER 2022	NTS	4

Nov 24, 2022 - 11:13am \\exp\data\SUD\SUD-22025423-A0\60 Execution\65 Drawings\SUD-22025423-A0 - TP LOCATION PLAN.dwg

Appendix B – Well and Test Pit Logs

Ontario — Ministry of the Environment, Conservation and Parks

Measurements recorded in: ☐ Metric ☑ Imperial

Tag#:A364133 (or Print Below) A364133

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
REM	STEELE / KENOZHA BAY COMPANY	rem@kenozhabay.ca	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
546 HWY 632	ROSSEAU	ONTARIO	P0C 1J0	7057746302 17

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
21 ABC MAPLEHURST	SEGUIN	PT LOT 6-7	5

County/District/Municipality	City/Town/Village	Province	Postal Code
PARRY SOUND DISTRICT	ROSSEAU	Ontario	P0C 1J0

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	605211	5011202		

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
BROWN	CLAY WITH	BOULDERS		0'	18'
GREY/PINK	GRANITE		HARD	18'	180'

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	22'	BENSEAL AND QUICKCRETE	

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☑ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☑ Other, specify SUPPLY STUDY

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
6"	STEEL	.219	0'	22'

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Water Details

Water found at Depth	Kind of Water	Other, specify
142' (m/ft) ☐ Gas	☐ Fresh ☑ Untested	
(m/ft) ☐ Gas	☐ Fresh ☐ Untested	
(m/ft) ☐ Gas	☐ Fresh ☐ Untested	

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0'	22'	10½"
22'	180'	6"

Results of Well Yield Testing

After test of well yield, water was:
☐ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 100'

Pumping rate (l/min / GPM): 10 GPM

Duration of pumping: 1 hrs + – min

Final water level end of pumping (m/ft): 9' 4"

If flowing give rate (l/min / GPM): 3GPM

Recommended pump depth (m/ft): 100'

Recommended pump rate (l/min / GPM): 10+ GPM

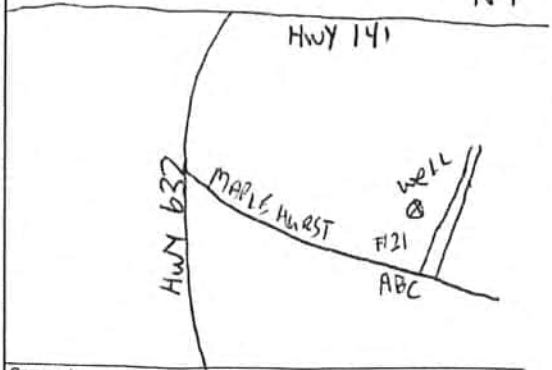
Well production (l/min / GPM): 30 GPM

Disinfected? ☑ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	+ 2'		
1	6"	1	5' 5"
2	2' 3"	2	2' 2"
3	3' 5"	3	1'
4	4' 6"	4	9"
5	5' 9"	5	4"
10	6' 11"	10	1"
15	8' 2"	15	+ 4"
20	9'	20	+ 6"
25	9' 2"	25	+ 8"
30	9' 4"	30	+ 10"
40	9' 4"	40	+ 1' 3"
50	9' 4"	50	+ 1' 7"
60	9' 4"	60	+ 1' 11"

Map of Well Location

Please provide a map below following instructions on the back.



Comments: 3RD WELL DRILLED FOR STUDY

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
CONRAD WELL DRILLING LTD.	7361 7

Business Address (Street Number/Name)	Municipality	Province	Postal Code	Business E-mail Address
P.O. Box 59	PARRY SOUND	ONTARIO	P2A 2X2	conradwelldrilling@gmail.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
7053789578	CONRAD, PAUL

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
3030	Paul Conrad	2022/12/31

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
☑ Yes ☐ No	2022/12/21	Audit No. Z331989
	Date Work Completed: 2022/12/09	Received

0506E (2018/12) — Well Owner's Copy

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Ontario — Ministry of the Environment, Conservation and Parks

Tag#:A364138 (or Print Below) A364138

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Measurements recorded in: ☐ Metric ☑ Imperial

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
REM	STEELE / KENOZHA BAY COMPANY	rem@kenozhabay.ca	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
546 HWY 632	ROSSEAU	ONTARIO	P0C1J0	7057463027

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
LITTLE MORGAN BAY RD.	SEGUIN	PILOT 6-8	4

County/District/Municipality	City/Town/Village	Province	Postal Code
PARRY SOUND DISTRICT	ROSSEAU	Ontario	P0C1J0

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	605530	5061043	42R14741	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
GREY/BROWN	CLAY			0'	1'6"
GREY/PINK	GRANITE		HARD	1'6"	360'

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0'	20'	BENSEAL AND QUICKGROUT	

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☑ Other, specify SUPPLY STUDY

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
6"	STEEL	.219	0'	20'

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☑ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Water Details

Water found at Depth (m/ft)	Kind of Water	Hole Diameter Depth From	Depth To	Diameter (cm/in)
☐ Gas	☐ Fresh ☐ Untested ☐ Other, specify	0'	20'	10½"
Water found at Depth (m/ft) ☐ Gas	Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify	20'	360'	
Water found at Depth (m/ft) ☐ Gas	Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify			

*HYDROFRACED

Results of Well Yield Testing

After test of well yield, water was:
☐ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 300'

Pumping rate (l/min / GPM): 7 GPM

Duration of pumping: 1 hrs + — min

Final water level end of pumping (m/ft): 228'6"

If flowing give rate (l/min / GPM):

Recommended pump depth (m/ft): 300'

Recommended pump rate (l/min / GPM): 7 GPM

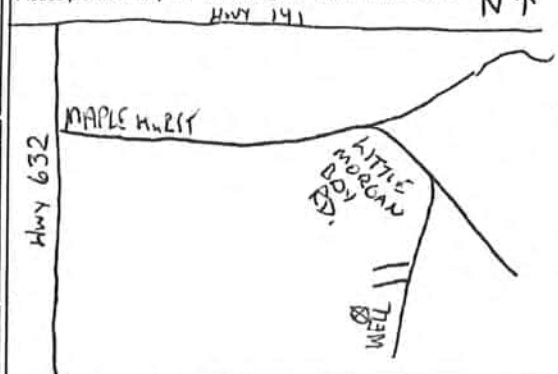
Well production (l/min / GPM): 4 GPM

Disinfected? ☑ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level		86'6"		illegible
1		88'4"	1	226'
2		illegible	2	223'6"
3		92'	3	221'
4		95'1"	4	218'7"
5		97'3"	5	216'1"
10		108'8"	10	203'7"
15		120'1"	15	191'4"
20		131'6"	20	179'
25		142'11"	25	166'9"
30		155'4"	30	154'3"
40		180'3"	40	141'11"
50		204'2"	50	129'6"
60		228'4"	60	117'3"

Map of Well Location

Please provide a map below following instructions on the back.



Comments: 2ND WELL DRILLED FOR STUDY

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
CONRAD WELL DRILLING LTD.	7167

Business Address (Street Number/Name)	Municipality	Province	Postal Code	Business E-mail Address
P.O. Box 59	PARRY SOUND	ONTARIO	P2A2X2	conradwelldrilling@gmail.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)	Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
7053789578	CONRAD, PAUL	3013	Paul Conrad	2021/12/17

Well owner's information package delivered: ☑ Yes ☐ No

Date Package Delivered: 2021/12/21

Date Work Completed: 2021/12/8

Ministry Use Only

Audit No. Z331990

Received

0506E (2018/12)

Well Owner's Copy

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Ontario — Ministry of the Environment, Conservation and Parks

Measurements recorded in: ☐ Metric ☑ Imperial

Tag#:A364139 (Print Below) A364139

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
REM	STEELE - KENOZHA BAY COMPANY	rem@kenozhabay.ca	

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
546 HWY 632	ROSSEAU	ONTARIO	P0C1J0	7057461307

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
219 HWY 632	SEGUIN	PT LOT 6-8	5

County/District/Municipality	City/Town/Village	Province	Postal Code
PARRY SOUND DISTRICT	ROSSEAU	Ontario	P0C1J0

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	604723	5011220		

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
GREY/PINK	GRANITE		HARD	0'	360'

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0'	20'	BENSEAL AND QUICKGROUT	

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☑ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☑ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☑ Other, specify SUPPLY FEASABILITY STUDY

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
6"	STEEL	.219	0'	20'

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☑ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Water Details

HYDROFRACTURED

Water found at Depth (m/ft)	Kind of Water	Gas	Other, specify
	☐ Fresh ☐ Untested	☐ Gas	☐ Other, specify
	☐ Fresh ☐ Untested	☐ Gas	☐ Other, specify
	☐ Fresh ☐ Untested	☐ Gas	☐ Other, specify

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0'	20'	10½"
20'	360'	6"

Results of Well Yield Testing

After test of well yield, water was:
☐ Clear and sand free
☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft): 200'

Pumping rate (l/min / GPM): 7 GPM

Duration of pumping: 1 hrs + — min

Final water level end of pumping (m/ft): 46' 2"

If flowing give rate (l/min / GPM):

Recommended pump depth (m/ft): 200'

Recommended pump rate (l/min / GPM): 7-10 GPM

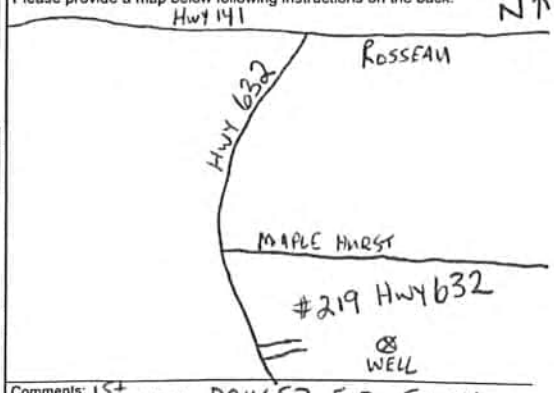
Well production (l/min / GPM): 8 GPM

Disinfected? ☑ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	9' 6"			46' 2"
1	10' 2"		1	40' 4"
2	11'		2	36' 3"
3	11' 8"		3	32'
4	12' 4"		4	27' 11"
5	12' 11"		5	25' 3"
10	15' 9"		10	17' 4"
15	18' 7"		15	15' 2"
20	21' 4"		20	12' 8"
25	24' 1"		25	10' 5"
30	32' 3"		30	9' 9"
40	37' 7"		40	9' 6"
50	42' 11"		50	9' 6"
60	46' 2"		60	9' 6"

Map of Well Location

Please provide a map below following instructions on the back.



Comments: 1st WELL DRILLED FOR STUDY

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
CONRAD WELL DRILLING LTD.	7167

Business Address (Street Number/Name)	Municipality
P.O. Box 59	PARRY SOUND

Province	Postal Code	Business E-mail Address
ONTARIO	P2A2X2	conradwelldrilling@

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
7053789578	CONRAD, PAUL

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
31030	Paul Conrad	2022/11/21

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
☑ Yes ☐ No	2022/11/21	Audit No. Z331991
	Date Work Completed: 2022/11/09	Received

Well Owner's Copy

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Ontario — Ministry of the Environment and Climate Change

Measurements recorded in: ☐ Metric ☒ Imperial

Well Tag No. *(Place Sticker and/or Print Below)* A283144

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

[redacted]

Address of Well Location (Street Number/Name)	Township	Lot	Concession
# 181 Hwy # 632	Seguin		

County/District/Municipality	City/Town/Village	Province	Postal Code
Parry Sound		Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 8 3	17	605273	5011722		

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
Brown	Sand	Stoney		0	8
Black	Granite		bedrock	8	185
Grey	Granite		bedrock	185	300

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m^3/ft^3)
0	20	E-Z Seal Bentonite	3 bag's

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Rotary (Conventional) ☐ Jetting ☐ Rotary (Reverse) ☐ Driving ☐ Boring ☐ Digging ☒ Air percussion ☐ Other, *specify* ____

Well Use

☐ Public ☐ Commercial ☐ Not used ☒ Domestic ☐ Municipal ☐ Dewatering ☐ Livestock ☐ Test Hole ☐ Monitoring ☐ Irrigation ☐ Cooling & Air Conditioning ☐ Industrial ☐ Other, *specify* ____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
6"	Steel	.219	0	20

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To
N/A				

Status of Well

☒ Water Supply ☐ Replacement Well ☐ Test Hole ☐ Recharge Well ☐ Dewatering Well ☐ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, *specify* ____ ☐ Other, *specify* ____

Water Details

Water found at Depth	Kind of Water	Hole Diameter Depth (m/ft) From	Hole Diameter Depth (m/ft) To	Hole Diameter (cm/in)
300 (m/ft) ☐ Gas	☒ Fresh ☐ Untested ☐ Other, *specify* ____	0	300'	6"
(m/ft) ☐ Gas	☐ Fresh ☐ Untested ☐ Other, *specify* ____			
(m/ft) ☐ Gas	☐ Fresh ☐ Untested ☐ Other, *specify* ____			

Results of Well Yield Testing

After test of well yield, water was: ☒ Clear and sand free ☐ Other, *specify* ____

If pumping discontinued, give reason: End of test

Pump intake set at (m/ft): 250

Pumping rate (l/min / GPM): 10

Duration of pumping: 1 hrs + 30 min

Final water level end of pumping (m/ft): 180

If flowing give rate (l/min / GPM): N/A

Recommended pump depth (m/ft): 200

Recommended pump rate (l/min / GPM): 10

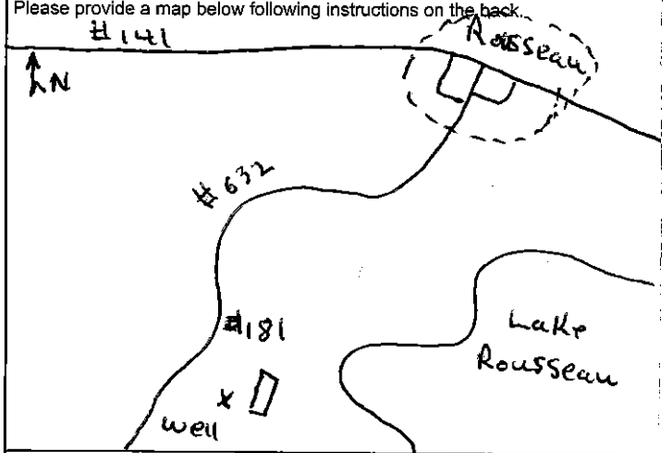
Well production (l/min / GPM): 15

Disinfected? ☒ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level		18.5		180
1	1	24.8	1	173.8
2	2	29.9	2	167.6
3	3	34	3	161.4
4	4	38.1	4	155.2
5	5	42.2	5	149
10	10	53.7	10	125
15	15	65.2	15	101
20	20	76.7	20	77
25	25	88.2	25	53
30	30	99.7	30	33.5
40	40	122.7	40	21.2
50	50	145.7	50	18.5
60	60	168.7	60	18.5

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Vinson well Drilling	5224

Business Address (Street Number/Name)	Municipality
3674 Line 8N	Oro-Medonte

Province	Postal Code	Business E-mail Address
ON	L0K 1E0	dave@vinsonwelldrilling.com

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
7058352268	Dave Vinson

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
1916	Dave Vinson	2020 07 30

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☒ Yes ☐ No	2020 06 22	2020 06 22

Ministry Use Only

Audit No. Z309705

Received JUL 16 2020

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Ontario Ministry of the Environment

Well Tag Number (Plate #) A 055556

A055556

Well Record

Regulation 903 Ontario Water Resources Act

page ___ of ___

Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Help Desk (Toll Free) at 1-888-396-9355.
- **All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Ministry Use Only

[redacted]

Address of Well Location (County/District/Municipality): PARRY SOUND | Township: SEGUIN | Lot: PT 6 | Concession: 4

RR#/Street Number/Name: #11 MISTY MOREN DR. | City/Town/Village: | Site/Compartment/Block/Tract etc.:

GPS Reading: NAD 83 | Zone 17 | Easting 606047 | Northing 5010625 | Unit Make/Model: I FINDER | Mode of Operation: ☐ Undifferentiated ☑ Averaged ☐ Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Depth To (Metres)
Light Black	Granite			0	93

Hole Diameter

Depth From	Depth To (Metres)	Diameter (Centimetres)
0	6.2	27
6.2	93	15

Water Record

Water found at 55 Metres / Kind of Water

☐ ___ m ☐ Fresh ☐ Sulphur ☐ Gas ☐ Salty ☐ Minerals ☐ Other: ___

☐ ___ m ☐ Fresh ☐ Sulphur ☐ Gas ☐ Salty ☐ Minerals ☐ Other: ___

☐ ___ m ☐ Fresh ☐ Sulphur ☐ Gas ☐ Salty ☐ Minerals ☐ Other: ___

After test of well yield, water was ☑ Clear and sediment free ☐ Other, specify ___

Chlorinated ☑ Yes ☐ No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Depth To (Metres)
Casing				
16.5	☑ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized	477	0	6.2
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
Screen				
Outside diam	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized	Slot No.		
No Casing or Screen				
	☑ Open hole		6.2	93

Test of Well Yield

Pumping test method: Airlift

Pump intake set at - (metres): 92

Pumping rate - (litres/min): 68

Duration of pumping: 3 hrs + ___ min

Final water level end of pumping: 92 metres

Recommended pump type: ☐ Shallow ☑ Deep

Recommended pump depth: 94 metres

Recommended pump rate: (litres/min)

If flowing give rate - (litres/min)

If pumping discontinued, give reason.

	Draw Down Time min	Draw Down Water Level Metres	Recovery Time min	Recovery Water Level Metres
Static Level	Static Level	40		
1			1	
2			2	
3			3	
4			4	
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60			60	

Plugging and Sealing Record

☑ Annular space ☐ Abandonment

Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0	6.2	Bentonite	0.18

Method of Construction

☐ Cable Tool ☑ Rotary (air) ☐ Diamond ☐ Digging
☐ Rotary (conventional) ☐ Air percussion ☐ Jetting ☐ Other
☐ Rotary (reverse) ☐ Boring ☐ Driving

Water Use

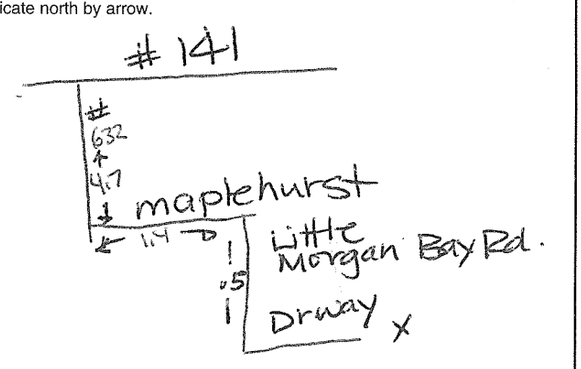
☑ Domestic ☐ Industrial ☐ Public Supply ☐ Other
☐ Stock ☐ Commercial ☐ Not used
☐ Irrigation ☐ Municipal ☐ Cooling & air conditioning

Final Status of Well

☑ Water Supply ☐ Recharge well ☐ Unfinished ☐ Abandoned, (Other)
☐ Observation well ☐ Abandoned, insufficient supply ☐ Dewatering
☐ Test Hole ☐ Abandoned, poor quality ☐ Replacement well

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.



Audit No. Z 66524

Date Well Completed: YYYY 2006 MM 08 DD 23

Was the well owner's information package delivered? ☐ Yes ☑ No

Date Delivered: YYYY 2006 MM 08 DD 30

Well Contractor/Technician Information

Name of Well Contractor: Rough Terrain Well Drilling | Well Contractor's Licence No.: 6986

Business Address (street name, number, city etc.): 859 #141 RR#1 Rosseau, On P0C 1J0

Name of Well Technician (last name, first name): Curtis, Stephen | Well Technician's Licence No.:

Signature of Technician/Contractor: X [signature] | Date Submitted: YYYY 2007 MM 05 DD 14

Ministry Use Only

Data Source	Contractor 6986
Date Received YYYY JUN MM 14 DD 2007	Date of Inspection YYYY MM DD
Remarks	Well Record Number

0506E (08/2006)

Ministry's Copy

Cette formule est disponible en français

Ontario

Ministry of the Environment, Conservation and Parks

Measurements recorded in: ☐ Metric ☒ Imperial

Well Tag No. (Place Sticker and/or Print Below)

Tag#:A278838

Well Record

Regulation 903 Ontario Water Resources Act

Page ____ of ____

[redacted]

Address of Well Location (Street Number/Name)	Township	Lot	Concession
3 Winchester Drive	Seguin		
County/District/Municipality	**City/Town/Village**	**Province**	**Postal Code**
	Rosseau	Ontario	P0C 1J0
UTM Coordinates NAD 83 Zone 17 Easting 606070 Northing 5010488	**Municipal Plan and Sublot Number**	**Other**	

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
BROWN	GRAVEL			0	4
GREY	GRANITE			4	185

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	BENTONITE.	4.8

Method of Construction

☐ Cable Tool ☐ Diamond
☒ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☐ Boring ☐ Digging
☐ Air percussion
☐ Other, *specify* _____

Well Use

☐ Public ☐ Commercial ☐ Not used
☒ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, *specify* _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
6¼	STEEL	.188	+2	20

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

☒ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, *specify*
☐ Other, *specify*

Water Details

Water found at Depth (m/ft)	Kind of Water	Hole Diameter Depth From (m/ft)	Depth To (m/ft)	Diameter (cm/in)
180 (m/ft) ☐ Gas	☒ Fresh ☐ Untested ☐ Other, *specify* _____	0	20	8 3/4
(m/ft) ☐ Gas	☐ Fresh ☐ Untested ☐ Other, *specify* _____	20	180	6
(m/ft) ☐ Gas	☐ Fresh ☐ Untested ☐ Other, *specify* _____			

Results of Well Yield Testing

After test of well yield, water was:
☒ Clear and sand free
☐ Other, *specify* _____

If pumping discontinued, give reason:

Pump intake set at (m/ft): 80

Pumping rate (l/min / GPM): 5

Duration of pumping: 1 hrs + ____ min

Final water level end of pumping (m/ft): 47.5

If flowing give rate (l/min / GPM): —

Recommended pump depth (m/ft): 80

Recommended pump rate (l/min / GPM): 5

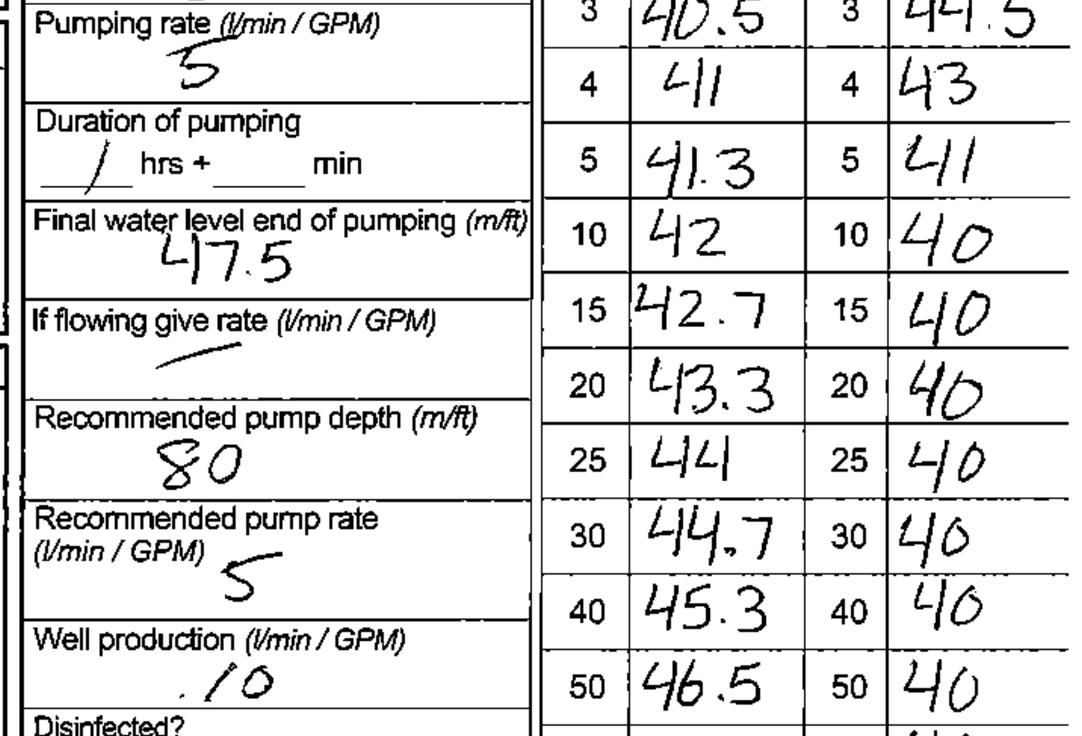
Well production (l/min / GPM): .10

Disinfected? ☒ Yes ☐ No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	40		47.5
1	40	1	47.5
2	40.3	2	46
3	40.5	3	44.5
4	41	4	43
5	41.3	5	41
10	42	10	40
15	42.7	15	40
20	43.3	20	40
25	44	25	40
30	44.7	30	40
40	45.3	40	40
50	46.5	50	40
60	47.5	60	40

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

FREE CHLORINE RES. 50-100 PPM

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Ransome Well Drilling	7160
Business Address (Street Number/Name)	**Municipality**
Box 454	Burks Falls
Province	**Postal Code**	**Business E-mail Address**
ON	P0A1C0	
Bus. Telephone No. (inc. area code)	**Name of Well Technician (Last Name, First Name)**
7053829355	Baker, Roger Adam
Well Technician's Licence No.	**Signature of Technician and/or Contractor**	**Date Submitted**
2815	Roger Baker	2019/10/01

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☒ Yes ☐ No	2019/10/06	2019/10/06

Ministry Use Only

Audit No. Z327221

Received JAN 21 2020

0506E (2018/12)

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Ontario — Ministry of the Environment

Well Tag Number (Place sticker and print number below): A018197

Well Record

Regulation 903 Ontario Water Resources Act

page ___ of ___

Instructions for Completing Form

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- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- **All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Ministry Use Only

MUN | CON | LOT

Well Owner's Information and Location of Well Information

[redacted]

PARRY SOUND DIST. | HUMPHREY | PT 1 4

RR#/Street Number/Name: 59 LITTLE MORGAN BAY RD. | City/Town/Village | Site/Compartment/Block/Tract etc.: 42R-4249 PTS. 3+7

GPS Reading | NAD: 83 | Zone: 17T | Easting: 0605394 | Northing: 5010356 | Unit Make/Model: GARMIN E-TREX | Mode of Operation: ☐ Undifferentiated ☐ Averaged ☒ Differentiated, specify: 27'

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Depth To (Metres)
BROWN	SAND & GRAVEL			0	2.4
GREY	ROCK			2.4	97.5

Hole Diameter

Depth From	Metres To	Diameter Centimetres
0	6.1	22.23
6.1	97.5	16

Water Record

Water found at Metres	Kind of Water		
45 m	☒ Fresh	☐ Sulphur	☐ Gas
	☐ Salty	☐ Minerals	☐ Other:
___ m	☐ Fresh	☐ Sulphur	☐ Gas
	☐ Salty	☐ Minerals	☐ Other:
___ m	☐ Fresh	☐ Sulphur	☐ Gas
	☐ Salty	☐ Minerals	☐ Other:

After test of well yield, water was: ☒ Clear and sediment free ☐ Other, specify

Chlorinated: ☒ Yes ☐ No

Construction Record

Casing

Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Depth To (Metres)
16	☒ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized	.5	+40cm	6.1
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			

Screen

Outside diam	Material	Slot No.		
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			

No Casing or Screen

☒ Open hole | 6.1 | 97.5

Test of Well Yield

Pumping test method: ☐ Shallow ☒ Deep

Pump intake set at (metres): 91.4

Pumping rate - (litres/min): 20

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping: 77 metres

Recommended pump type.

Recommended pump depth: 91.4 metres

Recommended pump rate: 20 (litres/min)

If flowing give rate - (litres/min):

If pumping discontinued, give reason:

	Draw Down Time min	Draw Down Water Level Metres	Recovery Time min	Recovery Water Level Metres
Static Level				
1	6.1		1	49.
2	7.2		2	48.5
3	8.2		3	48
4	9.2		4	47.5
5	10.2		5	47
10	14.5		10	44.5
15	18.2		15	42
20	21.8		20	39.5
25	25.2		25	37
30	29		30	35
40	35.5		40	30.8
50	43		50	27
60	49		60	22.8

Plugging and Sealing Record

☒ Annular space ☐ Abandonment

Depth set at - From	Metres To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0	6.1	BENTONITE	

Method of Construction

☐ Cable Tool ☒ Rotary (air) ☐ Diamond ☐ Digging
☐ Rotary (conventional) ☐ Air percussion ☐ Jetting ☐ Other
☐ Rotary (reverse) ☐ Boring ☐ Driving

Water Use

☒ Domestic ☐ Industrial ☐ Public Supply ☐ Other
☐ Stock ☐ Commercial ☐ Not used
☐ Irrigation ☐ Municipal ☐ Cooling & air conditioning

Final Status of Well

☒ Water Supply ☐ Recharge well ☐ Unfinished ☐ Abandoned, (Other)
☐ Observation well ☐ Abandoned, insufficient supply ☐ Dewatering
☐ Test Hole ☐ Abandoned, poor quality ☐ Replacement well

Well Contractor/Technician Information

Name of Well Contractor: MARSHALL WELL DRILLING | Well Contractor's Licence No.: 3678

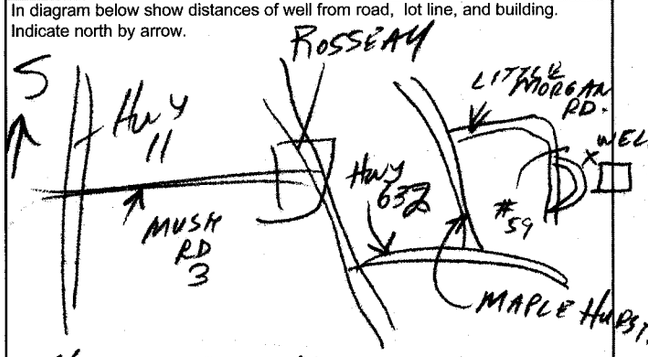
Business Address (street name, number, city etc.): HWY 11 EMSDALE ONT. P0A-1J0

Name of Well Technician (last name, first name): BAKER ROGER | Well Technician's Licence No.: T-2815

Signature of Technician/Contractor: X [signature] | Date Submitted: 2004 10 15

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.



HYDRO FRAC'D.

Audit No.: Z 18345 | Date Well Completed: 2004 09 16

Was the well owner's information package delivered? ☒ Yes ☐ No | Date Delivered: 2004 09 16

Ministry Use Only

Data Source | Contractor: 3678

Date Received: APR 07 2005 | Date of Inspection

Remarks | Well Record Number

0506E (09/03)

Contractor's Copy ☐ Ministry's Copy ☐ Well Owner's Copy ☐

Cette formule est disponible en français

Ministry of the Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11 | 4806438 | MUNICIP 48023 | CON. CON 04

COUNTY OR DISTRICT	TOWNSHIP	CON	LOT
[redacted]	Humphrey	4	8

[redacted] 21 Western Ave. Schomberg, Ont. LOG 1TO

DATE COMPLETED: DA 05 M 07 91

RC | ELEVATION | RC | BASIN CODE

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET FROM	DEPTH - FEET TO
Brn	Sand Fill	Boulders		0	9
Pk	Granite			9	65
Gry.Blk	"			65	120

31

32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
105	1 ☒ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS
	1 ☐ FRESH 2 ☐ SALTY 3 ☐ SULPHUR 4 ☐ MINERALS 6 ☐ GAS

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET FROM	DEPTH - FEET TO
6¼	1 ☒ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC	.188	0	20
5 7/8	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☒ OPEN HOLE 5 ☐ PLASTIC		20	120
	1 ☐ STEEL 2 ☐ GALVANIZED 3 ☐ CONCRETE 4 ☐ OPEN HOLE 5 ☐ PLASTIC			

SCREEN

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET
MATERIAL AND TYPE	DEPTH TO TOP OF SCREEN FEET	

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET FROM	DEPTH SET AT - FEET TO	MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER ETC.)

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
Air ☐ PUMP ☐ BAILER at 120	50 GPM	1 HOURS ___ MINS

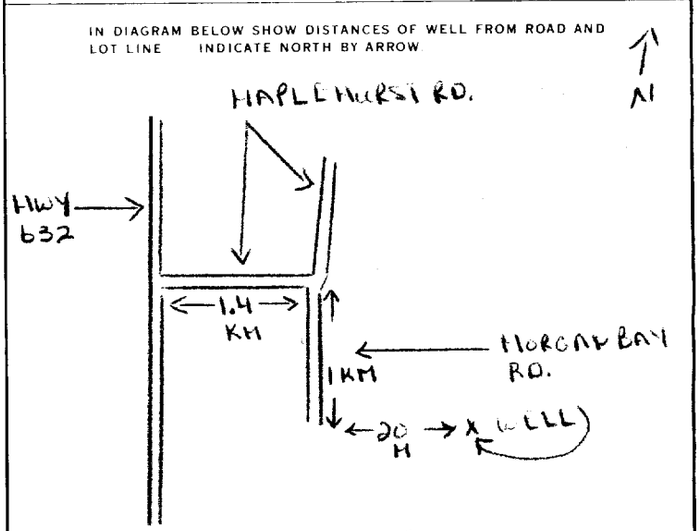
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING	15 MINUTES	30 MINUTES	45 MINUTES	60 MINUTES
4 FEET	FEET	1 ☐ PUMPING 2 ☐ RECOVERY	FEET	30 FEET	25 FEET	22 FEET

IF FLOWING GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
GPM	FEET	1 ☐ CLEAR 2 ☒ CLOUDY

RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
☐ SHALLOW ☒ DEEP	60 FEET	As Req. GPM

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS: 096008

FINAL STATUS OF WELL

1 ☒ WATER SUPPLY 2 ☐ OBSERVATION WELL 3 ☐ TEST HOLE 4 ☐ RECHARGE WELL 5 ☐ ABANDONED, INSUFFICIENT SUPPLY 6 ☐ ABANDONED, POOR QUALITY 7 ☐ UNFINISHED ☐ DEWATERING

WATER USE

1 ☒ DOMESTIC 2 ☐ STOCK 3 ☐ IRRIGATION 4 ☐ INDUSTRIAL ☐ OTHER 5 ☐ COMMERCIAL 6 ☐ MUNICIPAL 7 ☐ PUBLIC SUPPLY 8 ☐ COOLING OR AIR CONDITIONING 9 ☐ NOT USED

METHOD OF CONSTRUCTION

1 ☐ CABLE TOOL 2 ☐ ROTARY (CONVENTIONAL) 3 ☐ ROTARY (REVERSE) 4 ☐ ROTARY (AIR) 5 ☒ AIR PERCUSSION 6 ☐ BORING 7 ☐ DIAMOND 8 ☐ JETTING 9 ☐ DRIVING ☐ DIGGING ☐ OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR: BETTRAY WELL DRILLING LTD.
WELL CONTRACTOR'S LICENCE NUMBER: 1366
ADDRESS: Box 9, Rosseau, Ont. POC 1JO
NAME OF WELL TECHNICIAN: L. Trodden
WELL TECHNICIAN'S LICENCE NUMBER:
SIGNATURE OF TECHNICIAN/CONTRACTOR: L. Trodden
SUBMISSION DATE: DAY 27 MO 04 YR 92

OFFICE USE ONLY

DATA SOURCE | CONTRACTOR 1366 | DATE RECEIVED MAY 01 1992
DATE OF INSPECTION | INSPECTOR
REMARKS: CSS.ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506 (11/86) FORM 9

Ontario — Ministry of the Environment

Well Tag No. **Tag#: A137771** — A137771

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: [X] Metric [ ] Imperial

Page _____ of _____

Well Owner's Information

[redacted]

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
113 Little Morgan Bay Rd	Humphrey	Pt 8&9	5

County/District/Municipality	City/Town/Village	Province	Postal Code
Parry Sound		Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	0604870	5010397	Plan 194 Lot 13	

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
Grey	Gravel			0	1.2
Grey	Bedrock			1.2	121.9

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	6.1	Bentonite.	

Method of Construction

[ ] Cable Tool [ ] Diamond
[ ] Rotary (Conventional) [ ] Jetting
[ ] Rotary (Reverse) [ ] Driving
[ ] Boring [ ] Digging
[X] Air percussion
[ ] Other, specify _____

Well Use

[ ] Public [ ] Commercial [ ] Not used
[X] Domestic [ ] Municipal [ ] Dewatering
[ ] Livestock [ ] Test Hole [ ] Monitoring
[ ] Irrigation [ ] Cooling & Air Conditioning
[ ] Industrial
[ ] Other, specify _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
16	Steel	.15	+40cm	6.1
16	Open Hole		6.1	121.9

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To

Status of Well

[X] Water Supply
[ ] Replacement Well
[ ] Test Hole
[ ] Recharge Well
[ ] Dewatering Well
[ ] Observation and/or Monitoring Hole
[ ] Alteration (Construction)
[ ] Abandoned, Insufficient Supply
[ ] Abandoned, Poor Water Quality
[ ] Abandoned, other, specify
[ ] Other, specify

Water Details

Water found at Depth (m/ft)	Gas	Kind of Water	Fresh	Untested	Other, specify
	[ ]		[X]	[ ]	Hydro fracd
	[ ]		[ ]	[ ]	
	[ ]		[ ]	[ ]	

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	6.1	22.23
6.1	121.9	16

Results of Well Yield Testing

After test of well yield, water was:
[X] Clear and sand free
[ ] Other, specify _____

If pumping discontinued, give reason:

Pump intake set at (m/ft): 118.9

Pumping rate (l/min / GPM): 20

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (m/ft): 59.1

If flowing give rate (l/min / GPM): /

Recommended pump depth (m/ft): 118.9

Recommended pump rate (l/min / GPM): 20

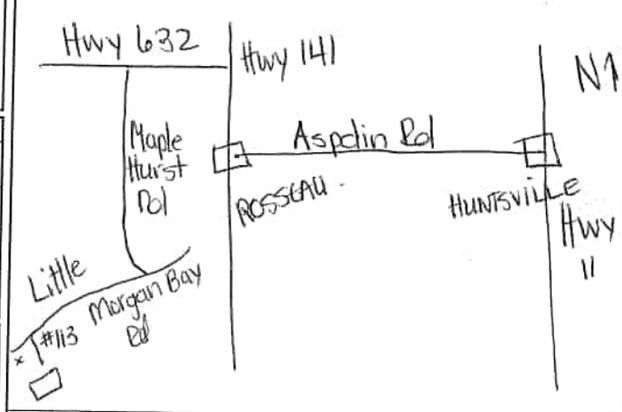
Well production (l/min / GPM): 7½

Disinfected? [X] Yes [ ] No

Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level	18.3		59.1
1	19.3	1	58.9
2	20.5	2	58.5
3	21.4	3	57.8
4	22.5	4	57.3
5	23.1	5	56.6
10	27.2	10	54.0
15	31.1	15	51.3
20	34.0	20	49.1
25	38.1	25	46.4
30	42.0	30	44.1
40	49.0	40	40.0
50	55.5	50	36.0
60	59.1	60	32.1

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
MARSHALL WELL DRILLING	7508

Business Address (Street Number/Name)	Municipality
33 STAR LAKE ROAD	EMSDALE

Province	Postal Code	Business E-mail Address
ONT	P0A1J0	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
7056367774	Marshall Amy (Jamie)

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
3154	Amy Marshall	2013 05 24

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
[X] Yes [ ] No	2013 04 29	Audit No. Z157802
	Date Work Completed: 2013 04 25	Received JUN 17 2013

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Ministry's Copy

Ontario **Ministry of the Environment**

The Ontario Water Resources Act

WATER WELL RECORD

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11 (1 2) **4808740** Municipality 48023 (10 14) Con. CON (15 22 23 24) 05

County or District	Township/Borough/City/Town/Village	Con block tract survey, etc.	Lot (25-27)
Parry Sound	Seguin	5+6	9

[redacted]
Address: 36 Oakfield St.

Date completed: 01 day 10 month 00 year

21 (1 2) UTM (10) Northing (12 17) (18 24) RC (25) Elevation (26) RC (30) Basin Code (31) ii iii iv (47)

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet From	Depth - feet To
Br	Top Soil			0	1
Lt. Br	Sand + Boulders			1	4
Bl/Gr	Granite			4	320

31 (10 14 15 21) (32 43) (54 65 75 80)
32

41 WATER RECORD

Water found at - feet	Kind of water			
Un Known (10-13)	1 [X] Fresh 2 [ ] Salty	3 [ ] Sulphur 4 [ ] Minerals 5 [ ] Gas	14	
Hydro Frac (15-18)	1 [ ] Fresh 2 [ ] Salty	3 [ ] Sulphur 4 [ ] Minerals 5 [ ] Gas	19	
(20-23)	1 [ ] Fresh 2 [ ] Salty	3 [ ] Sulphur 4 [ ] Minerals 5 [ ] Gas	24	
(25-28)	1 [ ] Fresh 2 [ ] Salty	3 [ ] Sulphur 4 [ ] Minerals 5 [ ] Gas	29	
(30-33)	1 [ ] Fresh 2 [ ] Salty	3 [ ] Sulphur 4 [ ] Minerals 5 [ ] Gas	34	60

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet From	Depth - feet To
5 (10-11)	1 [X] Steel 2 [ ] Galvanized 3 [ ] Concrete 4 [ ] Open hole 5 [ ] Plastic (12)	.188	0	20 (13-16)
5 (17-18)	1 [ ] Steel 2 [ ] Galvanized 3 [ ] Concrete 4 [X] Open hole 5 [ ] Plastic (19)		20	320 (20-23)
(24-25)	1 [ ] Steel 2 [ ] Galvanized 3 [ ] Concrete 4 [ ] Open hole 5 [ ] Plastic (26)			(27-30)

SCREEN

Sizes of opening (Slot No.) (31-33)	Diameter (34-38) inches	Length (39-40) feet
Material and type	Depth at top of screen (41-44) feet	30

61 PLUGGING & SEALING RECORD

[ ] Annular space [ ] Abandonment

Depth set at - feet From	Depth set at - feet To	Material and type (Cement grout, bentonite, etc.)
0 (45-48)	20 (49-52)	Bentonite
(18-21)	(22-25)	
(26-29)	(30-33)	80

PUMPING TEST

Pumping test method (10): [X] 1 Pump 2 [ ] Bailer — AIR

Pumping rate (11-14): 2 GPM

Duration of pumping (15-16 Hours, 17-18 Mins): 3 Hours 0 Mins

Static level	Water level end of pumping	Water levels during (25): 1 [ ] Pumping 2 [ ] Recovery			
36 (19-21) feet	(22-24) feet	15 minutes (26-28) feet	30 minutes (29-31) feet	45 minutes (32-34) feet	60 minutes (35-37) feet

If flowing give rate (38-41)	Pump intake set at	Water at end of test (42)
GPM	feet	[ ] Clear [ ] Cloudy

Recommended pump type	Recommended pump setting (43-45)	Recommended pump rate (46-49)
[ ] Shallow [X] Deep	240 feet	GPM

50-53

FINAL STATUS OF WELL (54)

[X] 1 Water supply
[ ] 2 Observation well
[ ] 3 Test hole
[ ] 4 Recharge well
[ ] 5 Abandoned, insufficient supply
[ ] 6 Abandoned, poor quality
[ ] 7 Abandoned (Other)
[ ] 8 Dewatering
[ ] 9 Unfinished
[ ] 10 Replacement well

WATER USE (55-56)

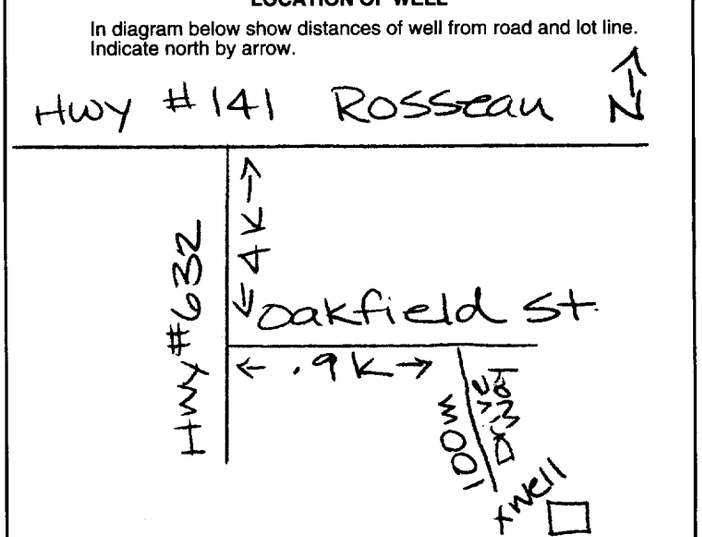
[X] 1 Domestic
[ ] 2 Stock
[ ] 3 Irrigation
[ ] 4 Industrial
[ ] 5 Commercial
[ ] 6 Municipal
[ ] 7 Public supply
[ ] 8 Cooling & air conditioning
[ ] 9 Not use
[ ] 10 Other

METHOD OF CONSTRUCTION (57)

[ ] 1 Cable tool
[ ] 2 Rotary (conventional)
[ ] 3 Rotary (reverse)
[X] 4 Rotary (air)
[ ] 5 Air percussion
[ ] 6 Boring
[ ] 7 Diamond
[ ] 8 Jetting
[ ] 9 Driving
[ ] 10 Digging
[ ] 11 Other

LOCATION OF WELL

In diagram below show distances of well from road and lot line.
Indicate north by arrow.



229715

Name of Well Contractor	Well Contractor's Licence No.
Rough Terrain Well Dr	6986
Address: Rosseau, On P0C 1J0	
Name of Well Technician: Steve Curtis	Well Technician's Licence No.
Signature of Technician/Contractor	Submission date: 23 day 02 mo 01 yr

MINISTRY USE ONLY

Data source (58)	Contractor (59-62)	Date received (63-68) (80)
	6986	MAR 02 2001
Date of inspection	Inspector	
Remarks		

CSS.ES1

0506 (07/00) Front Form 9

2 - MINISTRY OF THE ENVIRONMENT COPY

Log of Test Pit TP-1A

Project No. SUD-22025423-A0 | Figure No. B-2

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test (S)

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0				
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH ON SUSPECTED BEDROCK						

N Value: 20 40 60 80

Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75

Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2A

Project No. SUD-22025423-A0 | Figure No. B-3

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		BEDROCK AT SURFACE			N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3A

Project No. SUD-22025423-A0 | Figure No. B-4

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		SAND, some silt, brown, moist						
		TEST PIT TERMINATED AT ~ 0.6 m DEPTH DUE TO LIMITED ACCESS FOR EXCAVATOR TO AREA						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-5A

Project No. SUD-22025423-A0 | Figure No. B-5

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		BEDROCK AT SURFACE			N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-6A

Project No. SUD-22025423-A0 | Figure No. B-6

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		SANDY TOPSOIL, ~ 100 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SILT, some sand, some boulders, brown to grey, moist					G	
				1				
		sand layer below ~ 1.4 m depth						
		TEST PIT TERMINATED AT ~ 1.6 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-7A

Project No. SUD-22025423-A0 | Figure No. B-7

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		TOPSOIL, ~ 300 mm thick		0
		SILTY SAND, some gravel, some boulders, very moist some clay, some silt, trace boulders below ~ 0.6 m depth		1
		some boulders, brown to grey, moist below ~ 1.5 m depth		2
		TEST PIT TERMINATED AT ~ 2.6 m DEPTH ON SUSPECTED BEDROCK		

N Value: 20 40 60 80
Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75
Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

SAMPLES: G G

Sample Number

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-8A

Project No. SUD-22025423-A0 | Figure No. B-8

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		TOPSOIL, ~ 100 mm thick		0
		SILTY SAND, brown, moist		
		TEST PIT TERMINATED AT ~ 0.3 m DEPTH ON SUSPECTED BEDROCK		

N Value (20, 40, 60, 80)

Shear Strength kPa (50, 100)

Combustible Vapour Reading (ppm) (25, 50, 75)

Natural Moisture Content % Atterberg Limits (% Dry Weight) (10, 20, 30)

SAMPLES | Sample Number

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-9A

Project No. SUD-22025423-A0 | Figure No. B-9

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (20 40 60 80 / 50 100 kPa)	Combustible Vapour Reading (ppm) 25 50 75 / Natural Moisture Content % Atterberg Limits (% Dry Weight) 10 20 30	SAMPLES	Sample Number
		SAND, some silt, trace gravel, dark brown, wet to moist		0				
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH DUE TO LIMITED ACCESS FOR SHOVEL						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-11A

Project No. SUD-22025423-A0 | Figure No. B-10

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-12A

Project No. SUD-22025423-A0 | Figure No. B-11

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0				
		SILT, dark brown, wet						
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist		1		×	G	S2
		TEST PIT TERMINATED AT ~ 1.2 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-1B

Project No. SUD-22025423-A0 | Figure No. B-12

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	20 40 60 80 / Shear Strength 50 100 kPa	25 50 75 / 10 20 30		
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2B

Project No. SUD-22025423-A0 | Figure No. B-13

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist to wet						
		TEST PIT TERMINATED AT ~ 0.9 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3B

Project No. SUD-22025423-A0 | Figure No. B-14

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample | Penetrometer | Field Vane Test (S)

Combustible Vapour Reading | Natural Moisture | Plastic and Liquid Limit | Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0				
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH DUE TO SUSPECTED BEDROCK						

N Value: 20 40 60 80 | Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75 | Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-4B

Project No. SUD-22025423-A0 | Figure No. B-15

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0				
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH DUE TO SUSPECTED BEDROCK						

N Value: 20 40 60 80

Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75

Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-5B

Project No. SUD-22025423-A0 | Figure No. B-16

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test (S)

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	20 40 60 80 / Shear Strength 50 100 kPa	25 50 75 / 10 20 30		
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-6B

Project No. SUD-22025423-A0 | Figure No. B-17

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist				×	G	
		TEST PIT TERMINATED AT ~ 1.0 m DEPTH DUE TO SUSPECTED BEDROCK		1				

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-7B

Project No. SUD-22025423-A0 | Figure No. B-18

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / Shear Strength 50 100 kPa	25 50 75 / 10 20 30		
		TEST PIT TERMINATED AT ~ 0.3 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-8B

Project No. SUD-22025423-A0 | Figure No. B-19

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, some boulders and cobbles, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.3 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-9B

Project No. SUD-22025423-A0 | Figure No. B-20

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.6 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-10B

Project No. SUD-22025423-A0 | Figure No. B-21

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		SAND, some gravel, some boulders, dark brown, moist						
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-11B

Project No. SUD-22025423-A0 | Figure No. B-22

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.5 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-12B

Project No. SUD-22025423-A0 | Figure No. B-23

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 350 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.7 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-13B

Project No. SUD-22025423-A0 | Figure No. B-24

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / Shear Strength 50 100 kPa	25 50 75 / Natural Moisture Content % Atterberg Limits (% Dry Weight) 10 20 30		
		SAND, some gravel, some boulders, brown to grey, moist		1			G	
		TEST PIT TERMINATED AT ~ 1.2 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-14B

Project No. SUD-22025423-A0 | Figure No. B-25

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH 0	N Value 20 40 60 80 / Shear Strength 50 100 kPa	Combustible Vapour Reading (ppm) 25 50 75 / Natural Moisture Content % Atterberg Limits (% Dry Weight) 10 20 30	SAMPLES	Sample Number
		TOPSOIL, ~ 200 mm thick						
		SAND, trace silt, trace boulders and cobbles, brown to grey, moist to wet				×	G	
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-15B

Project No. SUD-22025423-A0 | Figure No. B-26

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		TOPSOIL, ~ 300 mm thick		0
		SAND, some gravel, some boulders, brown to grey, moist		
		TEST PIT TERMINATED AT ~ 0.6 m DEPTH DUE TO SUSPECTED BEDROCK		

N Value (20, 40, 60, 80)

Shear Strength (50, 100 kPa)

Combustible Vapour Reading (ppm) (25, 50, 75)

Natural Moisture Content % Atterberg Limits (% Dry Weight) (10, 20, 30)

SAMPLES | Sample Number

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-16B

Project No. SUD-22025423-A0 | Figure No. B-27

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist					G	
		TEST PIT TERMINATED AT ~ 0.7 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-17B

Project No. SUD-22025423-A0 | Figure No. B-28

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist				×	G	
		TEST PIT TERMINATED AT ~ 1.1 m DEPTH DUE TO SUSPECTED BEDROCK		1				

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-1C

Project No. SUD-22025423-A0 | Figure No. B-29

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	N Value: 20 40 60 80; Shear Strength kPa: 50 100	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2C

Project No. SUD-22025423-A0 | Figure No. B-30

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some silt, trace gravel, trace boulders and cobbles, brown to grey, moist to wet		1		×	G	
		TEST PIT TERMINATED AT ~ 1.3 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3C

Project No. SUD-22025423-A0 | Figure No. B-31

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist						
		TEST PIT TERMINATED AT ~ 0.9 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-4C

Project No. SUD-22025423-A0 | Figure No. B-32

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.2 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-5C

Project No. SUD-22025423-A0 | Figure No. B-33

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.5 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-6C

Project No. SUD-22025423-A0 | Figure No. B-34

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		BEDROCK AT SURFACE			N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-1D

Project No. SUD-22025423-A0 | Figure No. B-35

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some silt, some gravel, trace boulders and cobbles, brown some silt, light brown, dry to moist below ~ 0.6 m depth		1		×	G	
				2				
		TEST PIT TERMINATED AT ~ 2.5 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2D

Project No. SUD-22025423-A0 | Figure No. B-36

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample | Penetrometer | Field Vane Test

Combustible Vapour Reading | Natural Moisture | Plastic and Liquid Limit | Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 200 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulders and cobbles, brown to grey, dry to moist		1				
		TEST PIT TERMINATED AT ~ 2.0 m DEPTH DUE TO RESISTANCE ON SUSPECTED BEDROCK		2				

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3D

Project No. SUD-22025423-A0 | Figure No. B-37

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 200 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulders and cobbles, brown to grey, dry to moist		1				
				2				
		TEST PIT TERMINATED AT ~ 3.0 m DEPTH DUE TO RESISTANCE ON SUPSECTED BEDROCK		3				

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-4D

Project No. SUD-22025423-A0 | Figure No. B-38

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		SAND, with topsoil, some silt, some gravel, some boulders and cobble, dark brown, wet		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	25 50 75; 10 20 30	G	
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-5D

Project No. SUD-22025423-A0 | Figure No. B-39

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample | Penetrometer | Field Vane Test

Combustible Vapour Reading | Natural Moisture | Plastic and Liquid Limit | Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		SILT AND SAND, some topsoil at surface, grey, moist		0			G	
		SAND, some gravel, some silt, trace boulders and cobbles, grey, moist		1			G	
		TEST PIT TERMINATED AT ~ 2.1 m DEPTH		2				

N Value: 20 40 60 80 — Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75 — Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-6D

Project No. SUD-22025423-A0 | Figure No. B-40

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, some sand		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulders, grey, moist		1		×	G	
				2				
		TEST PIT TERMINATED AT ~ 3.0 m DEPTH		3				

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-7D

Project No. SUD-22025423-A0 | Figure No. B-41

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, some sand		0				
		SAND, some gravel, trace boulders, grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.2 m DEPTH ON SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-1E

Project No. SUD-22025423-A0 | Figure No. B-42

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, some silt		0				
		SAND, some gravel, some silt, brown, moist					G	
		TEST PIT TERMINATED AT ~ 0.7 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2E

Project No. SUD-22025423-A0 | Figure No. B-43

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, some silt		0				
		TEST PIT TERMINATED AT ~ 0.3 m DEPTH DUE TO NO ACCESS FOR EXCAVATOR						

N Value: 20 40 60 80

Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75

Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3E

Project No. SUD-22025423-A0 | Figure No. B-44

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, some silt		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulder, trace cobbles, brown to grey, moist				×	G	
		TEST PIT TERMINATED AT ~ 0.8 m DEPTH						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

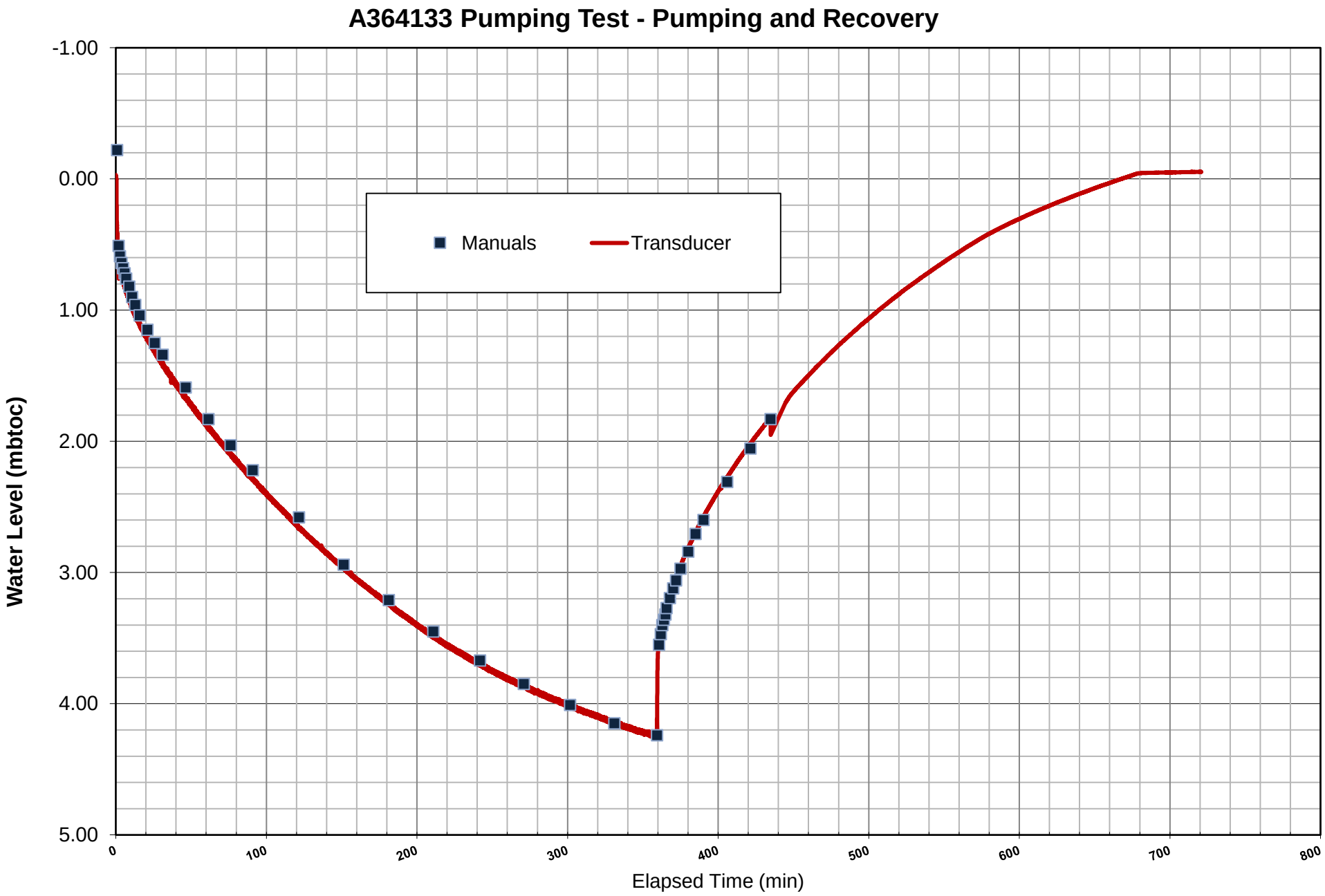
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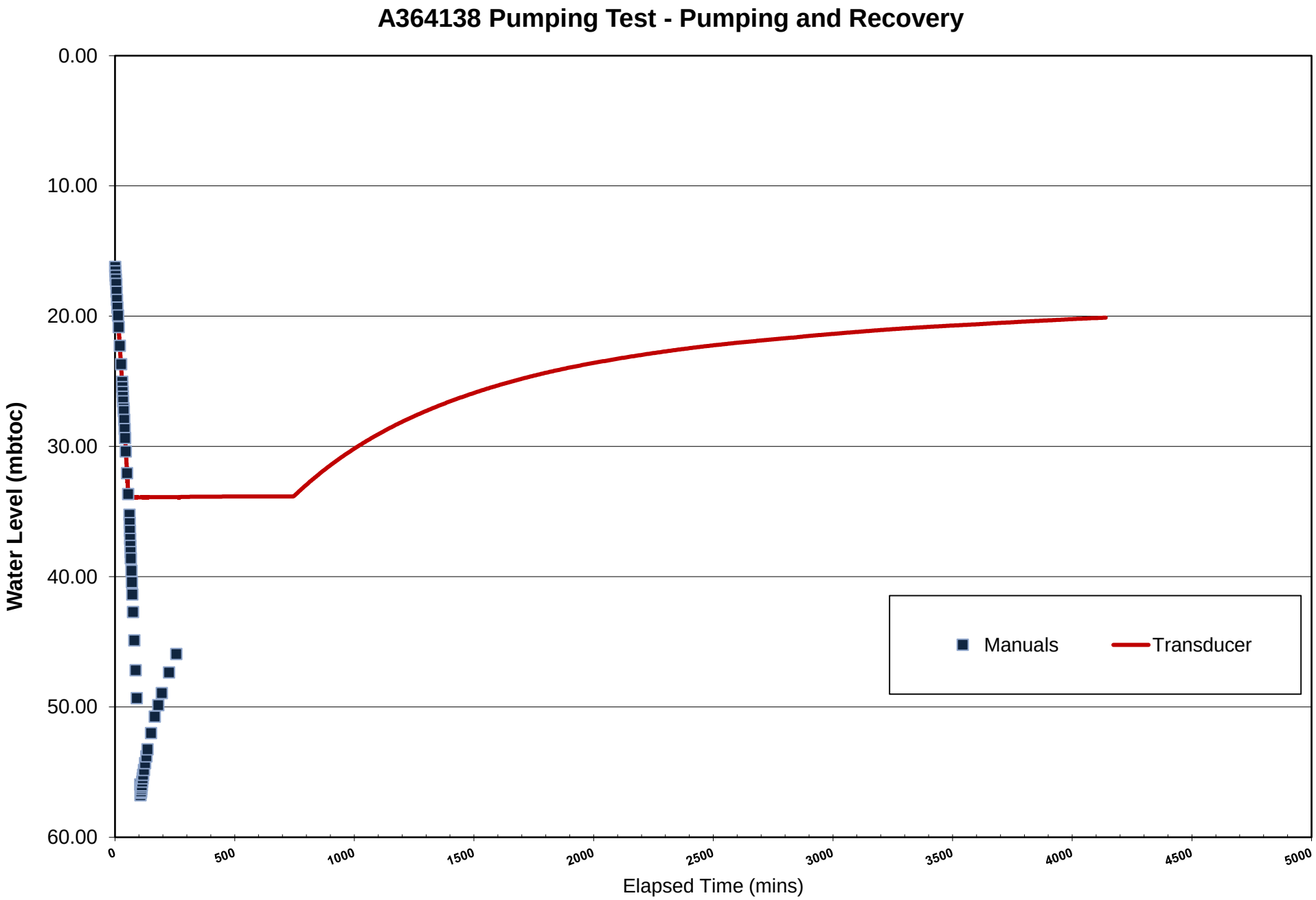
Test Pit data requires interpretation assistance from EXP before use by others.

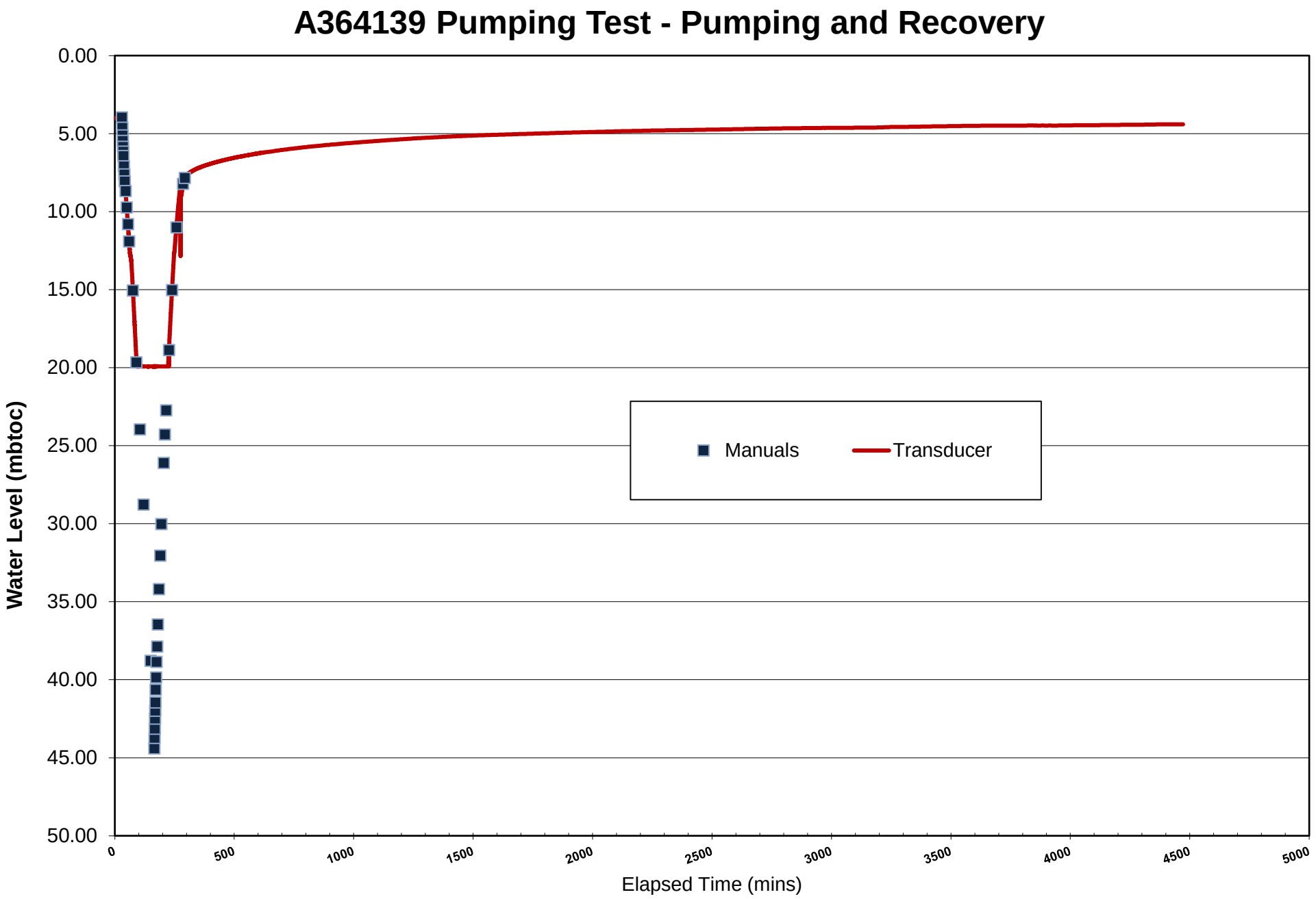
See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Appendix C – Raw Data and Certificates of Analysis


A364133 Pumping Test - Pumping and Recovery
-1.00
0.00
1.00
2.00
3.00
4.00
5.00
Water Level (mbtoc)
Manuals
Transducer
0
100
200
300
400
500
600
700
800
Elapsed Time (min)


A364138 Pumping Test - Pumping and Recovery
0.00
10.00
20.00
30.00
40.00
50.00
60.00
Water Level (mbtoc)
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
Elapsed Time (mins)
Manuals
Transducer


A364139 Pumping Test - Pumping and Recovery
Water Level (mbtoc)
0.00
5.00
10.00
15.00
20.00
25.00
30.00
35.00
40.00
45.00
50.00
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
Elapsed Time (mins)
Manuals
Transducer

SGS Canada Inc.
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Lakefield - Ontario - KOL 2HO
Phone: 705-652-2000 FAX: 705-652-6365

Project : SUD-22025423-A0

02-June-2023

EXP Services Inc.
Attn : Jamie Batten

885 Reagent Street
Sudbury, Ontario
P3E 5M4, Canada

Phone: 705-674-9681
Fax:705-674-5583

Date Rec. : 01 June 2023
LR Report: **CA13015-JUN23**
Reference: SUD-22025423-A0, Jamie Batten

Copy: 1

CERTIFICATE OF ANALYSIS
Final Report

Analysis	1: Analysis Start Date	2: Analysis Start Time	3: Analysis Completed Date	5: A364133
Sample Date & Time				31-May-23
Temp Upon Receipt [°C]	***	***	***	***
Ecoli [cfu/100mL]	01-Jun-23	13:21	02-Jun-23	0
Total Coliform [cfu/100mL]	01-Jun-23	13:21	02-Jun-23	0
Fecal Coliform [cfu/100mL]	01-Jun-23	13:21	02-Jun-23	0
Turbidity [NTU]	01-Jun-23	21:27	02-Jun-23	0.15

Jill Campbell

Jill Campbell, B.Sc.,GISAS
Project Specialist,
Environment, Health & Safety

OnLine LIMS

0003354452

Results relate only to the sample tested. Data reported represents the sample submitted to SGS. Reproduction of this analytical report in full or in part is prohibited without prior written approval. Please refer to SGS General Conditions of Services located at https://www.sgs.ca/en/terms-and-conditions (Printed copies are available upon request.)
Test method information available upon request. "Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
SGS Canada Inc. Environment-Health & Safety statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.





FINAL REPORT

CA15208-MAY23 R

SUD-22025423-AO

Prepared for

EXP Services Inc

FINAL REPORT

CA15208-MAY23 R

First Page

CLIENT DETAILS

Client	EXP Services Inc
Address	885 Regent Street Sudbury, Ontario P3E 5M4. Canada
Contact	Jamie Batten
Telephone	705-674-9681
Facsimile	705-674-5583
Email	Jamie.Batten@exp.com
Project	SUD-22025423-AO
Order Number	
Samples	Solution (6)

LABORATORY DETAILS

Project Specialist	Jill Campbell, B.Sc.,GISAS
Laboratory	SGS Canada Inc.
Address	185 Concession St., Lakefield ON, K0L 2H0
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Facsimile	705-652-6365
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SGS Reference	CA15208-MAY23
Received	05/19/2023
Approved	05/29/2023
Report Number	CA15208-MAY23 R
Date Reported	05/29/2023

COMMENTS

MAC - Maximum Acceptable Concentration
AO/OG - Aesthetic Objective / Operational Guideline
MDL - SGS Method Detection Limit

Temperature of Sample upon Receipt: 5 degrees C
Cooling Agent Present: Yes
Custody Seal Present: Yes
Chain of Custody Number: 029043

NDOGT - No Data: Overgrown with Target Bacteria
NDOGN - No Data: Overgrown with Non Target Bacteria
UAL - Unreliable: Sample Age Exceeds Normal Limit

SIGNATORIES

Jill Campbell, B.Sc.,GISAS

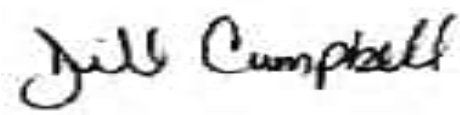


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Client: EXP Services Inc
Project: SUD-22025423-AO
Project Manager: Jamie Batten
Samplers: JB & JN

MATRIX: WATER

L1 = ODWS_AO_OG / WATER / - - Table 4 - Drinking Water - Reg O.169_03

L2 = ODWS_MAC / WATER / - - Table 1,2 and 3 - Drinking Water - Reg O.169_03

Parameter	Units	RL	L1	L2	Sample Number	8	9	10	11	12	13
					Sample Name	A364133	A364139	20 ROS	39 ROS	A364138	DUP
					Sample Matrix	Solution	Solution	Solution	Solution	Solution	Solution
					Sample Date	17/05/2023	17/05/2023	17/05/2023	17/05/2023	17/05/2023	17/05/2023
						Result	Result	Result	Result	Result	Result
General Chemistry											
Conductivity	uS/cm	2				239	177	1480	344	188	218
Alkalinity	mg/L as CaCO3	2	500			71	80	27	115	63	84
Colour	TCU	3	5			< 3	55	< 3	< 3	< 3	46
Turbidity	NTU	0.10	5	1		4.6	28	0.20	< 0.10	17	27
Total Dissolved Solids	mg/L	30	500			157	111	1070	214	126	134
Ammonia+Ammonium (N)	as N mg/L	0.04				< 0.04	0.11	0.12	< 0.04	< 0.04	0.13
Dissolved Organic Carbon	mg/L	1	5			< 1	5	< 1	< 1	2	5
Metals and Inorganics											
Sulphate	mg/L	0.04	500			47	9.4	480	29	26	9.5
Nitrite (as N)	as N mg/L	0.003		1		0.003#<MDL	0.003#<MDL	0.003#<MDL	0.003#<MDL	0.003#<MDL	0.003#<MDL
Nitrate (as N)	as N mg/L	0.006		10		0.006#<MDL	0.006#<MDL	0.006#<MDL	0.006#<MDL	0.327	0.006#<MDL
Nitrate + Nitrite (as N)	as N mg/L	0.006				0.006#<MDL	0.006#<MDL	0.006#<MDL	0.006#<MDL	0.327	0.006#<MDL
Hardness	mg/L as CaCO3	0.05	100			104	79.2	548	116	86.5	78.0
Calcium	mg/L	0.01				34.4	25.0	198	37.2	29.4	24.6
Iron	ug/L	7	300			1252	9208	23	8	859	8866
Sodium	mg/L	0.01	200	20		13.4	3.97	110	25.9	1.96	3.83
Magnesium	mg/L	0.001				4.44	4.08	13.2	5.67	3.17	4.04
Manganese	µg/L	0.01	50			47.7	709	51.9	22.6	53.4	713

Client: EXP Services Inc
Project: SUD-22025423-AO
Project Manager: Jamie Batten
Samplers: JB & JN

MATRIX: WATER

L1 = ODWS_AO_OG / WATER / - - Table 4 - Drinking Water - Reg O.169_03

L2 = ODWS_MAC / WATER / - - Table 1,2 and 3 - Drinking Water - Reg O.169_03

					Sample Number	8	9	10	11	12	13
					Sample Name	A364133	A364139	20 ROS	39 ROS	A364138	DUP
					Sample Matrix	Solution	Solution	Solution	Solution	Solution	Solution
					Sample Date	17/05/2023	17/05/2023	17/05/2023	17/05/2023	17/05/2023	17/05/2023
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	
Microbiology											
Total Coliform	cfu/100mL	0		0	#NDOGN#UAL	0	30	0	#NDOGT	0	
E. Coli	cfu/100mL	0		0	#NDOGN#UAL	0	0	0	#NDOGT	0	
Fecal Coliform	cfu/100mL	0			0##UAL	0	0	0	0	0	
Total Coliform Background	cfu/100mL	0			#NDOGN#UAL	68	61	0	#NDOGT	87	
Other (ORP)											
pH	No unit	5	8.5		7.89	6.92	7.30	8.04	7.28	6.86	
Chloride	mg/L	0.04	250		1.9	1.1	210	23	0.76	1.1	

EXCEEDANCE SUMMARY

Parameter	Method	Units	Result	ODWS_AO_OG / WATER / - - Table 4 - Drinking Water - Reg O.169_03 L1	ODWS_MAC / WATER / - - Table 1,2 and 3 - Drinking Water - Reg O.169_03 L2
A364133					
Turbidity	SM 2130	NTU	4.6		1
Hardness	SM 3030/EPA 200.8	mg/L as CaCO3	104	100	
Iron	SM 3030/EPA 200.8	ug/L	1252	300	
A364139					
Colour	SM 2120	TCU	55	5	
Turbidity	SM 2130	NTU	28	5	1
Iron	SM 3030/EPA 200.8	ug/L	9208	300	
Manganese	SM 3030/EPA 200.8	µg/L	709	50	
20 ROS					
Total Coliform	OMOE MICROMFDC-E3407A	cfu/100mL	30		0
Total Dissolved Solids	SM 2540C	mg/L	1070	500	
Hardness	SM 3030/EPA 200.8	mg/L as CaCO3	548	100	
Manganese	SM 3030/EPA 200.8	µg/L	51.9	50	
Sodium	SM 3030/EPA 200.8	mg/L	110		20
39 ROS					
Hardness	SM 3030/EPA 200.8	mg/L as CaCO3	116	100	
Sodium	SM 3030/EPA 200.8	mg/L	25.9		20
A364138					
Turbidity	SM 2130	NTU	17	5	1
Iron	SM 3030/EPA 200.8	ug/L	859	300	
Manganese	SM 3030/EPA 200.8	µg/L	53.4	50	
DUP					
Colour	SM 2120	TCU	46	5	
Turbidity	SM 2130	NTU	27	5	1
Iron	SM 3030/EPA 200.8	ug/L	8866	300	
Manganese	SM 3030/EPA 200.8	µg/L	713	50	

QC SUMMARY

Alkalinity

Method: SM 2320 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Alkalinity	EWL0542-MAY23	mg/L as CaCO3	2	< 2	4	20	102	80	120	NA		

Ammonia by SFA

Method: SM 4500 I Internal ref.: ME-CA-IENVISFA-LAK-AN-007

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Ammonia+Ammonium (N)	SKA0238-MAY23	mg/L	0.04	<0.04	ND	10	103	90	110	93	75	125

QC SUMMARY

Anions by IC

Method: EPA300/MA300-Ions1.3 | Internal ref.: ME-CA-[ENVIIC-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Nitrate + Nitrite (as N)	DIO0538-MAY23	mg/L	0.006	<0.006	NA		NA			NA		
Nitrite (as N)	DIO0538-MAY23	mg/L	0.003	<0.003	ND	20	103	90	110	ND	75	125
Nitrate (as N)	DIO0538-MAY23	mg/L	0.006	<0.006	0	20	105	90	110	99	75	125
Chloride	DIO0619-MAY23	mg/L	0.04	<0.04	3	20	101	90	110	100	75	125
Sulphate	DIO0619-MAY23	mg/L	0.04	<0.04	1	20	100	90	110	91	75	125
Chloride	DIO0670-MAY23	mg/L	0.04	<0.04	1	20	98	90	110	100	75	125

Carbon by SFA

Method: SM 5310 | Internal ref.: ME-CA-[ENVISFA-LAK-AN-009

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Dissolved Organic Carbon	SKA0272-MAY23	mg/L	1	<1	3	10	99	90	110	101	75	125

QC SUMMARY

Colour

Method: SM 2120 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-002

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Colour	EWL0554-MAY23	TCU	3	< 3	ND	10	105	80	120	NA		

Conductivity

Method: SM 2510 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0542-MAY23	uS/cm	2	< 2	2	20	99	90	110	NA		

QC SUMMARY

Metals in aqueous samples - ICP-MS

Method: SM 3030/EPA 200.8 I Internal ref.: ME-CA-[ENVISPE-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Calcium	EMS0195-MAY23	mg/L	0.01	< 0.01	2	20	102	90	110	100	70	130
Iron	EMS0195-MAY23	ug/L	7	< 7	0	20	100	90	110	100	70	130
Magnesium	EMS0195-MAY23	mg/L	0.001	< 0.001	2	20	102	90	110	95	70	130
Manganese	EMS0195-MAY23	ug/L	0.01	< 0.01	0	20	104	90	110	106	70	130
Sodium	EMS0195-MAY23	mg/L	0.01	< 0.01	2	20	103	90	110	103	70	130

Microbiology

Method: OMOE MICROMFDC-E3407A I Internal ref.: ME-CA-[ENV]MIC-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Total Coliform Background	BAC9354-MAY23	cfu/100mL	-	ACCEPTED	ACCEPTED							
E. Coli	BAC9354-MAY23	cfu/100mL	-	ACCEPTED	ACCEPTED							
Fecal Coliform	BAC9354-MAY23	cfu/100mL	-	ACCEPTED	ACCEPTED							
Total Coliform	BAC9354-MAY23	cfu/100mL	-	ACCEPTED	ACCEPTED							

QC SUMMARY

pH

Method: SM 4500 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%) Low	Recovery Limits (%) High	Spike Recovery (%)	Recovery Limits (%) Low	Recovery Limits (%) High
pH	EWL0542-MAY23	No unit	5	NA	0		100			NA		

Solids Analysis

Method: SM 2540C I Internal ref.: ME-CA-IENVIEWL-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%) Low	Recovery Limits (%) High	Spike Recovery (%)	Recovery Limits (%) Low	Recovery Limits (%) High
Total Dissolved Solids	EWL0581-MAY23	mg/L	30	<30	0	20	97	90	110	NA		
Total Dissolved Solids	EWL0602-MAY23	mg/L	30	<30	1	20	98	90	110	NA		

Turbidity

Method: SM 2130 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%) Low	Recovery Limits (%) High	Spike Recovery (%)	Recovery Limits (%) Low	Recovery Limits (%) High
Turbidity	EWL0508-MAY23	NTU	0.10	< 0.10	ND	10	99	90	110	NA		

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.
Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.
LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.
Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.
Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.
RL: Reporting limit
RPD: Relative percent difference
AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.
Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.
Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS Insufficient sample for analysis.
RL Reporting Limit.
↑ Reporting limit raised.
↓ Reporting limit lowered.
NA The sample was not analysed for this analyte
ND Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.
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This report supersedes all previous versions.

-- End of Analytical Report --

Request for Laboratory Services and CHAIN OF CUSTODY

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- London: 657 Consortium Court, London, ON, N6E 2S8 Phone: 519-672-4500 Toll Free: 877-848-8060 Fax: 519-672-0361

No: 029043 Page ____ of ____

Laboratory Information Section - Lab use only

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Received By (signature): Kmedland
Received Date: 05/19/23 (mm/dd/yy)
Received Time: 10:00 (hr : min)
Custody Seal Present: Yes ☑ No ☐
Custody Seal Intact: Yes ☑ No ☐
Cooling Agent Present: Yes ☑ No ☐ Type: Ice
Temperature Upon Receipt (°C) 4.5.6
LAB LIMS #: CA1S208-May23

REPORT INFORMATION	INVOICE INFORMATION
Company: EXP Services	☐ (same as Report Information)
Contact: Jamie Batten	Company:
Address: 885 Regent street Sudbury, ON	Contact:
Phone: 647 409 6464	Address:
Fax:	Phone:
Email: jamie.batten@exp.com	Email:

Quotation #: 2023 586
Project #: SUD-22025423-A0
P.O. #:
Site Location/ID:

TURNAROUND TIME (TAT) REQUIRED

☑ Regular TAT (5-7days)
TAT's are quoted in business days (exclude statutory holidays & weekends). Samples received after 6pm or on weekends: TAT begins next business day

RUSH TAT (Additional Charges May Apply): ☐ 1 Day ☐ 2 Days ☐ 3 Days ☐ 4 Days
PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION

Specify Due Date:

*NOTE: DRINKING (POTABLE) WATER SAMPLES FOR HUMAN CONSUMPTION MUST BE SUBMITTED WITH SGS DRINKING WATER CHAIN OF CUSTODY

REGULATIONS

☐ O.Reg 153/04 ☐ O.Reg 406/19
☐ Table 1 ☐ Res/Park Soil Texture:
☐ Table 2 ☐ Ind/Com ☐ Coarse
☐ Table 3 ☐ Agri/Other ☐ Medium/Fine
☐ Table ____ Appx. ____
Soil Volume ☐ <350m3 ☐ >350m3

Other Regulations:
☐ Reg 347/558 (3 Day min TAT)
☐ PWQO ☐ MMER
☐ CCME ☐ Other:
☐ MISA
☒ ODWS Not Reportable *See note

Sewer By-Law:
☐ Sanitary
☐ Storm
Municipality:

RECORD OF SITE CONDITION (RSC) ☐ YES ☐ NO

ANALYSIS REQUESTED

	SAMPLE IDENTIFICATION	DATE SAMPLED	TIME SAMPLED	# OF BOTTLES	MATRIX
1	A364133	5/17/23	10:00	9	Water
2	A364139		13:00		
3	20 BOS		14:00		
4	39 BOS		15:00		
5	A364138		18:00		
6	DUP				
7					
8					
9					
10					
11					
12					

M & I: Field Filtered (Y/N); Metals & Inorganics (incl CrVI, CN, Hg pH,(B(HWS),EC,SAR-soil) (CN, Na-water); Full Metals Suite (ICP metals plus B(HWS-soil only) Hg, CrVI; ICP Metals only Sb,As,Ba,Be,B,Cd, Cr,Co,Cu,Pb,Mo,Ni,Se,Ag,Tl,U,V,Zn
SVOC: PAHs only; SVOCs all incl PAHs, ABNs, CPs
PCB: PCBs Total ☐ Aroclor ☐
PHC: F1-F4 + BTEX; F1-F4 only no BTEX
VOC: VOCs all Incl BTEX; BTEX only
Pest: Pesticides Organochlorine or specify other
Other (please specify): EC,TC,EC FC; Turbidity, Anion, Metals(high); General 2; NH3+NH4, DOC; Sewer Use: Specify pkg:; Water Characterization Pkg General ☐ Extended ☐
SPLP: Specify tests ☐ Metals ☐ VOC ☐ 1,4-Dioxane ☐ OCP ☐ ABN
TCLP: Specify tests ☐ M&I ☐ VOC ☐ PCB ☐ B(a)P ☐ ABN ☐ Ignit.
COMMENTS:

Observations/Comments/Special Instructions

Sampled By (NAME): JB + JN Signature:
Relinquished by (NAME): JB Signature:
Date: 05/17/23 (mm/dd/yy)
Date: 05/18/23 (mm/dd/yy)

Pink Copy - Client
Yellow & White Copy - SGS

Revision #: 1.6
Date of Issue: 02 May 2022

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Schedule I to PL-2025-088

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Enhancing our communities



Rosseau Springs Subdivision

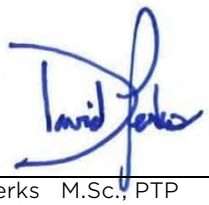
TRAFFIC IMPACT BRIEF

Kenozha Bay Company

File 422410 | September 14, 2022

Document Control

File:	Prepared by:	Prepared for:
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Date: **September 14, 2022**		

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Issue	Date	Description
1	September 14, 2022	Final Report

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1 Introduction

Tatham Engineering Limited was retained by Kenozha Bay Company to prepare a Traffic Impact Brief in support of the proposed residential development to be located at 219 Highway 632 near the community of Rosseau, Township of Seguin. The location of the development is illustrated in Figure 1.

The purpose of this study is to review the proposed development from a transportation perspective. Recognizing that the trip generation associated with this development will not be significant, the scope of this study has been reduced to a traffic brief with a focus on the following:

- existing conditions, including a description of the study area road network, traffic volumes, operations and planned/proposed improvements;
- details of the proposed development and anticipated trip generation; and
- transportation impacts associated with the proposed development.

2 Existing Conditions

This chapter will discuss the road network, traffic volumes, and operations for the existing conditions.

2.1 ROAD NETWORK

The road network to be addressed by this study consists of Highway 632 and Maplehurst Road, and their respective intersection. Aerial imagery and photographs of the road system are provided in Figure 2.

Highway 632 is a 2-lane (i.e. 1 lane per direction) secondary provincial highway under the jurisdiction of the Ontario Ministry of Transportation (MTO). The road runs in a generally north-south alignment between its northern terminus at Highway 141 in the community of Rosseau and its southern terminus at the Seguin Township/Muskoka District border (where it meets Muskoka District Road 7). Through the immediate study area, the road is oriented generally east-west however, it realigns to a north-south orientation south of its intersection with Maplehurst Road. The posted speed limit is 50 km/h through most of the study area, increasing to 80km/h near the west limit of the study area.

Maplehurst Road is a 2-lane local road providing access to approximately 80 detached homes located along the shores of Lake Rosseau. It is oriented generally northwest-southeast between Highway 632 and Little Morgan Bay Road, and north-south between Little Morgan Bay Road and Summit Drive. For the purposes of this study, the road is assumed to be oriented north-south. At its intersection with Highway 632, Maplehurst Road realigns to an east-west orientation. The road has a posted speed limit of 50km/h through the study area.

The intersection of Highway 632 and Maplehurst Road is a 3-leg unsignalized intersection with Maplehurst Road serving as the minor leg operating under stop control and having the following configuration:

- the north approach (Highway 632) consists of a single combined through/left turn lane;
- the south approach (Highway 632) consists of a single combined through/right turn lane; and
- the east approach (Maplehurst Road) consists of a single combined left/right turn lane.

2.2 TRAFFIC VOLUMES

2.2.1 Traffic Counts

To determine existing traffic volumes, traffic counts were conducted at the intersection of Highway 632 and Maplehurst Road on April 27, 2022, from 07:00 to 10:00 and 15:00 to 18:00. The observed volumes are illustrated in Figure 3 with detailed count sheets provided in Appendix A.

2.2.2 Seasonal Adjustments

MTO publishes annual average daily traffic (AADT), summer average daily traffic (SADT) and winter average daily traffic (WADT) volumes for all provincial highways[1]. The variation between these values allows for a *traffic pattern type* to be assigned to each road section which describes the typical variation in traffic volumes over the course of a year (i.e. January to December). The sections of Highway 632 bordering the study area are identified as:

- *Low Recreation* traffic pattern (south of the study area) – this is indicative of large variations in volumes over the course of the year with peak volumes occurring during the summer due to increased recreational activity; and
- *Low Tourism* traffic pattern (north of the study area, within the community of Rosseau) – this is indicative of moderate variations in volumes over the course of the year with peak volumes occurring during the summer due to increased tourism activity.

Further to the published MTO data (which extends only to 2016), 2018 traffic counts were provided by MTO corresponding to the spring (mid-June), summer (early July), and fall (mid-September) seasons. The data is summarized in Table 1 with detailed count sheets provided in Appendix A. Additional information pertaining to the count locations in context of the subject intersection is also provided in Table 1 and illustrated in Figure 4.

Table 1: MTO Highway 632 ATR Data

LOCATION OF COUNT	DISTANCE FROM MAPLEHURST ROAD	DAILY TRAFFIC			% DHV[1]
		Spring	Summer	Fall	
Hwy 632 at Ash Street	2.8 km north	1,393	1,738	1,167	11%
Hwy 632 at Ashfield Road	3.0 km south	1,067	1,366	844	19%
Average		**1,230**	**1,552**	**1,006**	**15%**

[1] % DHV (Design Hour Volume) is the proportion of daily volume that occurs during the busiest peak hour

[1] *Provincial Highways Traffic Volumes 1988-2016*. Ministry of Transportation of Ontario.

Based on the count data, the summer volumes are in the order of 25 to 28% greater than the spring volumes (which are typically considered representative of typical conditions) and 48 to 62% greater than the fall volumes. It is noted the spring MTO counts were conducted very late in the spring (mid-June) and thus are likely higher than what would be observed if the counts were conducted in earlier spring, such as April or May (and hence the spring:summer factor is likely to be greater than the noted 25 to 28%).

2.2.3 Adjusted Volumes

To reflect the peak summer 2022 traffic conditions, the April 2022 traffic volumes were increased by a factor of 1.40, which ensures a conservative approach. The 2022 adjusted volumes are illustrated in Figure 5.

2.3 TRAFFIC OPERATIONS

The capacity, and hence operations, of a road system is effectively governed by its intersections. To provide a baseline from which the future traffic operations can be assessed, the existing intersection operations were reviewed based on the following:

- the 2022 adjusted traffic volumes;
- the existing intersection configuration and control;
- and procedures outlined in the *2000 Highway Capacity Manual*[2] (using Synchro v.11 software).

For unsignalized intersections, the analysis considers:

- the average delay (measured in seconds);
- level of service (LOS); and
- volume to capacity (v/c) for critical movements (i.e. those operating under stop control).

With respect to the noted metrics:

- level of service 'A' corresponds to the best operating condition with minimal delays whereas level of service 'F' corresponds to poor operations resulting from high intersection delays (additional details regarding Level of Service definitions are provided in Appendix B); and
- a v/c ratio of less than 1.0 indicates the intersection movement/approach is operating at less than capacity while v/c of 1.0 indicates capacity has been reached.

[2] *Highway Capacity Manual.* Transportation Research Board, Washington DC, 2000.

A summary of the analysis is provided in Table 2 with the corresponding detailed worksheets provided in Appendix C.

Table 2: Intersection Operations – 2022 Conditions

INTERSECTION, MOVEMENTS & CONTROL			WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Delay	LOS	v/c	Delay	LOS	v/c
Highway 632 & Maplehurst Road	WB LR	stop	11	B	0.04	9	A	0.04
	SB L	free	1	A	0.02	1	A	0.00

As indicated, the intersection of Highway 632 and Maplehurst Road is currently providing excellent operations (LOS B or better) with minimal delays. Therefore, no improvements are required to accommodate the existing traffic volumes.

3 Proposed Development

This section will provide additional details regarding the proposed development, including its location, projected site-generated traffic volumes, and the assignment of said volumes to the adjacent road network.

3.1 SITE LOCATION

The subject site is located at 219 Highway 632 in the Township of Seguin (per Figure 1). The development is generally bound by Highway 632 to the north, and private properties along the shores of Lake Rosseau to the south, east, and west.

3.2 PROPOSED LAND-USE

The proposed development consists of 50 single family detached houses to be built within the bounds of Township of Seguin Concession 4, Lot 7, and Concession 5, Lots 6 to 8. The site plan is illustrated in Figure 6.

3.3 SITE ACCESS

Access to the site will be provided by two new intersections. The first intersection will be constructed on Highway 632 (the west access) and is to be located approximately 400 metres west of Maplehurst Road. This satisfies MTO requirements for minimum intersection spacing per MTO's *Highway Access Management Guideline*[3]. The second intersection will be constructed on Maplehurst Road (the east access) approximately 250 metres south of Highway 632.

Per National Fire Prevention Association (NFPA) Standard 1141[4], residential areas containing between 100 and 600 households are required to provide at least 2 access roads into the development. While the proposed development consists of only 40 units (i.e. requiring a single access only), approximately 80 existing households are already serviced by Maplehurst Road. Providing only a single connection to Highway 632 via Maplehurst Road would bring the total number of households serviced by Maplehurst Road beyond the 100-unit threshold for a second access. Therefore, a second access to Highway 632 is justified from a fire safety perspective.

[3] *Highway Access Management Guideline.* Ontario Ministry of Transportation. December 2013.
[4] *Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas.* National Fire Prevention Association. 2017.

Internal access to the development will be provided by a new local road network which will provide access to most of the proposed houses (as illustrated in Figure 6). Any houses not constructed adjacent to the new roads will be serviced by the existing road network. The new roads will be constructed to appropriate municipal standards allowing for safe and efficient two-way operations. Each new intersection will be configured to allow for full traffic movements through the intersection.

3.4 SITE TRAFFIC

3.4.1 Trip Generation

The number of vehicle trips to be generated by the proposed development for the weekday AM and weekday PM peak hours has been determined based on type of use, development size, and trip generation rates per the *ITE Trip Generation Manual*[5]. Based on the proposed development, trip rates for the *single-family detached* (ITE land-use code 210) land-use have been applied. Trip rates and trip generation for the site are summarized in Table 3 .

Table 3: Site Trip Estimates

LAND USE	VARIABLE/ SIZE	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
		In	Out	Total	In	Out	Total
single-family detached (ITE 210)	per unit	0.18	0.52	0.70	0.59	0.35	0.94
	50 units	9	26	35	30	17	47

As indicated, the proposed development is expected to generate 35 trips during the weekday AM peak hour, and 47 trips during the weekday PM peak hour.

3.4.2 Trip Distribution & Assignment

The distribution of new trips generated by the site has been developed based on the proximity of the site to existing built-up areas and expected origins/destinations of site-generated trips. The following distribution has been assumed:

- to/from the north – 80%; and
- to/from the south – 20%.

[5] *Trip Generation Manual, 11th Edition.* Institute of Transportation Engineers.

Trips were further divided based on the amount of site traffic expected to use the local road system and means of access to Highway 632. This distribution was based on the location of the proposed housing within the site – houses built along Maplehurst Road are expected to use that road to reach Highway 632 whereas houses built along the new internal network are expected to use the west access to reach Highway 632. The following distribution was realized:

- to/from the west access – 66%; and
- to/from the east access – 34%.

The resulting site-generated volumes assigned to the adjacent road network are illustrated in Figure 7.

4 Future Conditions

This chapter will address the resulting impacts of the proposed development on the adjacent road system. The following areas will be addressed:

- intersection operations;
- available sight lines along Highway 632 and Maplehurst Road at the proposed new intersections; and
- potential improvements to the study area road network, if necessary.

4.1 TRAFFIC VOLUMES

For the purposes of this study, a 5-year horizon (2027) has been considered to assess the impact of the development on the road network. Given the limited traffic to be generated by the development, a 5-year horizon is considered sufficient in establishing the potential impacts to the surrounding road network.

4.1.1 Background Growth

Based on data from the 2016 and 2021 Canadian Censuses, the population of the Township of Seguin grew from 3,988 persons to 4,304 persons between 2011 and 2016 (growth rate of approximately 1.5% per annum) and from 4,304 persons to 5,280 persons between 2016 and 2021 (growth rate of approximately 4.5% per annum). This results in an overall growth rate of approximately 2.8% per annum from 2011 to 2021.

The District of Parry Sound experienced much lower overall growth over the same periods, with the population growing by approximately 0.3% per annum between 2011 and 2016 (42,162 persons to 42,824 persons) and 1.8% per annum between 2016 and 2021 (42,824 persons to 46,909 persons).

Based on the growth rates observed in the noted census data, a yearly growth rate of 3% has been applied to traffic volumes on Highway 632. This is somewhat lower than the maximum yearly growth rate observed within the Township of Seguin however, it is higher than the 10-year average growth rate within the Township and significantly higher than any of the District of Parry Sound's growth rates. As such, a 3% yearly growth rate is considered conservative. No growth has been applied to Maplehurst Road recognizing that it is a local road which is not expected to experience significant year-over-year growth.

4.1.2 Future Traffic Volumes

The resulting 2027 traffic volumes are illustrated in Figure 8. The volumes are based on the 2022 traffic volumes adjusted to reflect the noted background growth rate and the additional traffic volume generated by the subject development.

4.2 TRAFFIC OPERATIONS

The intersection of Highway 632 & Maplehurst Road was analyzed again under future conditions. In addition, the west access on Highway 632 was also analyzed under future conditions. Results of the operational analysis are summarized in Table 4 with detailed worksheets provided in Appendix C.

Table 4: Intersection Operations – 2027 Conditions

INTERSECTION, MOVEMENTS & CONTROL			WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Delay	LOS	v/c	Delay	LOS	v/c
Highway 632 & Maplehurst Road	WB LR	stop	13	B	0.15	11	B	0.10
	SB L	free	2	A	0.03	3	A	0.03
Highway 632 & new local road (west access)	WB L	free	1	A	0.01	2	A	0.02
	NB LR	stop	10	B	0.04	9	A	0.02

As indicated, both intersections will provide excellent operations (LOS B or better) with minimal delays under the future conditions. Therefore, no improvements are required to accommodate the existing traffic volumes.

4.3 TURN LANE REQUIREMENTS

Despite the otherwise good operations anticipated at the noted intersections along Highway 632 under future conditions, the need for exclusive left and right turning lanes at each intersection has been reviewed based on MTO warrants. The review is based on the following:

- MTO guidelines[6] for auxiliary turn lanes at unsignalized intersections; and
- a design speed of 60 km/h (reflective of the 50km/h posted speed on each road).

[6] *Geometric Design Standards for Ontario Highways.* Ontario Ministry of Transportation, undated.

4.3.1 Left Turn Lanes

For unsignalized intersections on two-lane undivided highways, MTO warrants are based on design speed, the volume of left turning traffic, advancing volume (i.e. traffic travelling in the same direction as the left-turning traffic) and opposing volume (i.e. traffic travelling in the opposite direction as the left-turning traffic). Given the relatively low turning, advancing, and opposing volumes (in the order of 200 vehicles per hour or fewer, per direction) at each intersection, dedicated left turn lanes are not warranted at either intersection on Highway 632. The completed left turn warrants are provided in Appendix D.

4.3.2 Right Turn Lanes

MTO guidelines suggest that an exclusive right turn lane be considered where right turning volumes exceed 60 vehicles per hour (vph) and/or impede the operations of through traffic. As per the volume projections of Figure 8, the right turning volumes from Highway 632 to Maplehurst Road and from Highway 632 to the west access road are both well below the 60 vph threshold. Therefore, right turn lanes are not warranted at either intersection on Highway 632.

4.4 SIGHT LINE ASSESSMENT

The sight line assessment has considered both minimum stopping sight distance and intersection sight distance requirements as per the relevant regulatory body for each road.

- Minimum stopping sight distance provides sufficient distance for an approaching motorist to observe a hazard in the road and bring their vehicle to a complete stop prior to the hazard.
- Intersection sight distance allows a vehicle to enter a main road from a side street (or site access) and attain the appropriate operating speed without significantly impacting the operating speed of an approaching vehicle.

Measured sight lines are illustrated in Figure 9.

4.4.1 Maplehurst Road

As Maplehurst Road is a local road under the jurisdiction of the Township of Seguin, sight distance standards per Transportation Association of Canada's (TAC) *Geometric Design Guide for Canadian Roads*[7] have been considered in the analysis of the proposed access (the east access) on Maplehurst Road. The stopping sight and intersection sight distance requirements for the road are summarized in Table 5.

[7] *Geometric Design Guide for Canadian Roads, Chapter 9.* Transportation Association of Canada. June 2017.

Table 5: TAC Sight Distance Requirements

POSTED SPEED	DESIGN SPEED	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE	
			Left Turn	Right Turn
50 km/h	60 km/h	85 m	130 m	110 m

The available sight lines to and from the east access are summarized in Table 6 and are illustrated in Figure 10.

Table 6: Available Sight Distances – East Access

STOPPING SIGHT DISTANCE		INTERSECTION SIGHT DISTANCE	
From North	From South	To North	To South
100 m	105 m	105 m	95 m

As indicated, the sight lines to and from each direction surpass the requirements for stopping sight distance along Maplehurst Road but do not meet the requirements for intersection sight distance in either direction. This is not expected to be problematic, however, as it simply means that approaching vehicles may have to adjust their approach speeds in response to a vehicle entering Maplehurst Road (as the stopping sight distance is satisfied, there will be sufficient distance for vehicles to come to a complete stop as needed). Moreover, while the posted speed limit along Maplehurst Road is 50 km/h, the road alignment (frequent vertical/horizontal alignment changes) and surface type (unpaved, treated surface) encourage slower travel speeds while navigating the road. In this regard, the available sight lines at the east access are considered sufficient.

4.4.2 Highway 632

As Highway 632 is under the jurisdiction of MTO, sight distance standards per MTO's *Highway Access Management Guideline* were considered in the analysis of the proposed access (the west access) on Highway 632. It is noted that the west access is located approximately 30 metres east of a posted speed limit change – west of that point the posted speed limit is 80 km/h whereas east of that point the posted speed limit is 50 km/h. Therefore, the site access is located within the 50 km/h speed zone. Regardless, for the purposes of this analysis it has been assumed that vehicles approaching from west of the access (i.e. eastbound) are travelling at 80 km/h, whereas vehicles approaching from the east (i.e. westbound) are travelling at 50 km/h. The stopping sight

and intersection sight distance requirements for the noted speeds (pertaining to a public access) are summarized in Table 7.

Table 7: MTO Sight Distance Requirements

POSTED SPEED	DESIGN SPEED	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE
50 km/h	70 km/h	105 m	225 m
80 km/h	100 km/h	185 m	340 m

The available sight lines to and from the west access are summarized in Table 8 and are illustrated in Figure 11.

Table 8: Available Sight Distances at West Access

STOPPING SIGHT DISTANCE		INTERSECTION SIGHT DISTANCE	
From East	From West	To East	To West
180 m	>400 m	200 m	>400 m

As indicated, the sight lines to and from the west are excellent with sight lines exceeding 400 metres. Sight lines from the east (towards the west access) are sufficient for stopping sight distance requirements however, the sight lines to the east (from the west access) are deficient by approximately 25 metres regarding intersection sight distance. As with the Maplehurst access, approaching vehicles may be required to adjust their travel speeds as necessary should a vehicle enter the road from the site access. Regardless, the stopping sight distance (considered the critical condition) is satisfied. It is further noted that the available intersection sight distance satisfies the TAC requirement of the same condition for a design speed of approximately 95 km/h.

5 Summary

Proposed Development

This study has addressed the transportation impacts associated with the proposed residential development to be located at 219 Highway 632 in the Township of Seguin. The proposed development consists of 50 single-detached houses built within Township of Seguin Concession 4 (Lot 7) and Concession 5 (Lots 6 to 8). Upon completion, the site is expected to generate 35 trips during the weekday AM peak hour and 47 trips during the weekday PM peak hour.

Transportation Impacts

To assess the impacts of the proposed development, the operations of the intersection of Highway 632 and Maplehurst Road were analyzed under existing conditions (2022) and future horizon (2027) period.

The results of the operational analyses indicate that the intersection currently provides excellent operations (LOS B or better) with minimal delays and is expected to continue to provide excellent operations (LOS B or better) with minimal delays through the 2027 horizon. No improvements are required to accommodate the proposed development.

Operations of the future west access intersection on Highway 632 were also assessed under the 2027 horizon. Results of the operational analysis indicate that the intersection is expected to provide excellent operations (LOS B or better) through the 2027 horizon.

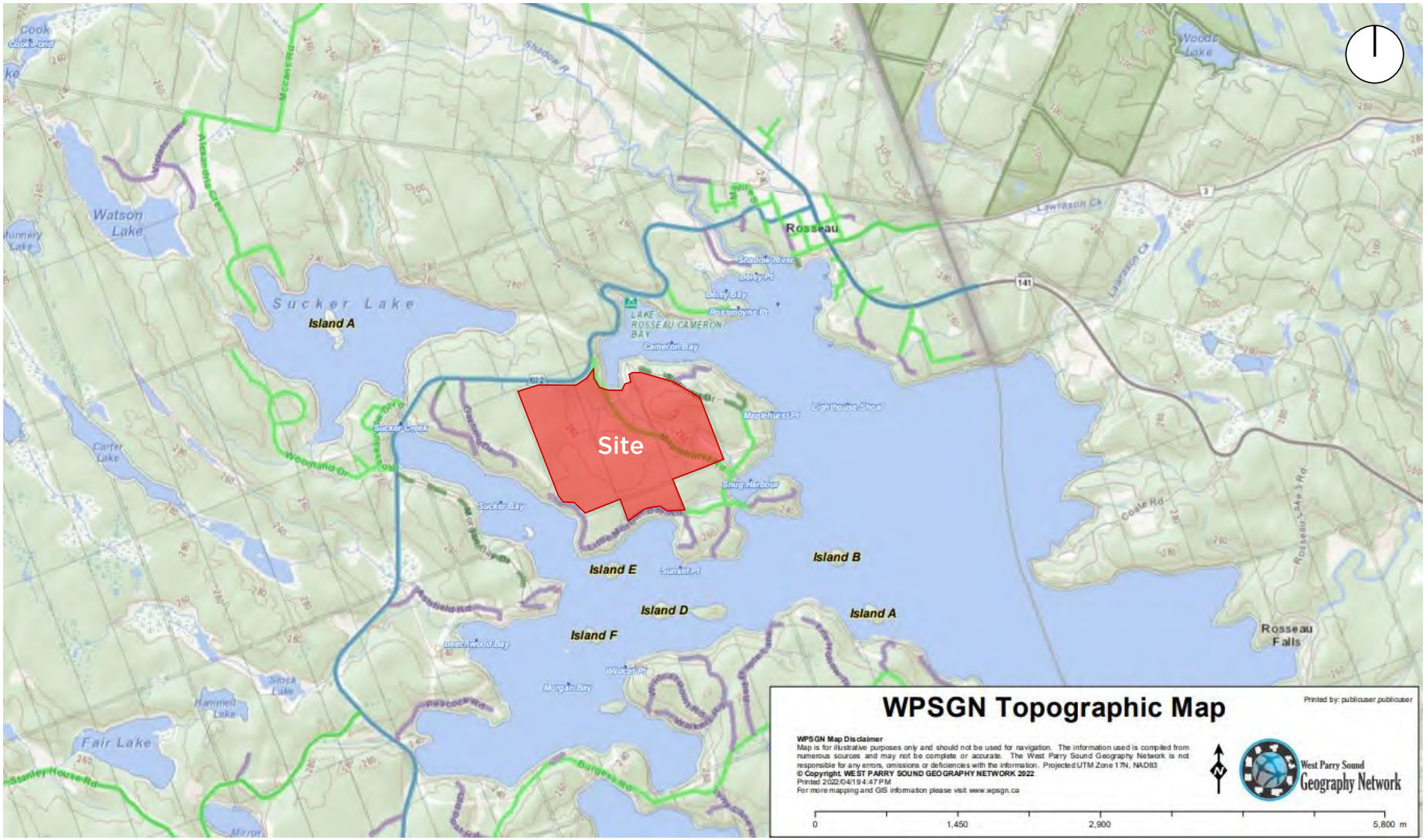
Overall, the proposed development is not expected to have a significant impact on the study area road network.

Turn Lane Requirements

The need for exclusive left and right turn lanes at the two intersections along Highway 632 were reviewed in context of MTO warrant criteria. Based on this review, exclusive turn lanes are not considered necessary to accommodate future traffic volumes.

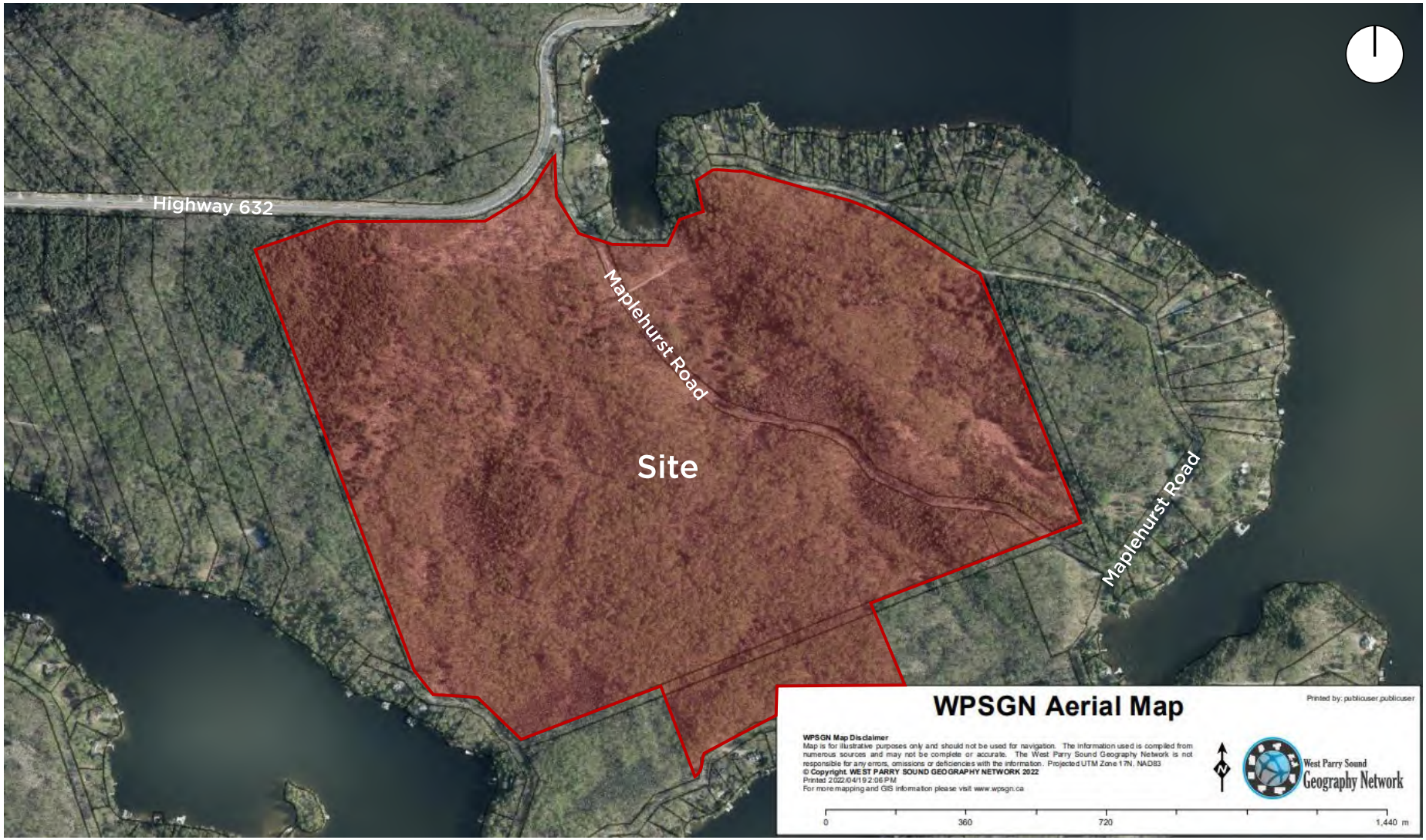
Sight Line Assessment

Sight lines at each of the proposed site access points were reviewed in context of TAC and MTO requirements for minimum stopping and intersection sight distances as appropriate. Based on the review, sight lines were found to be adequate at each access.



ROSSEAU SPRINGS SUBDIVISION

Figure 1: Site Location



ROSSEAU SPRINGS SUBDIVISION

Figure 2A: Road Network



Intersection of Highway 632 & Maplehurst Road, looking north



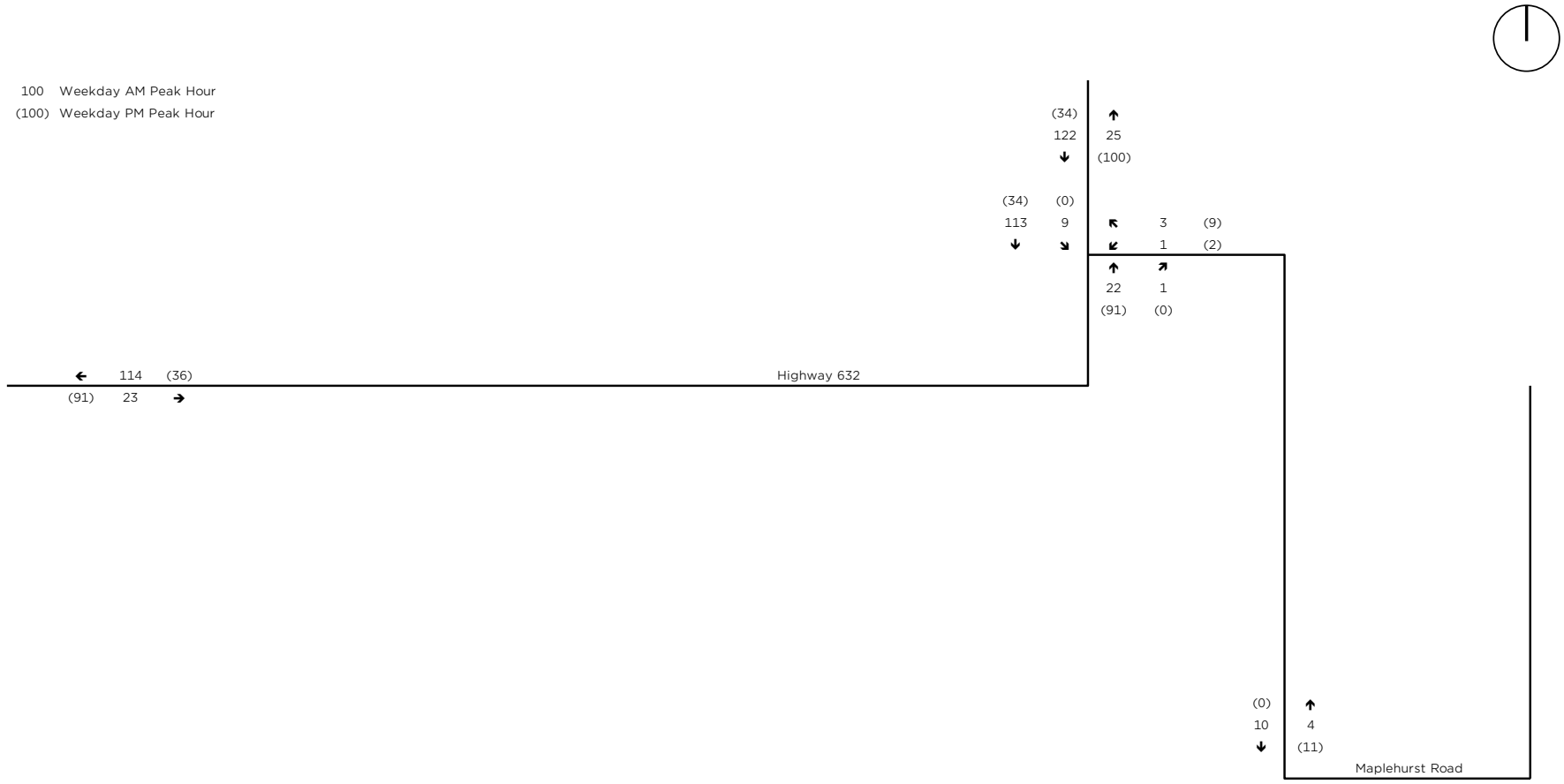
Intersection of Highway 632 & Maplehurst Road, looking south



Intersection of Highway 632 & Maplehurst Road, looking east

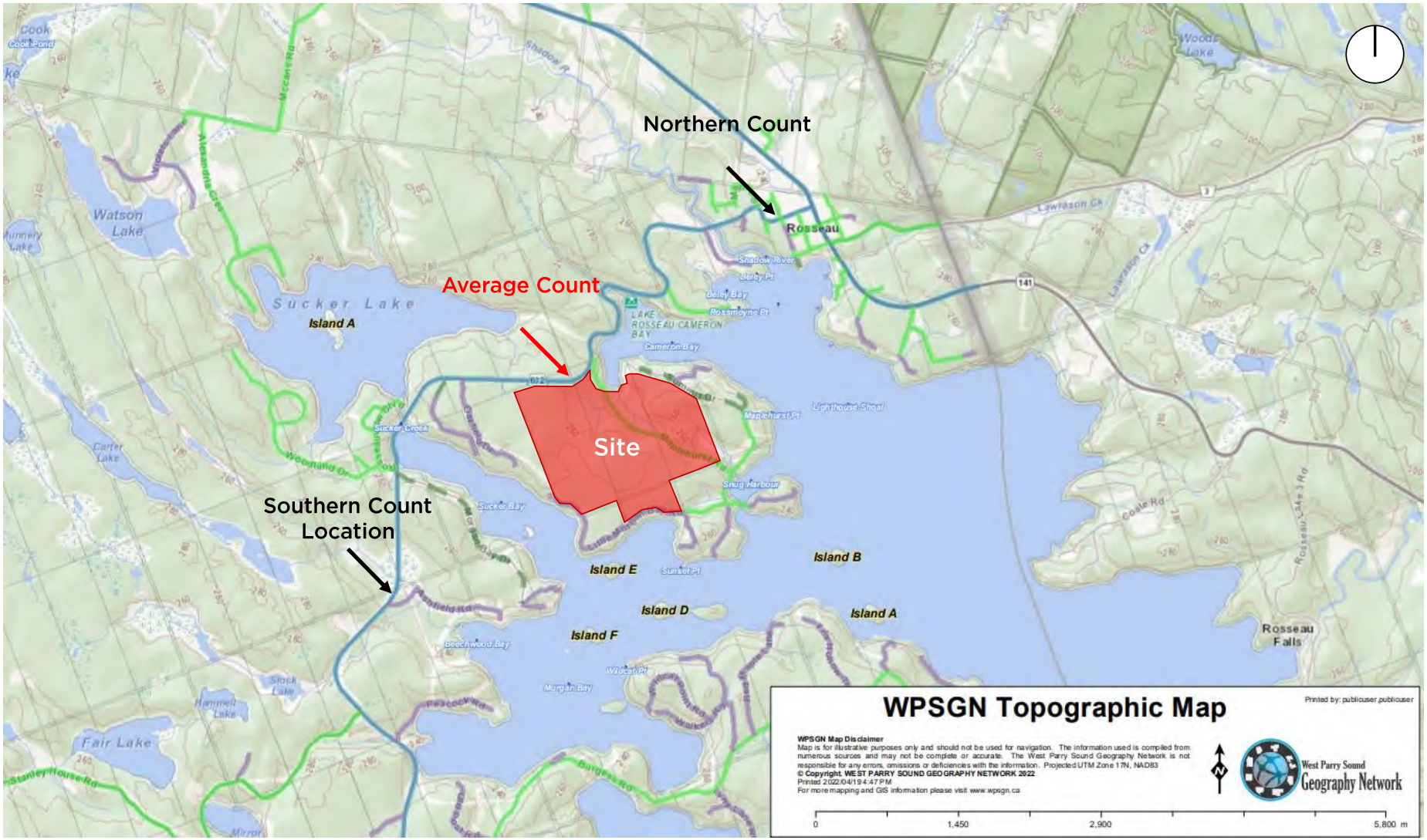
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Figure 2B: Road Network



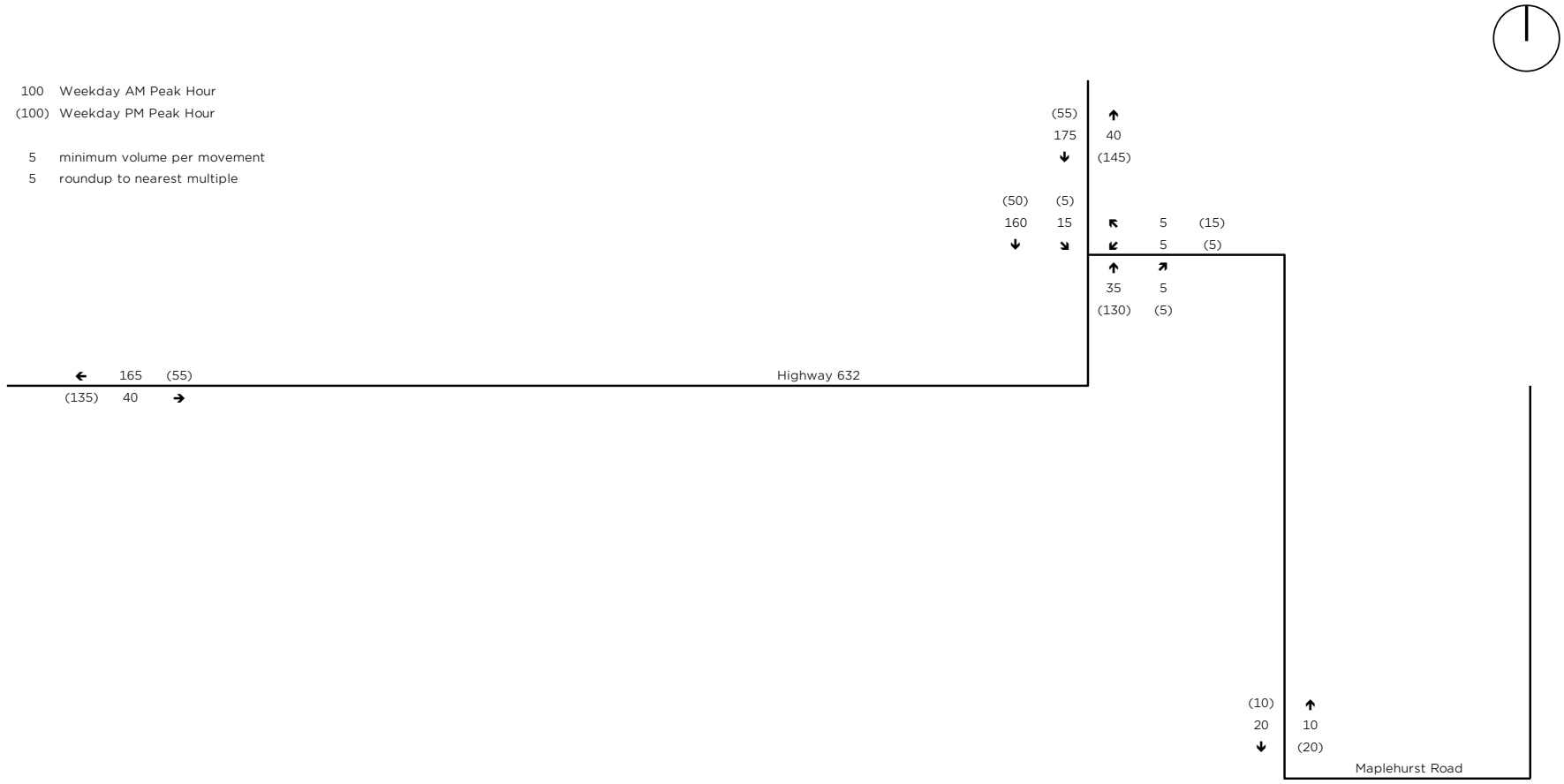
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Figure 3: 2022 Observed Traffic Volumes



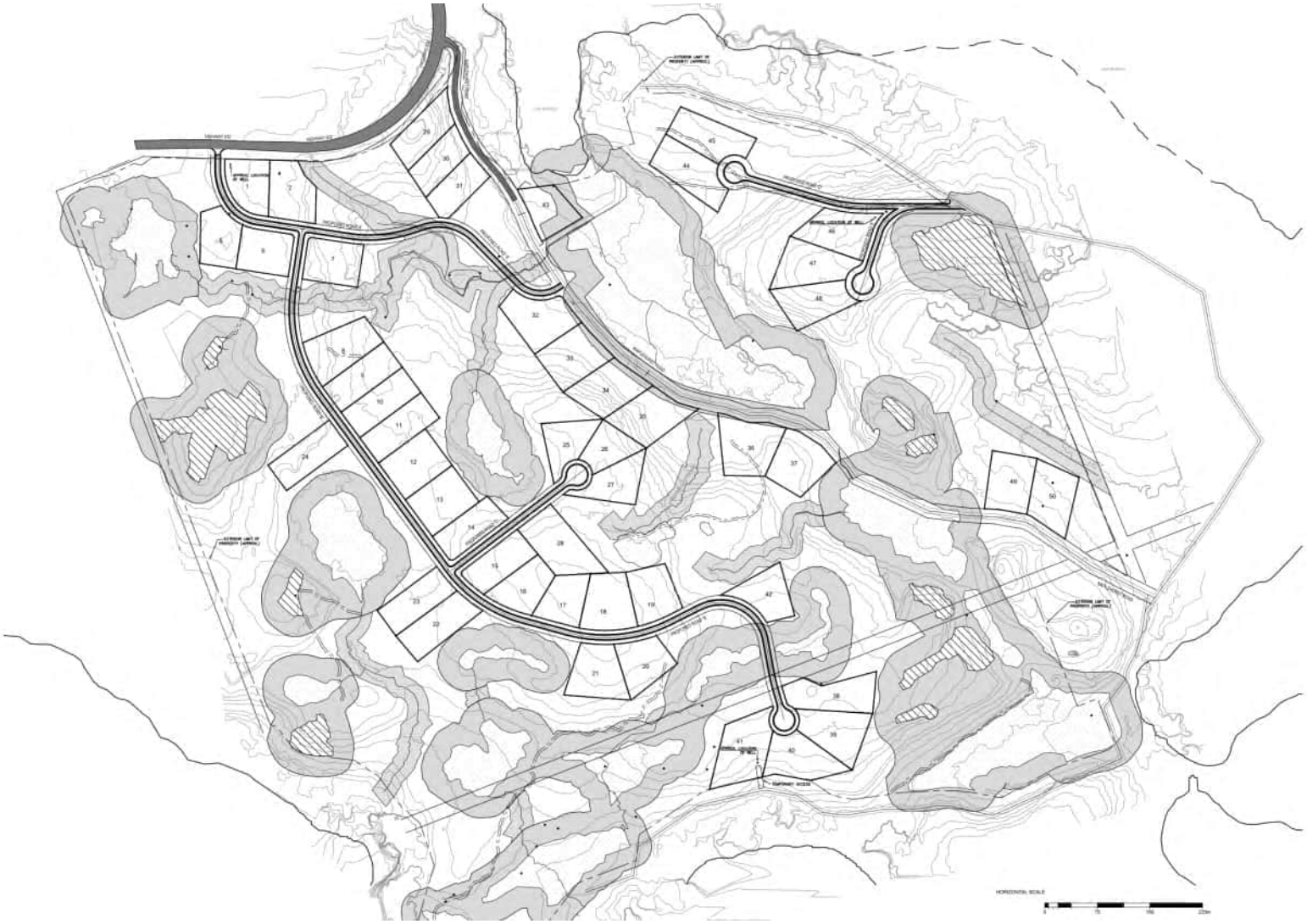
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Figure 4: MTO 2018 Traffic Count Locations



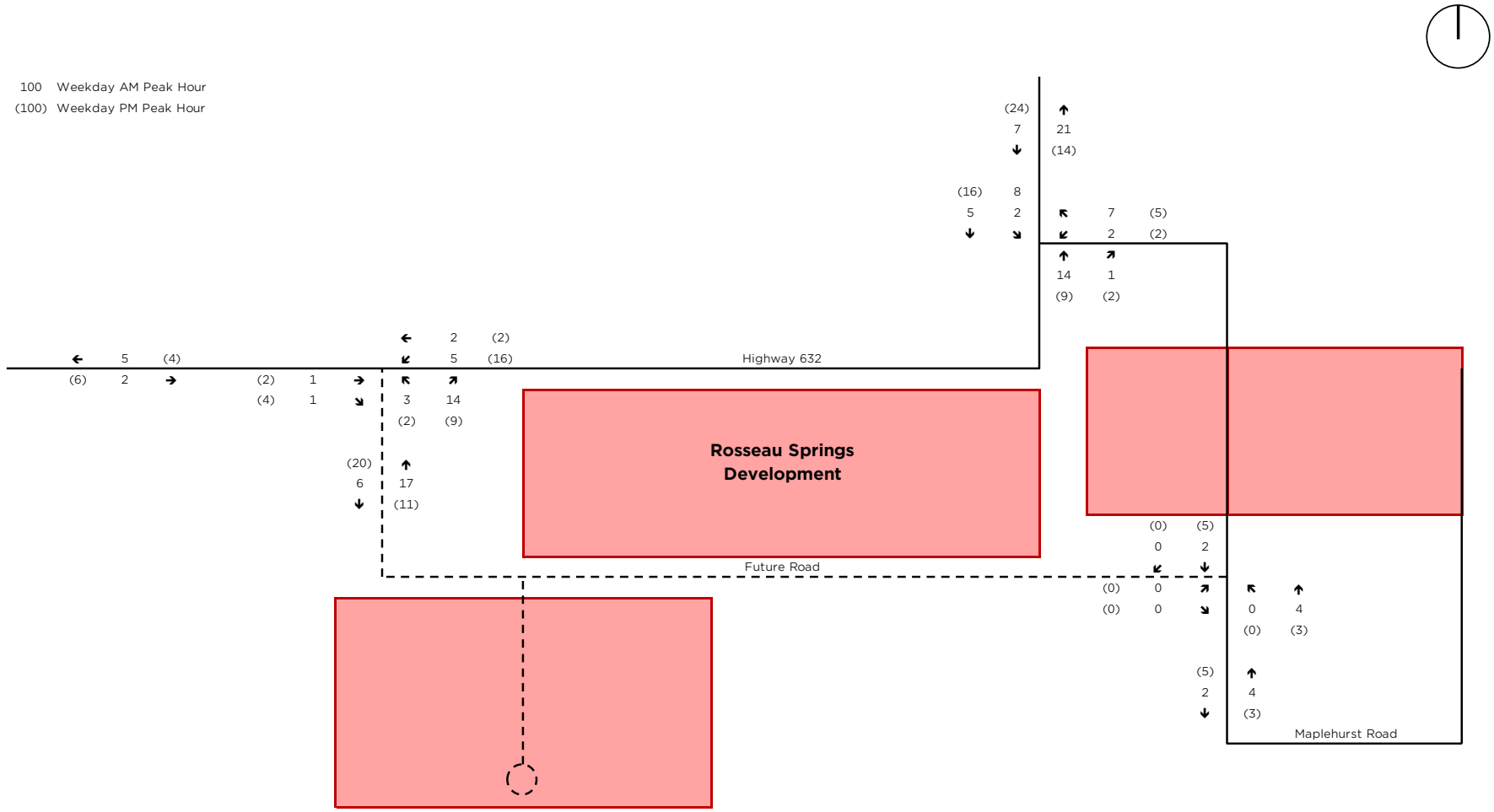
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Figure 5: 2022 Adjusted Traffic Volumes



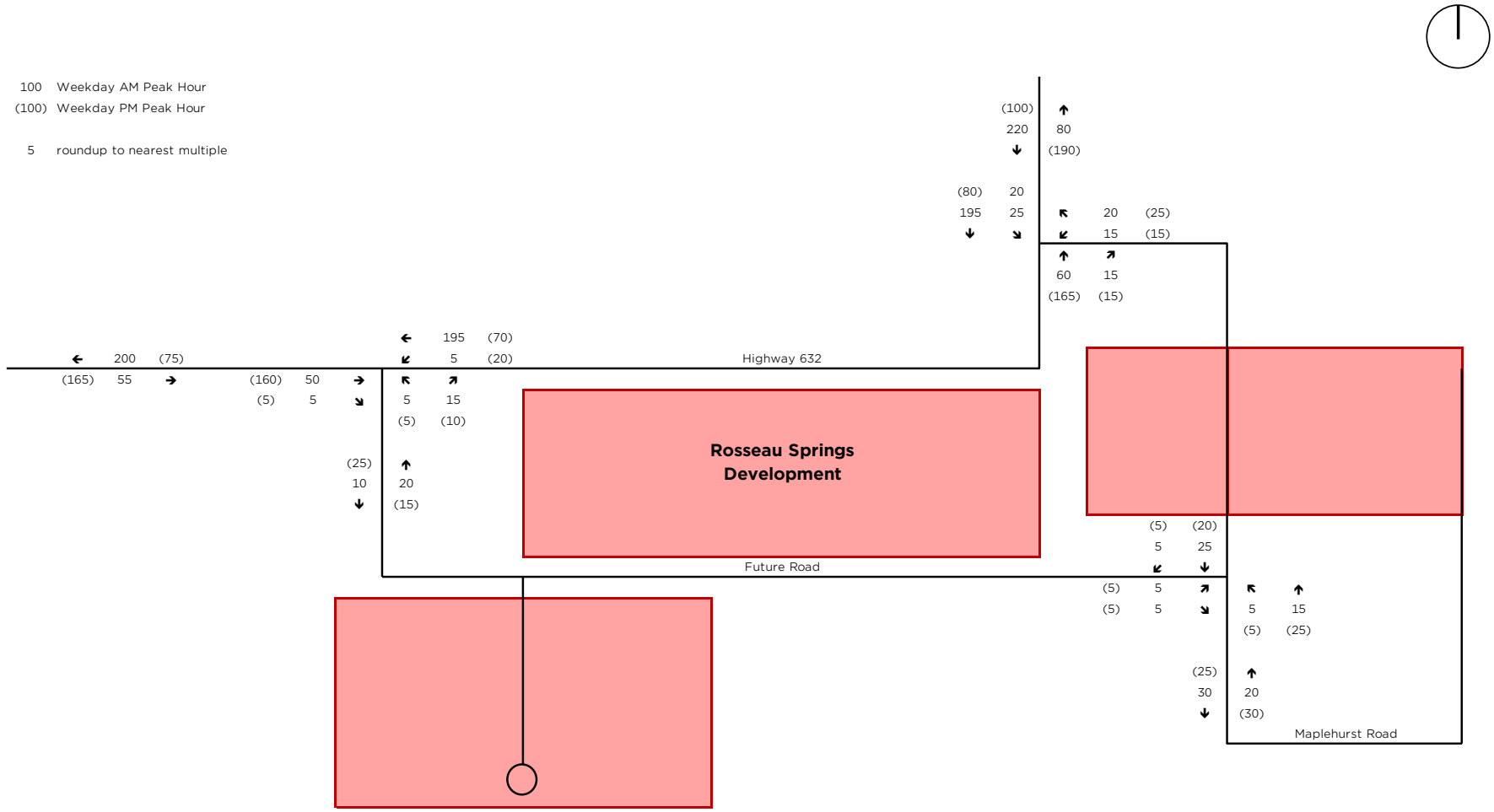
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Figure 6: Site Plan



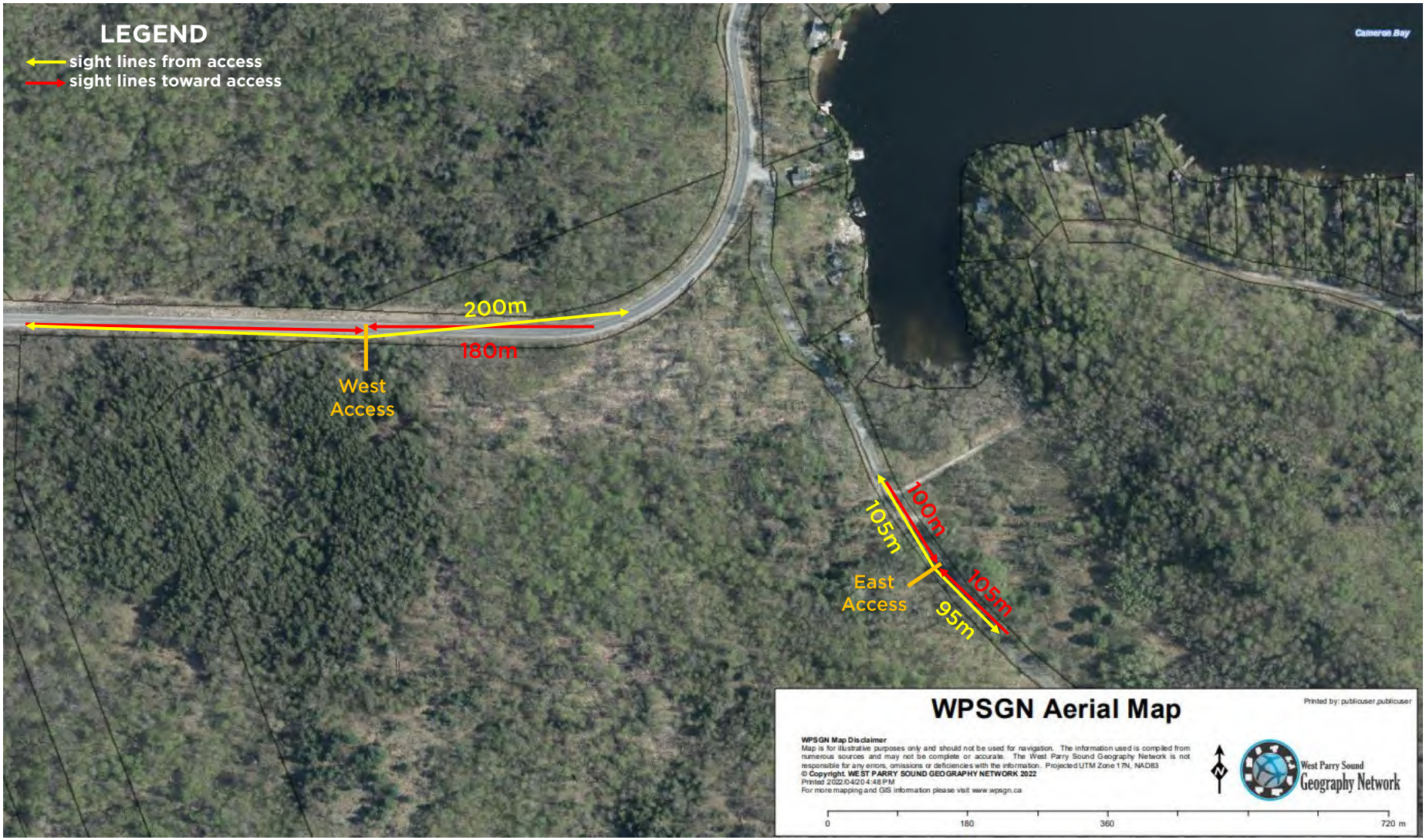
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Figure 7: Site-Generated Traffic Volumes



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Figure 8: 2027 Future Traffic Volumes



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Figure 9: Sight Lines



Sight lines towards the north along Maplehurst Road from the east site access



Sight lines towards the south along Maplehurst Road from the east site access



Sight lines from the north along Maplehurst Road towards the east site access



Sight lines from the south along Maplehurst Road towards the east site access

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Figure 10: East Access Sight Lines



Sight lines towards the east along Highway 632 from the west site access



Sight lines towards the west along Highway 632 from the west site access



Sight lines from the east along Highway 632 towards the west site access



Sight lines from the west along Highway 632 towards the west site access

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Figure 11: West Access Sight Lines

Appendix A:
Traffic Counts

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Project #22-136 - Tatham Engineering Ltd

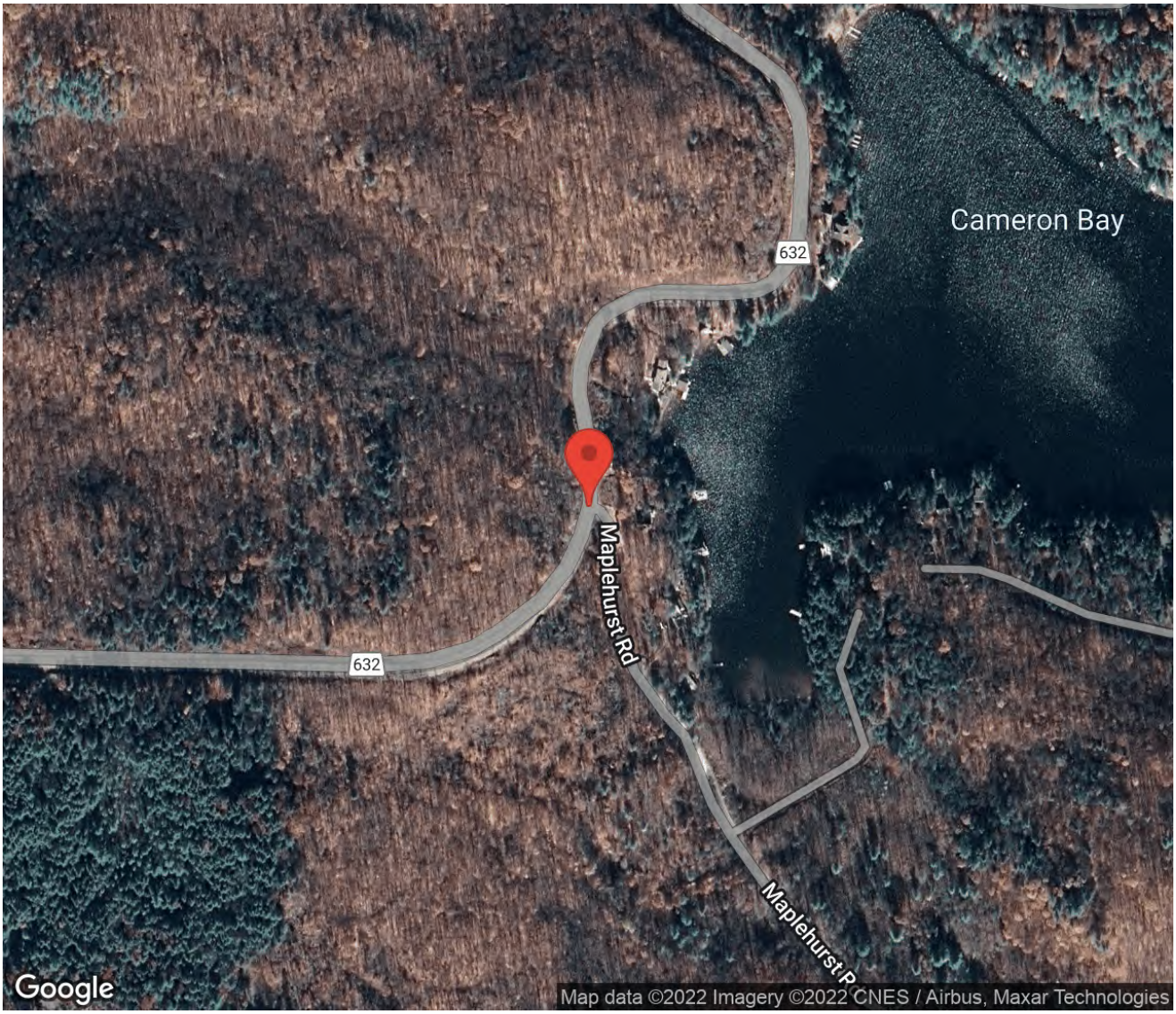
Intersection Count Report

Intersection:	Hwy 632 & Maplehurst Rd
Municipality:	Rosseau
Count Date:	Apr 27, 2022
Site Code:	2213600001
Count Categories:	Cars, Trucks, Bicycles, Pedestrians
Count Period:	07:00-10:00, 15:00-18:00
Weather:	Clear

Ontario Traffic Inc.
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Traffic Count Map

Intersection:	Hwy 632 & Maplehurst Rd
Site Code:	2213600001
Municipality:	Rosseau
Count Date:	Apr 27, 2022



Ontario Traffic Inc.
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Traffic Count Summary

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Municipality: Rosseau
Count Date: Apr 27, 2022

Hwy 632 - Traffic Summary

	North Approach Totals						South Approach Totals						
	Includes Cars, Trucks, Bicycles						Includes Cars, Trucks, Bicycles						
Hour	Left	Thru	Right	U-Turn	Total	Peds	Left	Thru	Right	U-Turn	Total	Peds	Total
07:00 - 08:00	5	93	0	0	98	0	0	17	0	0	17	0	115
08:00 - 09:00	19	71	0	0	90	0	0	21	1	0	22	0	112
09:00 - 10:00	7	35	0	0	42	0	0	24	6	0	30	0	72
BREAK													
15:00 - 16:00	0	35	0	0	35	0	0	41	2	0	43	0	78
16:00 - 17:00	2	40	0	0	42	0	0	79	0	0	79	0	121
17:00 - 18:00	0	17	0	0	17	0	0	55	0	0	55	0	72
GRAND TOTAL	**33**	**291**	**0**	**0**	**324**	**0**	**0**	**237**	**9**	**0**	**246**	**0**	**570**

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Traffic Count Summary

Intersection:	Hwy 632 & Maplehurst Rd
Site Code:	2213600001
Municipality:	Rosseau
Count Date:	Apr 27, 2022

Maplehurst Rd - Traffic Summary

	East Approach Totals						West Approach Totals						
	Includes Cars, Trucks, Bicycles						Includes Cars, Trucks, Bicycles						
Hour	Left	Thru	Right	U-Turn	Total	Peds	Left	Thru	Right	U-Turn	Total	Peds	Total
07:00 - 08:00	1	0	2	0	3	0	0	0	0	0	0	0	3
08:00 - 09:00	0	0	3	0	3	0	0	0	0	0	0	0	3
09:00 - 10:00	0	0	3	0	3	0	0	0	0	0	0	0	3
BREAK													
15:00 - 16:00	6	0	18	0	24	0	0	0	0	0	0	0	24
16:00 - 17:00	2	0	5	0	7	0	0	0	0	0	0	0	7
17:00 - 18:00	0	0	6	0	6	0	0	0	0	0	0	0	6
GRAND TOTAL	**9**	**0**	**37**	**0**	**46**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**46**

Ontario Traffic Inc.
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Traffic Count Data

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Municipality: Rosseau
Count Date: Apr 27, 2022

North Approach - Hwy 632

Start Time	Cars					Trucks					Bicycles					Total Peds
	↰	↑	↱	↻	Total	↰	↑	↱	↻	Total	↰	↑	↱	↻	Total	
07:00	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0
07:15	2	18	0	0	20	0	3	0	0	3	0	0	0	0	0	0
07:30	1	18	0	0	19	0	0	0	0	0	0	0	0	0	0	0
07:45	2	40	0	0	42	0	3	0	0	3	0	0	0	0	0	0
08:00	4	29	0	0	33	0	2	0	0	2	0	0	0	0	0	0
08:15	6	16	0	0	22	0	0	0	0	0	0	0	0	0	0	0
08:30	5	12	0	0	17	0	2	0	0	2	0	0	0	0	0	0
08:45	3	9	0	0	12	1	1	0	0	2	0	0	0	0	0	0
09:00	1	11	0	0	12	0	2	0	0	2	0	0	0	0	0	0
09:15	3	5	0	0	8	1	0	0	0	1	0	0	0	0	0	0
09:30	1	11	0	0	12	0	0	0	0	0	0	0	0	0	0	0
09:45	1	6	0	0	7	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	29	186	0	0	215	2	13	0	0	15	0	0	0	0	0	0

Ontario Traffic Inc.
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Traffic Count Data

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Municipality: Rosseau
Count Date: Apr 27, 2022

North Approach - Hwy 632

Start Time	Cars					Trucks					Bicycles					Total Peds
	↰	↑	↱	↷	Total	↰	↑	↱	↷	Total	↰	↑	↱	↷	Total	
15:00	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0
15:15	0	8	0	0	8	0	2	0	0	2	0	0	0	0	0	0
15:30	0	5	0	0	5	0	1	0	0	1	0	0	0	0	0	0
15:45	0	7	0	0	7	0	1	0	0	1	0	0	0	0	0	0
16:00	2	14	0	0	16	0	0	0	0	0	0	0	0	0	0	0
16:15	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0
16:30	0	5	0	0	5	0	1	0	0	1	0	4	0	0	4	0
16:45	0	11	0	0	11	0	1	0	0	1	0	0	0	0	0	0
17:00	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0
17:15	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0
17:30	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0
17:45	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	2	82	0	0	84	0	6	0	0	6	0	4	0	0	4	0
GRAND TOTAL	31	268	0	0	299	2	19	0	0	21	0	4	0	0	4	0

Ontario Traffic Inc.
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Traffic Count Data

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Municipality: Rosseau
Count Date: Apr 27, 2022

South Approach - Hwy 632

Start Time	Cars					Trucks					Bicycles					Total Peds
					Total					Total					Total	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0
07:30	0	8	0	0	8	0	3	0	0	3	0	0	0	0	0	0
07:45	0	3	0	0	3	0	1	0	0	1	0	0	0	0	0	0
08:00	0	5	1	0	6	0	0	0	0	0	0	0	0	0	0	0
08:15	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0
08:30	0	2	0	0	2	0	4	0	0	4	0	0	0	0	0	0
08:45	0	5	0	0	5	0	1	0	0	1	0	0	0	0	0	0
09:00	0	4	3	0	7	0	1	0	0	1	0	0	0	0	0	0
09:15	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0
09:30	0	9	1	0	10	0	1	0	0	1	0	0	0	0	0	0
09:45	0	4	2	0	6	0	1	0	0	1	0	0	0	0	0	0
SUBTOTAL	0	49	7	0	56	0	13	0	0	13	0	0	0	0	0	0

Ontario Traffic Inc.
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Traffic Count Data

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Municipality: Rosseau
Count Date: Apr 27, 2022

South Approach - Hwy 632

Start Time	Cars					Trucks					Bicycles					Total Peds
	↰	↑	↱	↷	Total	↰	↑	↱	↷	Total	↰	↑	↱	↷	Total	
15:00	0	7	2	0	9	0	1	0	0	1	0	0	0	0	0	0
15:15	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0
15:30	0	11	0	0	11	0	1	0	0	1	0	0	0	0	0	0
15:45	0	10	0	0	10	0	1	0	0	1	0	0	0	0	0	0
16:00	0	11	0	0	11	0	1	0	0	1	0	0	0	0	0	0
16:15	0	18	0	0	18	0	2	0	0	2	0	0	0	0	0	0
16:30	0	27	0	0	27	0	0	0	0	0	0	0	0	0	0	0
16:45	0	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0
17:00	0	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0
17:15	0	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0
17:30	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0
17:45	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	0	169	2	0	171	0	6	0	0	6	0	0	0	0	0	0
GRAND TOTAL	0	218	9	0	227	0	19	0	0	19	0	0	0	0	0	0

Ontario Traffic Inc.
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Traffic Count Data

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Municipality: Rosseau
Count Date: Apr 27, 2022

East Approach - Maplehurst Rd

Start Time	Cars					Trucks					Bicycles					Total Peds
	↰	↑	↱	↩	Total	↰	↑	↱	↩	Total	↰	↑	↱	↩	Total	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	1	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0
09:30	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
09:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	1	0	8	0	9	0	0	0	0	0	0	0	0	0	0	0

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Traffic Count Data

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Municipality: Rosseau
Count Date: Apr 27, 2022

East Approach - Maplehurst Rd

Start Time	Cars					Trucks					Bicycles					Total Peds
	↰	↑	↱	↷	Total	↰	↑	↱	↷	Total	↰	↑	↱	↷	Total	
15:00	1	0	4	0	5	0	0	0	0	0	0	0	0	0	0	0
15:15	3	0	4	0	7	0	0	0	0	0	0	0	0	0	0	0
15:30	1	0	4	0	5	1	0	0	0	1	0	0	0	0	0	0
15:45	0	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	1	0	3	0	4	0	0	0	0	0	0	0	0	0	0	0
16:45	1	0	2	0	3	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	7	0	29	0	36	1	0	0	0	1	0	0	0	0	0	0
GRAND TOTAL	8	0	37	0	45	1	0	0	0	1	0	0	0	0	0	0

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Peak Hour Diagram

Specified Period		One Hour Peak	
From:	07:00:00	From:	07:15:00
To:	10:00:00	To:	08:15:00

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Count Date: Apr 27, 2022

Weather conditions: Clear

**** Unsignalized Intersection ****

Major Road: Hwy 632 runs N/S

North Approach

	Out	In	Total
Cars	114	20	134
Trucks	8	5	13
Bicycles	0	0	0
	122	**25**	**147**

Hwy 632

Bicycles	0	0	0
Trucks	8	0	0
Cars	105	9	0
Totals	**113**	**9**	**0**

Peds: 0

Peds: 0

Peds: 0

Totals	**22**	**1**	**0**
Cars	17	1	0
Trucks	5	0	0
Bicycles	0	0	0

Hwy 632

East Approach

	Out	In	Total
Cars	4	10	14
Trucks	0	0	0
Bicycles	0	0	0
	4	**10**	**14**

Maplehurst Rd

	Totals	Cars	Trucks	Bicycles
	0	0	0	0
	3	3	0	0
	1	1	0	0

South Approach

	Out	In	Total
Cars	18	106	124
Trucks	5	8	13
Bicycles	0	0	0
	23	**114**	**137**

- Cars - Trucks - Bicycles

Comments

Ontario Traffic Inc.
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Peak Hour Summary

Intersection:	Hwy 632 & Maplehurst Rd
Site Code:	2213600001
Count Date:	Apr 27, 2022
Period:	07:00 - 10:00

Peak Hour Data (07:15 - 08:15)

Start Time	North Approach Hwy 632						South Approach Hwy 632						East Approach Maplehurst Rd						West Approach						Total Vehicles
					Peds	Total					Peds	Total					Peds	Total					Peds	Total	
07:15	2	21		0	0	23		2	0	0	0	2	0		1	0	0	1					0		26
07:30	1	18		0	0	19		11	0	0	0	11	0		0	0	0	0					0		30
07:45	2	43		0	0	45		4	0	0	0	4	1		1	0	0	2					0		51
08:00	4	31		0	0	35		5	1	0	0	6	0		1	0	0	1					0		42
Grand Total	**9**	**113**		**0**	**0**	**122**		**22**	**1**	**0**	**0**	**23**	**1**		**3**	**0**	**0**	**4**					**0**	**0**	**149**
Approach %	7.4	92.6		0		-		95.7	4.3	0		-	25		75	0		-						-	
Totals %	6	75.8		0		81.9		14.8	0.7	0		15.4	0.7		2	0		2.7						0	
PHF	**0.56**	**0.66**		**0**		**0.68**		**0.5**	**0.25**	**0**		**0.52**	**0.25**		**0.75**	**0**		**0.5**						**0**	**0.73**
Cars	9	105		0		114		17	1	0		18	1		3	0		4						0	136
% Cars	100	92.9		0		93.4		77.3	100	0		78.3	100		100	0		100						0	91.3
Trucks	0	8		0		8		5	0	0		5	0		0	0		0						0	13
% Trucks	0	7.1		0		6.6		22.7	0	0		21.7	0		0	0		0						0	8.7
Bicycles	0	0		0		0		0	0	0		0	0		0	0		0						0	0
% Bicycles	0	0		0		0		0	0	0		0	0		0	0		0						0	0
Peds					0	-					0	-					0	-					0	-	0
% Peds					0	-					0	-					0	-					0	-	

Ontario Traffic Inc.
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Peak Hour Diagram

Specified Period		One Hour Peak	
From:	15:00:00	From:	16:30:00
To:	18:00:00	To:	17:30:00

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Count Date: Apr 27, 2022

Weather conditions: Clear

**** Unsignalized Intersection ****

Major Road: Hwy 632 runs N/S

North Approach

	Out	In	Total
Cars	28	100	128
Trucks	2	0	2
Bicycles	4	0	4
	34	**100**	**134**

Hwy 632

Bicycles	4	0	0
Trucks	2	0	0
Cars	28	0	0
Totals	**34**	**0**	**0**

Peds: 0

Peds: 0

Peds: 0

Hwy 632

Totals	**91**	**0**	**0**
Cars	91	0	0
Trucks	0	0	0
Bicycles	0	0	0

East Approach

	Out	In	Total
Cars	11	0	11
Trucks	0	0	0
Bicycles	0	0	0
	11	**0**	**11**

Maplehurst Rd

	Totals	Cars	Trucks	Bicycles
	0	0	0	0
	9	9	0	0
	2	2	0	0

South Approach

	Out	In	Total
Cars	91	30	121
Trucks	0	2	2
Bicycles	0	4	4
	91	**36**	**127**

Cars - Trucks - Bicycles

Comments

Ontario Traffic Inc.
Traffic Monitoring • Services & Products

Peak Hour Summary

Intersection: Hwy 632 & Maplehurst Rd
Site Code: 2213600001
Count Date: Apr 27, 2022
Period: 15:00 - 18:00

Peak Hour Data (16:30 - 17:30)

Start Time	North Approach Hwy 632						South Approach Hwy 632						East Approach Maplehurst Rd						West Approach						Total Vehicles
					Peds	Total					Peds	Total					Peds	Total					Peds	Total	
16:30	0	10		0	0	10		27	0	0	0	27	1		3	0	0	4					0		41
16:45	0	12		0	0	12		20	0	0	0	20	1		2	0	0	3					0		35
17:00	0	5		0	0	5		26	0	0	0	26	0		4	0	0	4					0		35
17:15	0	7		0	0	7		18	0	0	0	18	0		0	0	0	0					0		25
Grand Total	**0**	**34**		**0**	**0**	**34**		**91**	**0**	**0**	**0**	**91**	**2**		**9**	**0**	**0**	**11**					**0**	**0**	**136**
Approach %	0	100		0		-		100	0	0		-	18.2		81.8	0		-						-	
Totals %	0	25		0		25		66.9	0	0		66.9	1.5		6.6	0		8.1						0	
PHF	**0**	**0.71**		**0**		**0.71**		**0.84**	**0**	**0**		**0.84**	**0.5**		**0.56**	**0**		**0.69**						**0**	**0.83**
Cars	0	28		0		28		91	0	0		91	2		9	0		11						0	130
% Cars	0	82.4		0		82.4		100	0	0		100	100		100	0		100						0	95.6
Trucks	0	2		0		2		0	0	0		0	0		0	0		0						0	2
% Trucks	0	5.9		0		5.9		0	0	0		0	0		0	0		0						0	1.5
Bicycles	0	4		0		4		0	0	0		0	0		0	0		0						0	4
% Bicycles	0	11.8		0		11.8		0	0	0		0	0		0	0		0						0	2.9
Peds					0	-					0	-					0	-					0	-	0
% Peds					0	-					0	-					0	-					0	-	

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy: 632	**Between:** MUSKOKA REG-PARRY SOUND DIST BDY		
TS: 120	**and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)		
Regn: NORTHEAS	**Pattern:** LR	**PDCS:** 86	**Factor:** 0.6
LHRS: 68200	**Offset:** 5.000	**Locn:** 5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY	
Dir: N	**Lanes:** 1	**Speed:** 80 km/h	**Dates:** 19-Jun-2018 to 26-Jun-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	**06/19**		**06/20**	**Pk**	**06/21**	**Pk**	**06/22**	**Pk**	**06/23**	**Pk**	**06/24**	**Pk**	**06/25**	**Pk**	**06/26**	**Pk**
00:00-01:00			1		1											
01:00-02:00			1		1											
02:00-03:00			1		0											
03:00-04:00			1		0											
04:00-05:00			1		0											
05:00-06:00			2		1											
06:00-07:00			4		2											
07:00-08:00			24		21											
08:00-09:00			31	◄	23	◄										
09:00-10:00			26		22											
10:00-11:00			22		36											
11:00-12:00			42	◄	43	◄										
AM Total			**156**		**150**											
12:00-13:00	44	◄	32													
13:00-14:00	30		42													
14:00-15:00	47		46													
15:00-16:00	38		48													
16:00-17:00	75	◄	62													
17:00-18:00	68		73	◄												
18:00-19:00	35		40													
19:00-20:00	21		20													
20:00-21:00	10		15													
21:00-22:00	3		10													
22:00-23:00	2		3													
23:00-00:00	1		2													
PM Total	**374**		**393**													
24h. Total	**374**		**549**		**150**											
Noon - Noon	**530**		**543**		**0**		**0**		**0**		**0**		**0**			

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY		
TS:	120	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)		
Regn:	NORTHEAS	**Pattern:**	LR	**PDCS:** 86	**Factor:** 0.6
LHRS:	68200	**Offset:**	5.000	**Locn:**	5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY
Dir:	S	**Lanes:**	1	**Speed:** 80 km/h	**Dates:** 19-Jun-2018 to 26-Jun-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	**06/19**		**06/20**	**Pk**	**06/21**	**Pk**	**06/22**	**Pk**	**06/23**	**Pk**	**06/24**	**Pk**	**06/25**	**Pk**	**06/26**	**Pk**
00:00-01:00			0		0											
01:00-02:00			0		0											
02:00-03:00			0		0											
03:00-04:00			0		1											
04:00-05:00			0		0											
05:00-06:00			2		4											
06:00-07:00			16		17											
07:00-08:00			62	◄	69	◄										
08:00-09:00			56		57											
09:00-10:00			34		52											
10:00-11:00			39		41											
11:00-12:00			47	◄	32	◄										
AM Total			**256**		**273**											
12:00-13:00	29	◄	47													
13:00-14:00	29		46													
14:00-15:00	35		33													
15:00-16:00	39	◄	40	◄												
16:00-17:00	39		35													
17:00-18:00	24		32													
18:00-19:00	20		12													
19:00-20:00	14		10													
20:00-21:00	6		11													
21:00-22:00	8		8													
22:00-23:00	4		4													
23:00-00:00	3		4													
PM Total	**250**		**282**													
24h. Total	**250**		**538**		**273**											

Noon - Noon	**506**	**555**	**0**	**0**	**0**	**0**	**0**

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TVIS II - Traffic Volume information System

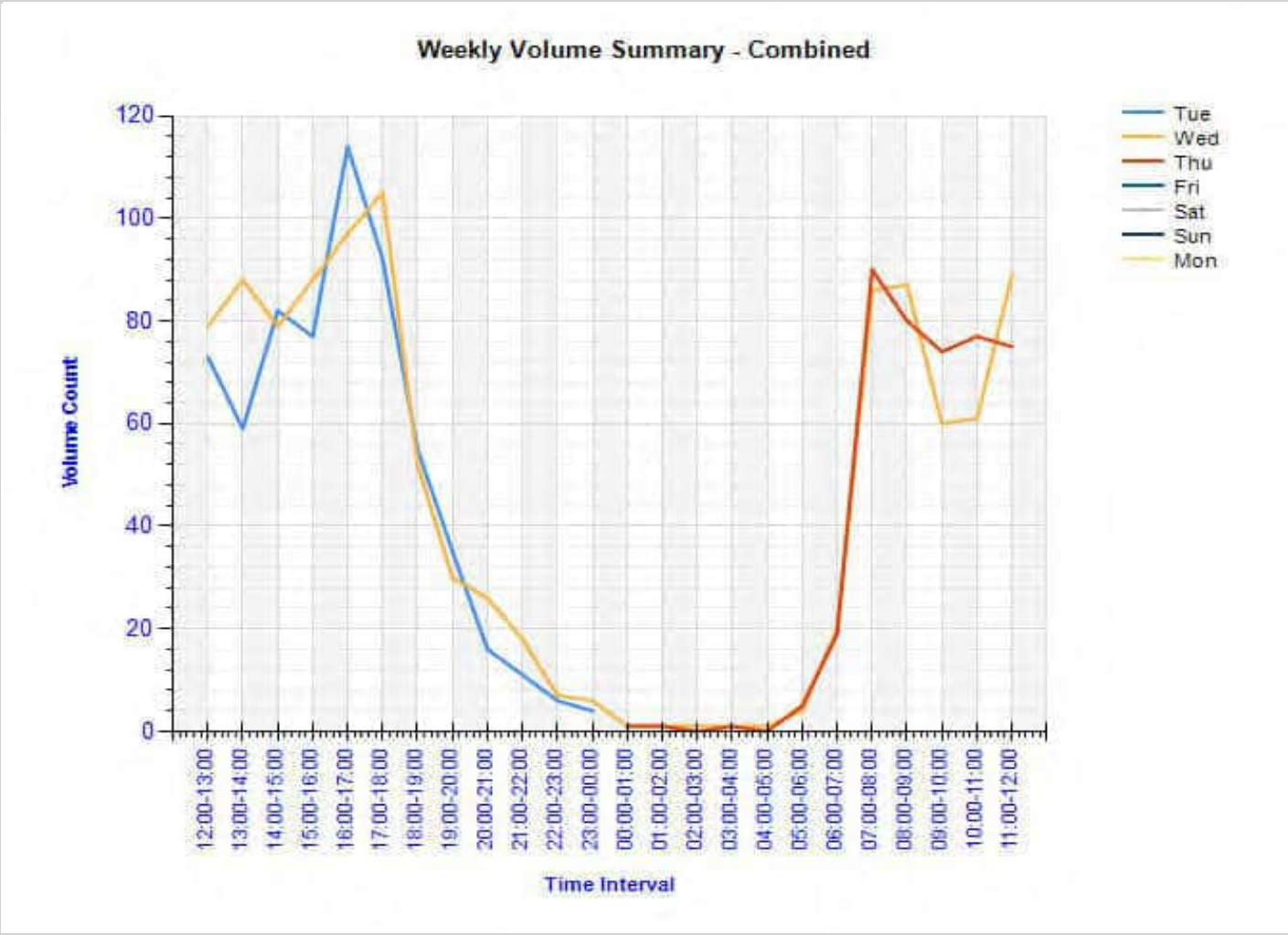
ICS Weekly Volume Summary

Hwy: 632 **Between:** MUSKOKA REG-PARRY SOUND DIST BDY
TS: 120 **and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)
Regn: NORTHEAS **Pattern:** LR **PDCS:** 86 **Factor:** 0.6
LHRS: 68200 **Offset:** 5.000 **Locn:** 5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY
Dir: COMBINED **Lanes:** 2 **Speed:** 80 km/h **Dates:** 19-Jun-2018 to 26-Jun-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	06/19		06/20	Pk.	06/21	Pk.	06/22	Pk.	06/23	Pk.	06/24	Pk.	06/25	Pk.	06/26	Pk.
00:00-01:00			1		1											
01:00-02:00			1		1											
02:00-03:00			1		0											
03:00-04:00			1		1											
04:00-05:00			1		0											
05:00-06:00			4		5											
06:00-07:00			20		19											
07:00-08:00			86		90	◄										
08:00-09:00			87	◄	80											
09:00-10:00			60		74											
10:00-11:00			61		77											
11:00-12:00			89	◄	75	◄										
AM Total			**412**		**423**											
12:00-13:00	73	◄	79													
13:00-14:00	59		88													
14:00-15:00	82		79													
15:00-16:00	77		88													
16:00-17:00	114	◄	97													
17:00-18:00	92		105	◄												
18:00-19:00	55		52													
19:00-20:00	35		30													
20:00-21:00	16		26													
21:00-22:00	11		18													
22:00-23:00	6		7													
23:00-00:00	4		6													
PM Total	**624**		**675**													
24h. Total	**624**		**1087**		**423**											
Noon - Noon	**1036**		**1098**		**0**		**0**		**0**		**0**		**0**			

ADT	AWD	AADT	SADT	SAWDT	WADT	DHV
1067	1067	640	1600	1600	730	200

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY
TS:	120	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)
Regn:	NORTHEAS	**Pattern:**	LR
LHRS:	68200	**Offset:**	5.000
Dir:	N	**Lanes:**	1

PDCS: 86 **Factor:** 0.65

Locn: 5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY

Speed: 80 km/h **Dates:** 03-Jul-2018 to 10-Jul-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	**07/03**		**07/04**	**Pk**	**07/05**	**Pk**	**07/06**	**Pk**	**07/07**	**Pk**	**07/08**	**Pk**	**07/09**	**Pk**	**07/10**	**Pk**
00:00-01:00			0		1											
01:00-02:00			1		2											
02:00-03:00			1		1											
03:00-04:00			0		1											
04:00-05:00			0		0											
05:00-06:00			1		1											
06:00-07:00			5		5											
07:00-08:00			27		19											
08:00-09:00			31	◄	32	◄										
09:00-10:00			46		54											
10:00-11:00			58		50											
11:00-12:00			57	◄	52	◄										
AM Total			**227**		**218**											
12:00-13:00	76	◄	51													
13:00-14:00	67		56													
14:00-15:00	63		52													
15:00-16:00	60		61													
16:00-17:00	66		59													
17:00-18:00	72	◄	62	◄												
18:00-19:00	35		36													
19:00-20:00	24		12													
20:00-21:00	16		14													
21:00-22:00	14		9													
22:00-23:00	9		5													
23:00-00:00	3		1													
PM Total	**505**		**418**													
24h. Total	**505**		**645**		**218**											

Noon - Noon	**732**	**636**	**0**	**0**	**0**	**0**	**0**

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY
TS:	120	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)
Regn:	NORTHEAS	**Pattern:**	LR
LHRS:	68200	**Offset:**	5.000
Dir:	S	**Lanes:**	1

PDCS: 86 **Factor:** 0.65

Locn: 5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY

Speed: 80 km/h **Dates:** 03-Jul-2018 to 10-Jul-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	**07/03**		**07/04**	**Pk**	**07/05**	**Pk**	**07/06**	**Pk**	**07/07**	**Pk**	**07/08**	**Pk**	**07/09**	**Pk**	**07/10**	**Pk**
00:00-01:00			4		1											
01:00-02:00			0		2											
02:00-03:00			0		0											
03:00-04:00			1		2											
04:00-05:00			1		2											
05:00-06:00			8		8											
06:00-07:00			18		22											
07:00-08:00			64		61											
08:00-09:00			66	◄	64	◄										
09:00-10:00			55		65											
10:00-11:00			54		45											
11:00-12:00			45		57	◄										
AM Total			**316**		**329**											
12:00-13:00	70	◄	46													
13:00-14:00	49		47	◄												
14:00-15:00	56		54													
15:00-16:00	51	◄	46	◄												
16:00-17:00	42		36													
17:00-18:00	34		37													
18:00-19:00	23		18													
19:00-20:00	16		22													
20:00-21:00	13		14													
21:00-22:00	12		17													
22:00-23:00	8		4													
23:00-00:00	2		1													
PM Total	**376**		**342**													
24h. Total	**376**		**658**		**329**											

Noon - Noon	**692**	**671**	**0**	**0**	**0**	**0**	**0**

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TVIS II - Traffic Volume information System

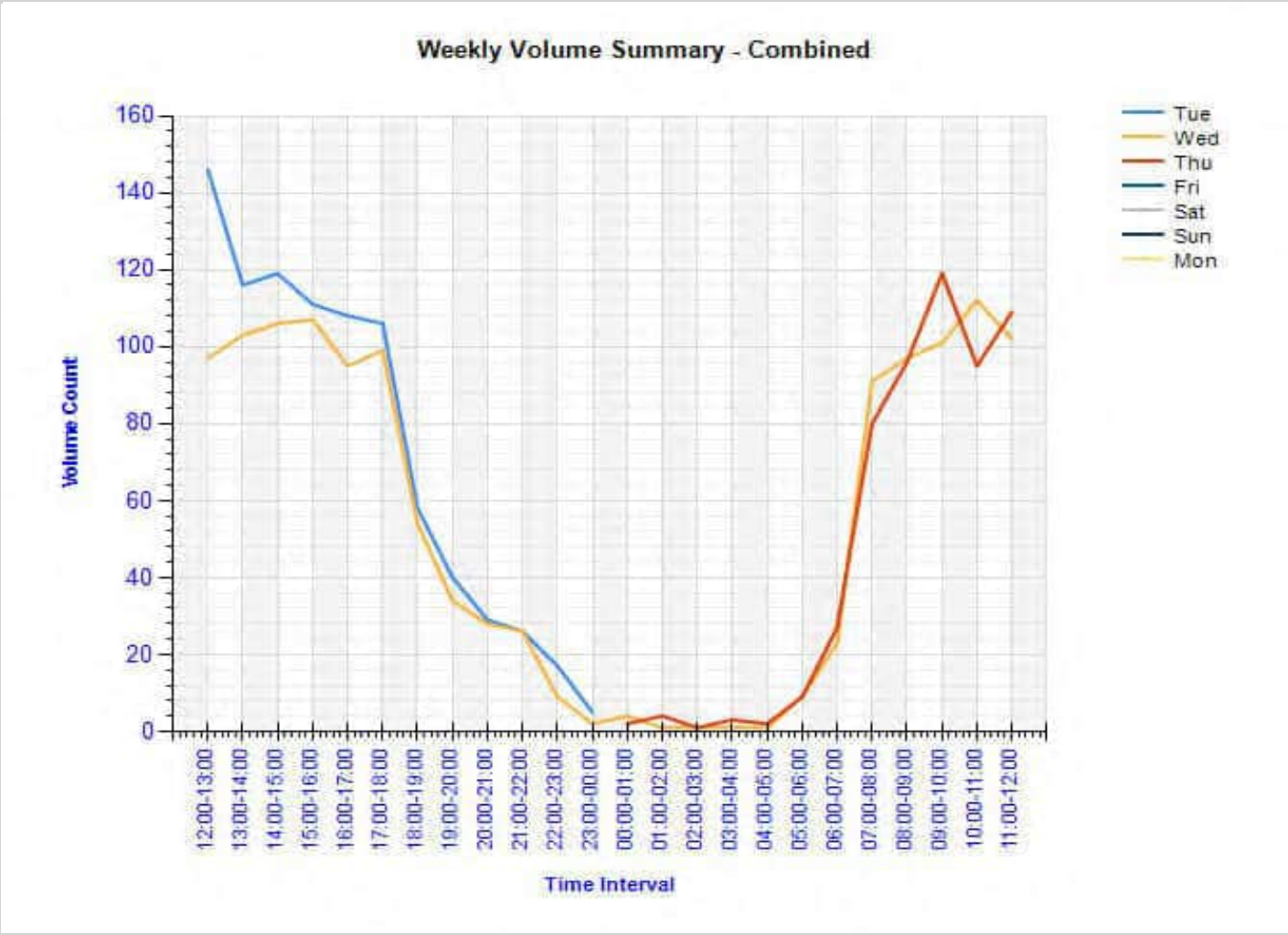
ICS Weekly Volume Summary

Hwy: 632 **Between:** MUSKOKA REG-PARRY SOUND DIST BDY
TS: 120 **and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)
Regn: NORTHEAS **Pattern:** LR **PDCS:** 86 **Factor:** 0.65
LHRS: 68200 **Offset:** 5.000 **Locn:** 5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY
Dir: COMBINED **Lanes:** 2 **Speed:** 80 km/h **Dates:** 03-Jul-2018 to 10-Jul-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	07/03		07/04	Pk.	07/05	Pk.	07/06	Pk.	07/07	Pk.	07/08	Pk.	07/09	Pk.	07/10	Pk.
00:00-01:00			4		2											
01:00-02:00			1		4											
02:00-03:00			1		1											
03:00-04:00			1		3											
04:00-05:00			1		2											
05:00-06:00			9		9											
06:00-07:00			23		27											
07:00-08:00			91		80											
08:00-09:00			97	◄	96	◄										
09:00-10:00			101		119											
10:00-11:00			112		95											
11:00-12:00			102		109	◄										
AM Total			**543**		**547**											
12:00-13:00	146	◄	97													
13:00-14:00	116		103	◄												
14:00-15:00	119		106													
15:00-16:00	111	◄	107	◄												
16:00-17:00	108		95													
17:00-18:00	106		99													
18:00-19:00	58		54													
19:00-20:00	40		34													
20:00-21:00	29		28													
21:00-22:00	26		26													
22:00-23:00	17		9													
23:00-00:00	5		2													
PM Total	**881**		**760**													
24h. Total	**881**		**1303**		**547**											
Noon - Noon	**1424**		**1307**		**0**		**0**		**0**		**0**		**0**			

ADT	AWD	AADT	SADT	SAWDT	WADT	DHV
1366	1366	890	2050	2100	930	250

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy: 632	**Between:** MUSKOKA REG-PARRY SOUND DIST BDY		
TS: 120	**and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)		
Regn: NORTHEAS	**Pattern:** LR	**PDCS:** 86	**Factor:** 1.04
LHRS: 68200	**Offset:** 5.000	**Locn:** 5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY	
Dir: N	**Lanes:** 1	**Speed:** 80 km/h	**Dates:** 19-Sep-2018 to 26-Sep-2018

	Wed		Thu		Fri		Sat		Sun		Mon		Tue		Wed	
H. Interval	**09/19**		**09/20**	**Pk**	**09/21**	**Pk**	**09/22**	**Pk**	**09/23**	**Pk**	**09/24**	**Pk**	**09/25**	**Pk**	**09/26**	**Pk**
00:00-01:00			0		0											
01:00-02:00			1		3											
02:00-03:00			0		1											
03:00-04:00			0		0											
04:00-05:00			0		0											
05:00-06:00			1		2											
06:00-07:00			6		3											
07:00-08:00			15		20											
08:00-09:00			19	◄	24	◄										
09:00-10:00			26		26											
10:00-11:00			25		26											
11:00-12:00			30		36	◄										
AM Total			**123**		**141**											
12:00-13:00	31		31	◄												
13:00-14:00	50	◄	30													
14:00-15:00	30		38													
15:00-16:00	42		29													
16:00-17:00	64	◄	67	◄												
17:00-18:00	59		39													
18:00-19:00	16		9													
19:00-20:00	10		12													
20:00-21:00	9		4													
21:00-22:00	4		3													
22:00-23:00	4		1													
23:00-00:00	1		3													
PM Total	**320**		**266**													
24h. Total	**320**		**389**		**141**											

Noon - Noon	443	407	0	0	0	0	0

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY				
TS:	120	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)				
Regn:	NORTHEAS	**Pattern:**	LR	**PDCS:**	86	**Factor:**	1.04
LHRS:	68200	**Offset:**	5.000	**Locn:**	5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY		
Dir:	S	**Lanes:**	1	**Speed:**	80 km/h	**Dates:**	19-Sep-2018 to 26-Sep-2018

	Wed		Thu		Fri		Sat		Sun		Mon		Tue		Wed	
H. Interval	**09/19**		**09/20**	**Pk**	**09/21**	**Pk**	**09/22**	**Pk**	**09/23**	**Pk**	**09/24**	**Pk**	**09/25**	**Pk**	**09/26**	**Pk**
00:00-01:00			0		1											
01:00-02:00			0		0											
02:00-03:00			0		0											
03:00-04:00			0		0											
04:00-05:00			2		2											
05:00-06:00			2		2											
06:00-07:00			16		15											
07:00-08:00			48	◄	44											
08:00-09:00			47		47	◄										
09:00-10:00			32		27											
10:00-11:00			21		44											
11:00-12:00			29		31	◄										
AM Total			**197**		**213**											
12:00-13:00	31		30	◄												
13:00-14:00	40	◄	18													
14:00-15:00	41		37													
15:00-16:00	31	◄	35	◄												
16:00-17:00	29		26													
17:00-18:00	26		22													
18:00-19:00	10		9													
19:00-20:00	9		7													
20:00-21:00	7		4													
21:00-22:00	2		5													
22:00-23:00	2		6													
23:00-00:00	0		0													
PM Total	**228**		**199**													
24h. Total	**228**		**396**		**213**											

Noon - Noon	**425**	**412**	**0**	**0**	**0**	**0**	**0**

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TVIS II - Traffic Volume information System

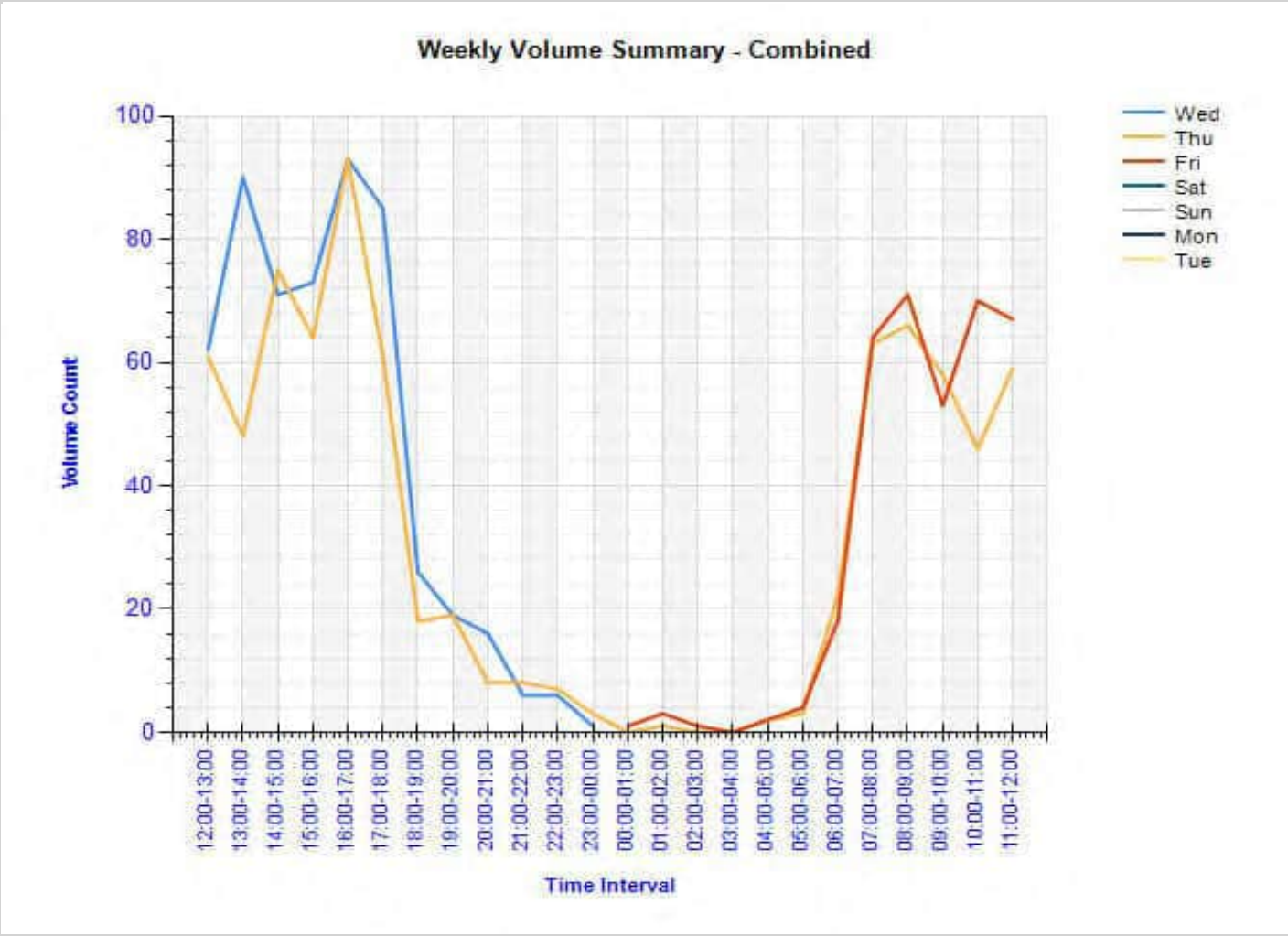
ICS Weekly Volume Summary

Hwy: 632 **Between:** MUSKOKA REG-PARRY SOUND DIST BDY
TS: 120 **and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)
Regn: NORTHEAS **Pattern:** LR **PDCS:** 86 **Factor:** 1.04
LHRS: 68200 **Offset:** 5.000 **Locn:** 5.000 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY
Dir: COMBINED **Lanes:** 2 **Speed:** 80 km/h **Dates:** 19-Sep-2018 to 26-Sep-2018

	Wed		Thu		Fri		Sat		Sun		Mon		Tue		Wed	
H. Interval	09/19		09/20	Pk.	09/21	Pk.	09/22	Pk.	09/23	Pk.	09/24	Pk.	09/25	Pk.	09/26	Pk.
00:00-01:00			0		1											
01:00-02:00			1		3											
02:00-03:00			0		1											
03:00-04:00			0		0											
04:00-05:00			2		2											
05:00-06:00			3		4											
06:00-07:00			22		18											
07:00-08:00			63		64											
08:00-09:00			66	◄	71	◄										
09:00-10:00			58		53											
10:00-11:00			46		70											
11:00-12:00			59		67	◄										
AM Total			320		354											
12:00-13:00	62		61	◄												
13:00-14:00	90	◄	48													
14:00-15:00	71		75													
15:00-16:00	73		64													
16:00-17:00	93	◄	93	◄												
17:00-18:00	85		61													
18:00-19:00	26		18													
19:00-20:00	19		19													
20:00-21:00	16		8													
21:00-22:00	6		8													
22:00-23:00	6		7													
23:00-00:00	1		3													
PM Total	548		465													
24h. Total	548		785		354											
Noon - Noon	868		819		0		0		0		0		0			

ADT	AWD	AADT	SADT	SAWDT	WADT	DHV
844	844	880	1250	1300	570	160

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy: 632	**Between:** MUSKOKA REG-PARRY SOUND DIST BDY		
TS: 125	**and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)		
Regn: NORTHEAS	**Pattern:** LT	**PDCS:** 47	**Factor:** 0.73
LHRS: 68200	**Offset:** 10.600	**Locn:** 10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY	
Dir: N	**Lanes:** 1	**Speed:** 80 km/h	**Dates:** 19-Jun-2018 to 26-Jun-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	**06/19**		**06/20**	**Pk**	**06/21**	**Pk**	**06/22**	**Pk**	**06/23**	**Pk**	**06/24**	**Pk**	**06/25**	**Pk**	**06/26**	**Pk**
00:00-01:00			0		1											
01:00-02:00			0		0											
02:00-03:00			0		0											
03:00-04:00			0		1											
04:00-05:00			0		0											
05:00-06:00			3		6											
06:00-07:00			19		19											
07:00-08:00			80	◄	91	◄										
08:00-09:00			68		67											
09:00-10:00			40		60											
10:00-11:00			51		57											
11:00-12:00			55		43	◄										
AM Total			**316**		**345**											
12:00-13:00	36		64	◄												
13:00-14:00	39	◄	47													
14:00-15:00	38		41													
15:00-16:00	52	◄	46	◄												
16:00-17:00	49		41													
17:00-18:00	42		27													
18:00-19:00	22		28													
19:00-20:00	24		21													
20:00-21:00	19		19													
21:00-22:00	12		16													
22:00-23:00	14		9													
23:00-00:00	4		4													
PM Total	**351**		**363**													
24h. Total	**351**		**679**		**345**											
Noon - Noon	**667**		**708**		**0**		**0**		**0**		**0**		**0**			

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY				
TS:	125	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)				
Regn:	NORTHEAS	**Pattern:**	LT	**PDCS:**	47	**Factor:**	0.73
LHRS:	68200	**Offset:**	10.600	**Locn:**	10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY		
Dir:	S	**Lanes:**	1	**Speed:**	80 km/h	**Dates:**	19-Jun-2018 to 26-Jun-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	**06/19**		**06/20**	**Pk**	**06/21**	**Pk**	**06/22**	**Pk**	**06/23**	**Pk**	**06/24**	**Pk**	**06/25**	**Pk**	**06/26**	**Pk**
00:00-01:00			1		0											
01:00-02:00			1		1											
02:00-03:00			1		0											
03:00-04:00			1		0											
04:00-05:00			1		1											
05:00-06:00			3		1											
06:00-07:00			5		7											
07:00-08:00			33		22											
08:00-09:00			43	◄	36	◄										
09:00-10:00			34		37											
10:00-11:00			34		47											
11:00-12:00			45		57	◄										
AM Total			**202**		**209**											
12:00-13:00	60	◄	42													
13:00-14:00	52		56	◄												
14:00-15:00	51		57													
15:00-16:00	57		55													
16:00-17:00	90		82													
17:00-18:00	98	◄	84	◄												
18:00-19:00	44		57													
19:00-20:00	28		30													
20:00-21:00	15		19													
21:00-22:00	4		12													
22:00-23:00	3		5													
23:00-00:00	1		2													
PM Total	**503**		**501**													
24h. Total	**503**		**703**		**209**											

Noon - Noon	**705**	**710**	**0**	**0**	**0**	**0**	**0**

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TVIS II - Traffic Volume information System

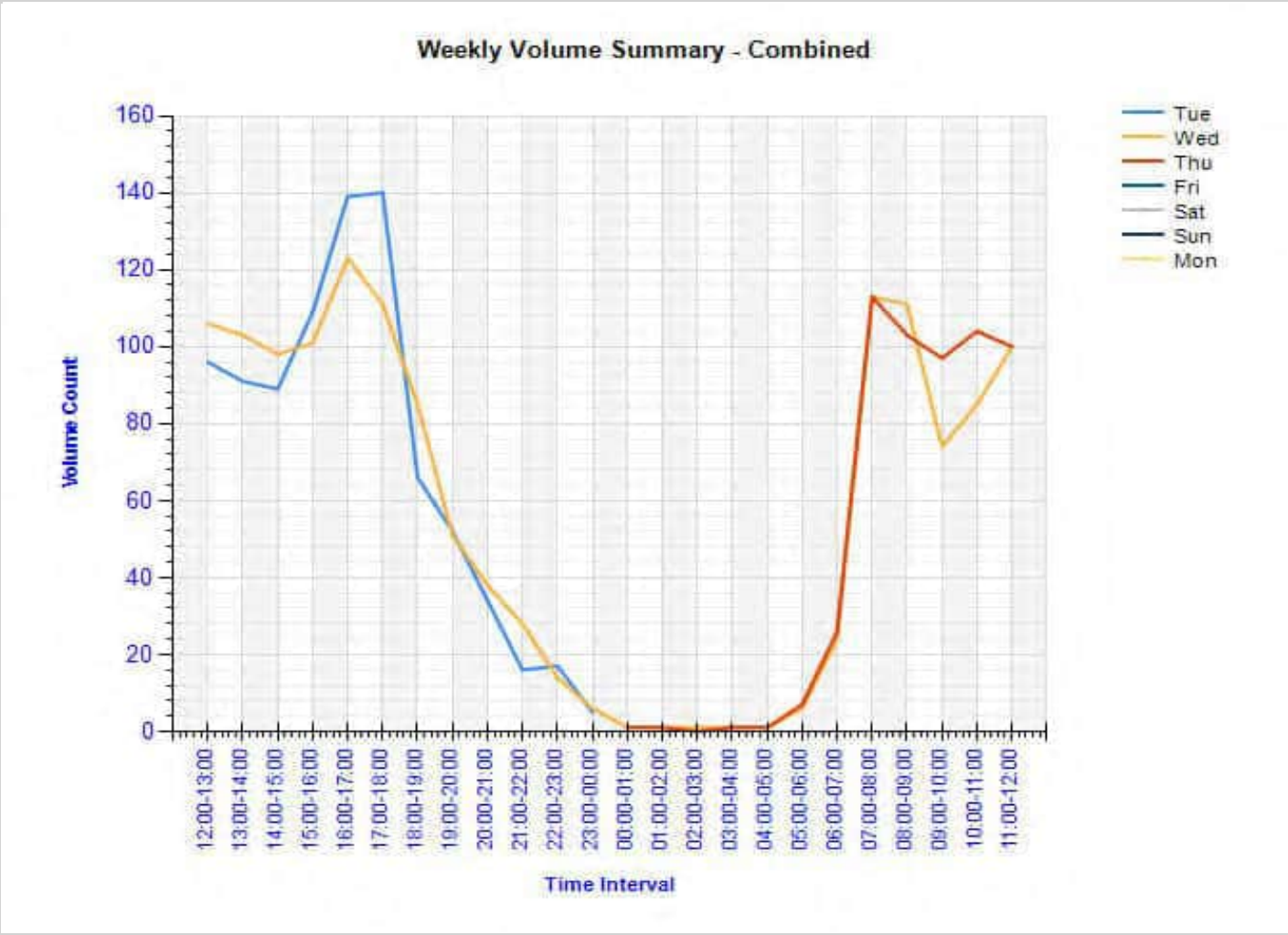
ICS Weekly Volume Summary

Hwy: 632 **Between:** MUSKOKA REG-PARRY SOUND DIST BDY
TS: 125 **and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)
Regn: NORTHEAS **Pattern:** LT **PDCS:** 47 **Factor:** 0.73
LHRS: 68200 **Offset:** 10.600 **Locn:** 10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY
Dir: COMBINED **Lanes:** 2 **Speed:** 80 km/h **Dates:** 19-Jun-2018 to 26-Jun-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	06/19		06/20	Pk.	06/21	Pk.	06/22	Pk.	06/23	Pk.	06/24	Pk.	06/25	Pk.	06/26	Pk.
00:00-01:00			1		1											
01:00-02:00			1		1											
02:00-03:00			1		0											
03:00-04:00			1		1											
04:00-05:00			1		1											
05:00-06:00			6		7											
06:00-07:00			24		26											
07:00-08:00			113	◄	113	◄										
08:00-09:00			111		103											
09:00-10:00			74		97											
10:00-11:00			85		104											
11:00-12:00			100		100	◄										
AM Total			**518**		**554**											
12:00-13:00	96	◄	106	◄												
13:00-14:00	91		103													
14:00-15:00	89		98													
15:00-16:00	109		101													
16:00-17:00	139		123	◄												
17:00-18:00	140	◄	111													
18:00-19:00	66		85													
19:00-20:00	52		51													
20:00-21:00	34		38													
21:00-22:00	16		28													
22:00-23:00	17		14													
23:00-00:00	5		6													
PM Total	**854**		**864**													
24h. Total	**854**		**1382**		**554**											
Noon - Noon	**1372**		**1418**		**0**		**0**		**0**		**0**		**0**			

ADT	AWD	AADT	SADT	SAWDT	WADT	DHV
1395	1395	1000	1850	1900	1050	160

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY		
TS:	125	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)		
Regn:	NORTHEAS	**Pattern:**	LT	**PDCS:** 47	**Factor:** 0.69
LHRS:	68200	**Offset:**	10.600	**Locn:**	10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY
Dir:	N	**Lanes:**	1	**Speed:** 80 km/h	**Dates:** 17-Jul-2018 to 24-Jul-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	**07/17**		**07/18**	**Pk**	**07/19**	**Pk**	**07/20**	**Pk**	**07/21**	**Pk**	**07/22**	**Pk**	**07/23**	**Pk**	**07/24**	**Pk**
00:00-01:00			2		1											
01:00-02:00			1		0											
02:00-03:00			1		0											
03:00-04:00			0		1											
04:00-05:00			3		2											
05:00-06:00			5		4											
06:00-07:00			20		18											
07:00-08:00			71	◄	82	◄										
08:00-09:00			64		72											
09:00-10:00			73		64											
10:00-11:00			67		44											
11:00-12:00			79	◄	63	◄										
AM Total			**386**		**351**											
12:00-13:00	65	◄	79													
13:00-14:00	52		56													
14:00-15:00	72		55													
15:00-16:00	62	◄	55													
16:00-17:00	46		59													
17:00-18:00	40		70	◄												
18:00-19:00	42		40													
19:00-20:00	21		39													
20:00-21:00	33		22													
21:00-22:00	27		19													
22:00-23:00	9		21													
23:00-00:00	6		4													
PM Total	**475**		**519**													
24h. Total	**475**		**905**		**351**											

Noon - Noon	**861**	**870**	**0**	**0**	**0**	**0**	**0**

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY				
TS:	125	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)				
Regn:	NORTHEAS	**Pattern:**	LT	**PDCS:**	47	**Factor:**	0.69
LHRS:	68200	**Offset:**	10.600	**Locn:**	10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY		
Dir:	S	**Lanes:**	1	**Speed:**	80 km/h	**Dates:**	17-Jul-2018 to 24-Jul-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	**07/17**		**07/18**	**Pk**	**07/19**	**Pk**	**07/20**	**Pk**	**07/21**	**Pk**	**07/22**	**Pk**	**07/23**	**Pk**	**07/24**	**Pk**
00:00-01:00			1		0											
01:00-02:00			3		1											
02:00-03:00			1		0											
03:00-04:00			0		0											
04:00-05:00			1		2											
05:00-06:00			1		1											
06:00-07:00			13		10											
07:00-08:00			19		21											
08:00-09:00			52	◄	44	◄										
09:00-10:00			53		67											
10:00-11:00			63		48											
11:00-12:00			85	◄	64	◄										
AM Total			**292**		**258**											
12:00-13:00	72	◄	72													
13:00-14:00	62		68													
14:00-15:00	79		65													
15:00-16:00	72		73													
16:00-17:00	78		106	◄												
17:00-18:00	103	◄	97													
18:00-19:00	53		51													
19:00-20:00	22		28													
20:00-21:00	16		25													
21:00-22:00	21		17													
22:00-23:00	3		9													
23:00-00:00	2		2													
PM Total	**583**		**613**													
24h. Total	**583**		**905**		**258**											

Noon - Noon	875	871	0	0	0	0	0

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TVIS II - Traffic Volume information System

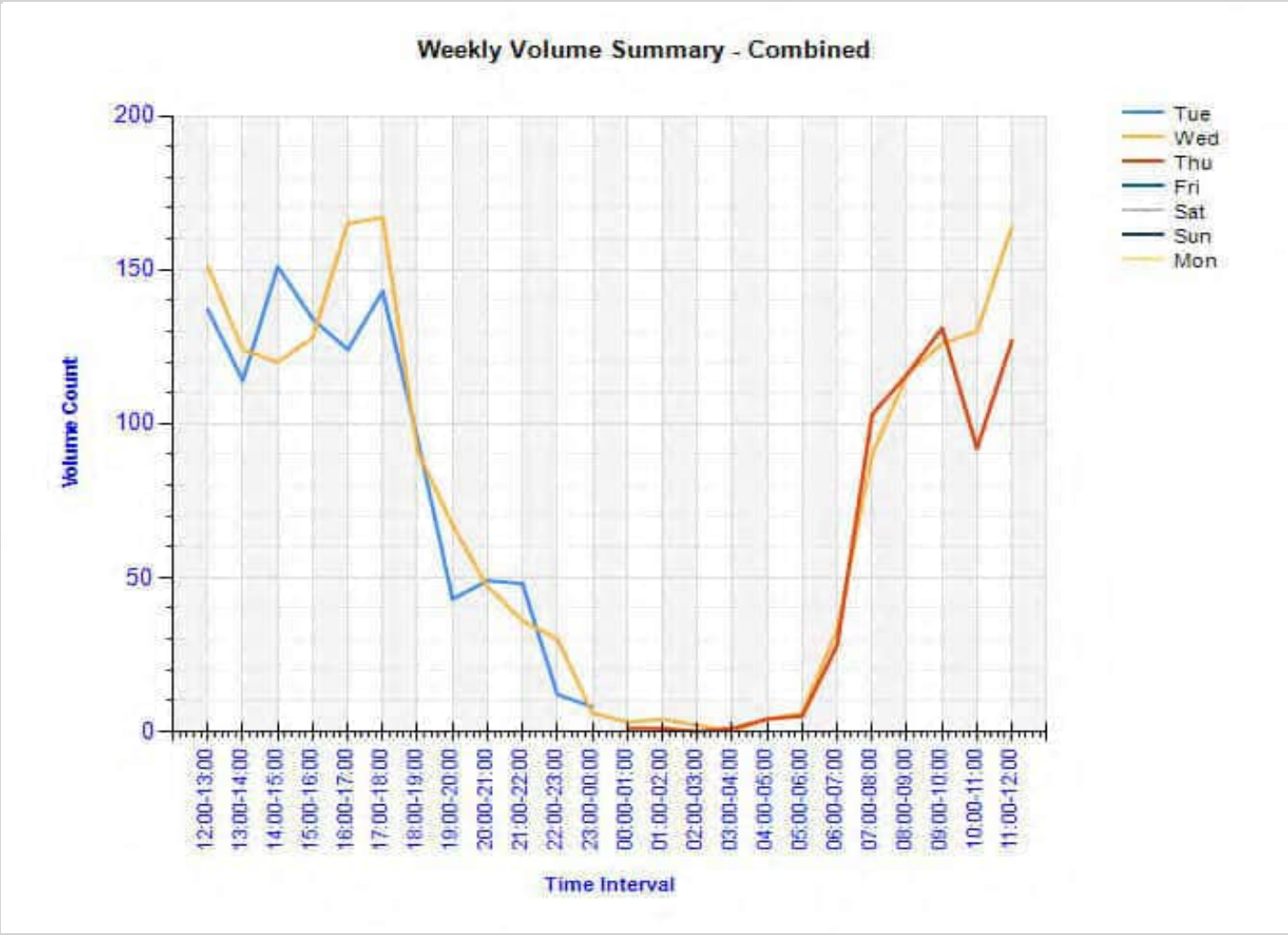
ICS Weekly Volume Summary

Hwy: 632 **Between:** MUSKOKA REG-PARRY SOUND DIST BDY
TS: 125 **and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)
Regn: NORTHEAS **Pattern:** LT **PDCS:** 47 **Factor:** 0.69
LHRS: 68200 **Offset:** 10.600 **Locn:** 10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY
Dir: COMBINED **Lanes:** 2 **Speed:** 80 km/h **Dates:** 17-Jul-2018 to 24-Jul-2018

	Tue		Wed		Thu		Fri		Sat		Sun		Mon		Tue	
H. Interval	07/17		07/18	Pk.	07/19	Pk.	07/20	Pk.	07/21	Pk.	07/22	Pk.	07/23	Pk.	07/24	Pk.
00:00-01:00			3		1											
01:00-02:00			4		1											
02:00-03:00			2		0											
03:00-04:00			0		1											
04:00-05:00			4		4											
05:00-06:00			6		5											
06:00-07:00			33		28											
07:00-08:00			90		103											
08:00-09:00			116	◄	116	◄										
09:00-10:00			126		131											
10:00-11:00			130		92											
11:00-12:00			164	◄	127	◄										
AM Total			**678**		**609**											
12:00-13:00	137	◄	151													
13:00-14:00	114		124													
14:00-15:00	151		120													
15:00-16:00	134		128													
16:00-17:00	124		165													
17:00-18:00	143	◄	167	◄												
18:00-19:00	95		91													
19:00-20:00	43		67													
20:00-21:00	49		47													
21:00-22:00	48		36													
22:00-23:00	12		30													
23:00-00:00	8		6													
PM Total	**1058**		**1132**													
24h. Total	**1058**		**1810**		**609**											
Noon - Noon	**1736**		**1741**		**0**		**0**		**0**		**0**		**0**			

ADT	AWD	AADT	SADT	SAWDT	WADT	DHV
1738	1738	1200	2350	2350	1300	200

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY				
TS:	125	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)				
Regn:	NORTHEAS	**Pattern:**	LT	**PDCS:**	47	**Factor:**	0.92
LHRS:	68200	**Offset:**	10.600	**Locn:**	10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY		
Dir:	N	**Lanes:**	1	**Speed:**	80 km/h	**Dates:**	19-Sep-2018 to 26-Sep-2018

	Wed		Thu		Fri		Sat		Sun		Mon		Tue		Wed	
H. Interval	**09/19**		**09/20**	**Pk**	**09/21**	**Pk**	**09/22**	**Pk**	**09/23**	**Pk**	**09/24**	**Pk**	**09/25**	**Pk**	**09/26**	**Pk**
00:00-01:00			0		0											
01:00-02:00			1		4											
02:00-03:00			0		1											
03:00-04:00			0		0											
04:00-05:00			1		0											
05:00-06:00			2		2											
06:00-07:00			7		6											
07:00-08:00			26		32	◄										
08:00-09:00			36	◄	31											
09:00-10:00			30		42											
10:00-11:00			40		44											
11:00-12:00			43		46	◄										
AM Total			**186**		**208**											
12:00-13:00	49		56	◄												
13:00-14:00	51	◄	39													
14:00-15:00	50		39													
15:00-16:00	44		37													
16:00-17:00	79		94	◄												
17:00-18:00	80	◄	54													
18:00-19:00	23		16													
19:00-20:00	23		16													
20:00-21:00	10		11													
21:00-22:00	7		6													
22:00-23:00	3		3													
23:00-00:00	1		3													
PM Total	**420**		**374**													
24h. Total	**420**		**560**		**208**											
Noon - Noon	**606**		**582**		**0**		**0**		**0**		**0**		**0**			

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TVIS II - Traffic Volume information System

ICS Weekly Volume Summary

Hwy:	632	**Between:**	MUSKOKA REG-PARRY SOUND DIST BDY				
TS:	125	**and:**	HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)				
Regn:	NORTHEAS	**Pattern:**	LT	**PDCS:**	47	**Factor:**	0.92
LHRS:	68200	**Offset:**	10.600	**Locn:**	10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY		
Dir:	S	**Lanes:**	1	**Speed:**	80 km/h	**Dates:**	19-Sep-2018 to 26-Sep-2018

	Wed		Thu		Fri		Sat		Sun		Mon		Tue		Wed	
H. Interval	**09/19**		**09/20**	**Pk**	**09/21**	**Pk**	**09/22**	**Pk**	**09/23**	**Pk**	**09/24**	**Pk**	**09/25**	**Pk**	**09/26**	**Pk**
00:00-01:00			1		2											
01:00-02:00			0		0											
02:00-03:00			0		0											
03:00-04:00			0		0											
04:00-05:00			1		1											
05:00-06:00			2		2											
06:00-07:00			24		13											
07:00-08:00			61	◄	61	◄										
08:00-09:00			60		53											
09:00-10:00			48		38											
10:00-11:00			40		52											
11:00-12:00			41		47	◄										
AM Total			**278**		**269**											
12:00-13:00	45		45	◄												
13:00-14:00	52	◄	25													
14:00-15:00	48		35													
15:00-16:00	30		48	◄												
16:00-17:00	33		34													
17:00-18:00	41	◄	42													
18:00-19:00	22		16													
19:00-20:00	16		19													
20:00-21:00	7		9													
21:00-22:00	9		8													
22:00-23:00	5		9													
23:00-00:00	0		1													
PM Total	**308**		**291**													
24h. Total	**308**		**569**		**269**											

Noon - Noon	**586**	**560**	**0**	**0**	**0**	**0**	**0**

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TVIS II - Traffic Volume information System

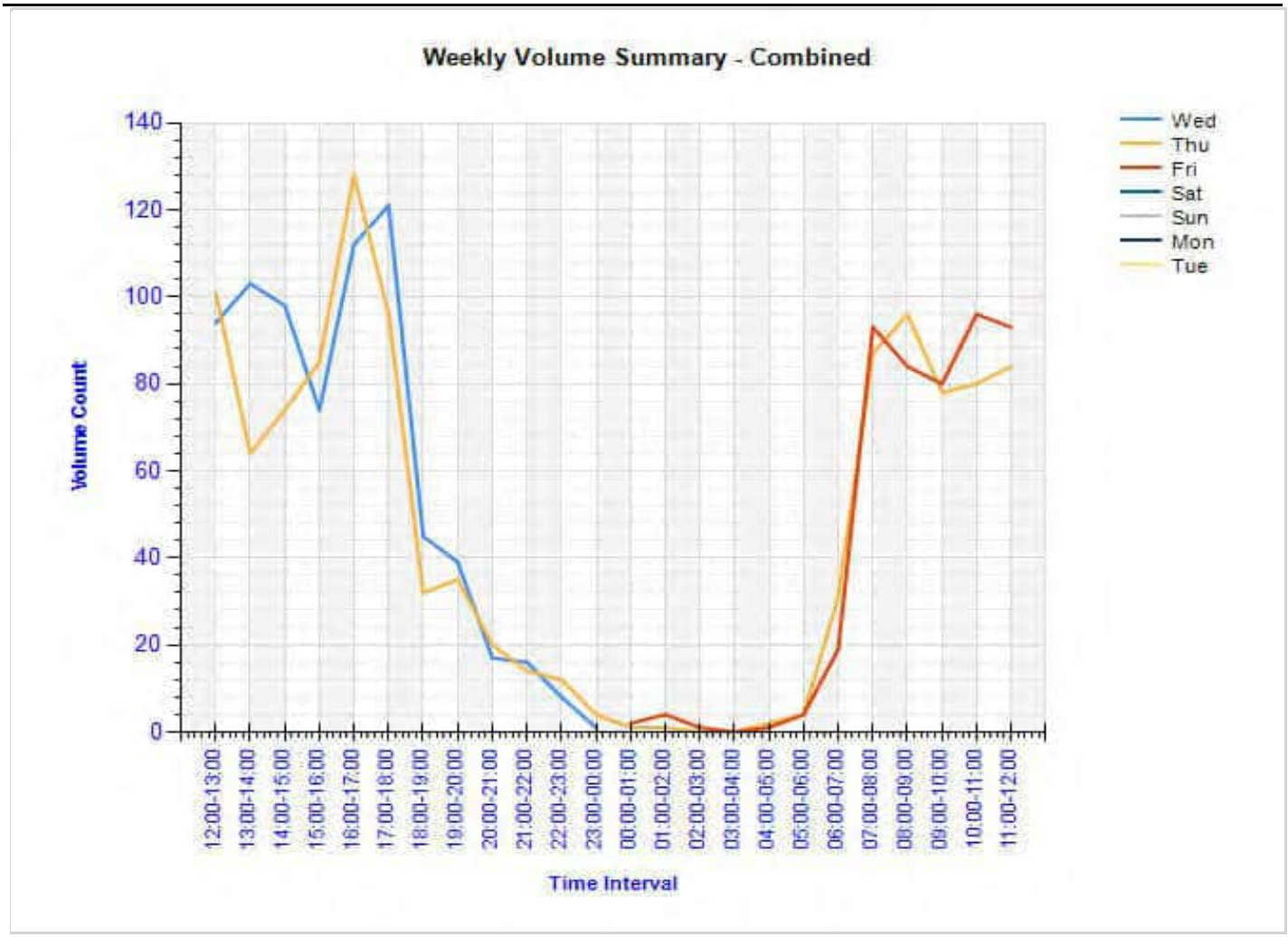
ICS Weekly Volume Summary

Hwy: 632 **Between:** MUSKOKA REG-PARRY SOUND DIST BDY
TS: 125 **and:** HWY 141-PARRY SOUND RD-ROSSEAU(END OF HWY)
Regn: NORTHEAS **Pattern:** LT **PDCS:** 47 **Factor:** 0.92
LHRS: 68200 **Offset:** 10.600 **Locn:** 10.600 KM N OF MUSKOKA REG-PARRY SOUND DIST BDY
Dir: COMBINED **Lanes:** 2 **Speed:** 80 km/h **Dates:** 19-Sep-2018 to 26-Sep-2018

	Wed		Thu		Fri		Sat		Sun		Mon		Tue		Wed	
H. Interval	09/19		09/20	Pk.	09/21	Pk.	09/22	Pk.	09/23	Pk.	09/24	Pk.	09/25	Pk.	09/26	Pk.
00:00-01:00			1		2											
01:00-02:00			1		4											
02:00-03:00			0		1											
03:00-04:00			0		0											
04:00-05:00			2		1											
05:00-06:00			4		4											
06:00-07:00			31		19											
07:00-08:00			87		93	◄										
08:00-09:00			96	◄	84											
09:00-10:00			78		80											
10:00-11:00			80		96											
11:00-12:00			84		93	◄										
AM Total			**464**		**477**											
12:00-13:00	94		101	◄												
13:00-14:00	103	◄	64													
14:00-15:00	98		74													
15:00-16:00	74		85													
16:00-17:00	112		128	◄												
17:00-18:00	121	◄	96													
18:00-19:00	45		32													
19:00-20:00	39		35													
20:00-21:00	17		20													
21:00-22:00	16		14													
22:00-23:00	8		12													
23:00-00:00	1		4													
PM Total	**728**		**665**													
24h. Total	**728**		**1129**		**477**											
Noon - Noon	**1192**		**1142**		**0**		**0**		**0**		**0**		**0**			

ADT	AWD	AADT	SADT	SAWDT	WADT	DHV
1167	1167	1050	1550	1600	860	130

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Appendix B:
LOS Definitions

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CAPACITY ANALYSIS AT UNSIGNALIZED INTERSECTIONS

Highway Capacity Manual Methodology

The level of service at an unsignalized intersection is determined on the basis of control delay for each critical lane. This method of analysis is taken from the Highway Capacity Manual, Special Report 209, by the Transportation Research Board, 1997.

The average control delay for any particular critical movement (control delay includes initial deceleration, queue move-up time, stopped delay, and final acceleration delay) is a function of the service rate or capacity of the approach and degree of saturation. The level of service criteria for unsignalized intersections is outlined below and is related to ranges in vehicle delay.

Level of Service	Expected Delay to Minor Street Traffic	Average Control Delay 'd' (sec/veh)
A	Little or no delays	$0 < d \leq 10$
B	Short traffic delays	$10 \leq d \leq 15$
C	Average traffic delays	$15 \leq d \leq 25$
D	Long traffic delays	$25 \leq d \leq 35$
E	Very long traffic delays	$35 \leq d \leq 50$
F	Extreme delays with queuing which may cause congestion affecting other traffic movements in the intersection	$d > 50$

Appendix C:
Intersection Operations



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	5	5	35	5	15	160
Future Volume (Veh/h)	5	5	35	5	15	160
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.25	0.75	0.50	0.25	0.56	0.66
Hourly flow rate (vph)	20	7	70	20	27	242
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	376	80			90	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	376	80			90	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	99			98	
cM capacity (veh/h)	614	980			1505	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	27	90	269
Volume Left	20	0	27
Volume Right	7	20	0
cSH	680	1700	1505
Volume to Capacity	0.04	0.05	0.02
Queue Length 95th (m)	0.9	0.0	0.4
Control Delay (s)	10.5	0.0	0.9
Lane LOS	B		A
Approach Delay (s)	10.5	0.0	0.9
Approach LOS	B		

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	25.9%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	5	15	130	5	5	50
Future Volume (Veh/h)	5	15	130	5	5	50
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.50	0.56	0.84	0.92	0.92	0.71
Hourly flow rate (vph)	10	27	155	5	5	70
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	238	158			160	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	238	158			160	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	97			100	
cM capacity (veh/h)	748	888			1419	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	37	160	75
Volume Left	10	0	5
Volume Right	27	5	0
cSH	845	1700	1419
Volume to Capacity	0.04	0.09	0.00
Queue Length 95th (m)	1.0	0.0	0.1
Control Delay (s)	9.5	0.0	0.5
Lane LOS	A		A
Approach Delay (s)	9.5	0.0	0.5
Approach LOS	A		

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	17.1%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	15	20	60	15	25	195
Future Volume (Veh/h)	15	20	60	15	25	195
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.25	0.75	0.50	0.25	0.56	0.66
Hourly flow rate (vph)	60	27	120	60	45	295
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	535	150			180	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	535	150			180	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	88	97			97	
cM capacity (veh/h)	490	896			1396	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	87	180	340
Volume Left	60	0	45
Volume Right	27	60	0
cSH	570	1700	1396
Volume to Capacity	0.15	0.11	0.03
Queue Length 95th (m)	4.1	0.0	0.8
Control Delay (s)	12.4	0.0	1.3
Lane LOS	B		A
Approach Delay (s)	12.4	0.0	1.3
Approach LOS	B		

Intersection Summary			
Average Delay		2.5	
Intersection Capacity Utilization		28.3%	ICU Level of Service
Analysis Period (min)		15	



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	50	5	5	195	5	15
Future Volume (Veh/h)	50	5	5	195	5	15
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.52	0.25	0.50	0.52	0.50	0.75
Hourly flow rate (vph)	96	20	10	375	10	20
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			116		501	106
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			116		501	106
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			99		98	98
cM capacity (veh/h)			1473		526	948

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	116	385	30
Volume Left	0	10	10
Volume Right	20	0	20
cSH	1700	1473	748
Volume to Capacity	0.07	0.01	0.04
Queue Length 95th (m)	0.0	0.2	1.0
Control Delay (s)	0.0	0.3	10.0
Lane LOS		A	B
Approach Delay (s)	0.0	0.3	10.0
Approach LOS			B

Intersection Summary			
Average Delay		0.8	
Intersection Capacity Utilization		24.3%	ICU Level of Service
Analysis Period (min)		15	



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	5	5	5	20	25	5
Future Volume (Veh/h)	5	5	5	20	25	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.50	0.50	0.50	0.50	0.50	0.50
Hourly flow rate (vph)	10	10	10	40	50	10
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	115	55	60			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	115	55	60			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	99	99			
cM capacity (veh/h)	876	1012	1544			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	20	50	60
Volume Left	10	10	0
Volume Right	10	0	10
cSH	939	1544	1700
Volume to Capacity	0.02	0.01	0.04
Queue Length 95th (m)	0.5	0.1	0.0
Control Delay (s)	8.9	1.5	0.0
Lane LOS	A	A	
Approach Delay (s)	8.9	1.5	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	15.4%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	15	25	165	15	20	80
Future Volume (Veh/h)	15	25	165	15	20	80
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.50	0.60	0.84	0.50	0.50	0.71
Hourly flow rate (vph)	30	42	196	30	40	113
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	404	211			226	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	404	211			226	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	95	95			97	
cM capacity (veh/h)	585	829			1342	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	72	226	153
Volume Left	30	0	40
Volume Right	42	30	0
cSH	706	1700	1342
Volume to Capacity	0.10	0.13	0.03
Queue Length 95th (m)	2.6	0.0	0.7
Control Delay (s)	10.7	0.0	2.2
Lane LOS	B		A
Approach Delay (s)	10.7	0.0	2.2
Approach LOS	B		

Intersection Summary			
Average Delay		2.5	
Intersection Capacity Utilization		28.2%	ICU Level of Service
Analysis Period (min)		15	



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	160	5	20	70	5	10
Future Volume (Veh/h)	160	5	20	70	5	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	174	5	22	76	5	11
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			179		296	176
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			179		296	176
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		99	99
cM capacity (veh/h)			1397		684	867

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	179	98	16
Volume Left	0	22	5
Volume Right	5	0	11
cSH	1700	1397	800
Volume to Capacity	0.11	0.02	0.02
Queue Length 95th (m)	0.0	0.4	0.5
Control Delay (s)	0.0	1.8	9.6
Lane LOS		A	A
Approach Delay (s)	0.0	1.8	9.6
Approach LOS			A

Intersection Summary			
Average Delay		1.1	
Intersection Capacity Utilization		26.8%	ICU Level of Service
Analysis Period (min)		15	

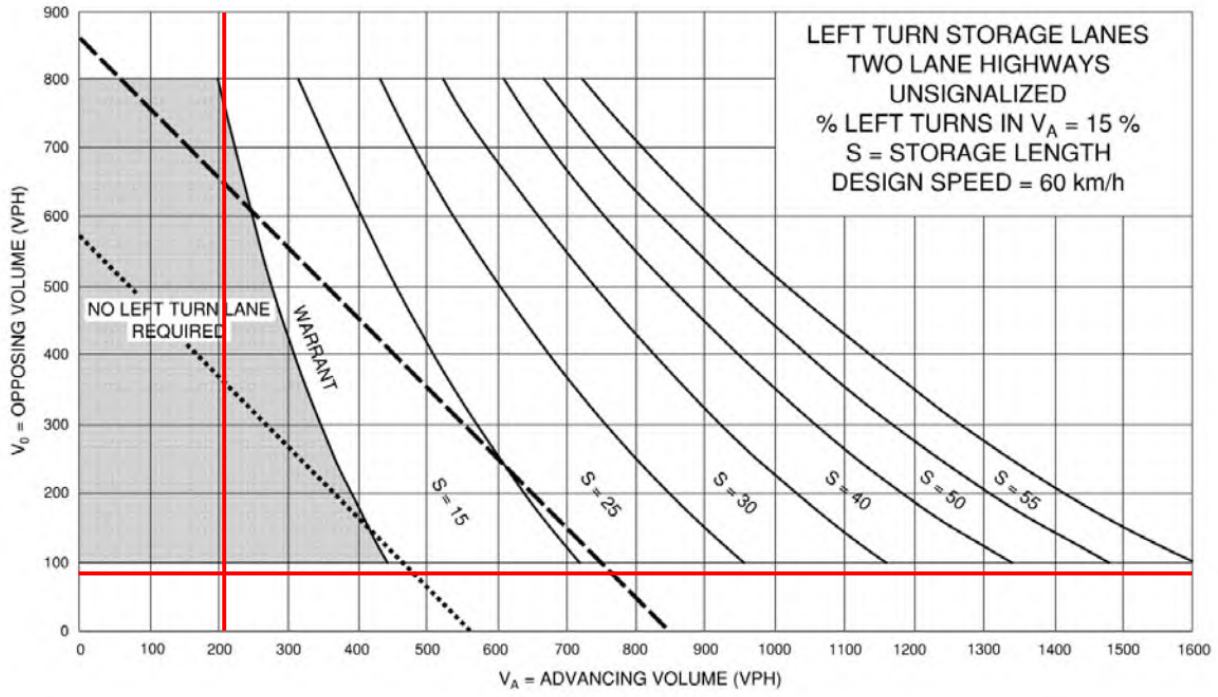


Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	5	5	5	30	25	5
Future Volume (Veh/h)	5	5	5	30	25	5
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.50	0.50	0.50	0.50	0.50	0.50
Hourly flow rate (vph)	10	10	10	60	50	10
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	135	55	60			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	135	55	60			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	99	99			
cM capacity (veh/h)	853	1012	1544			

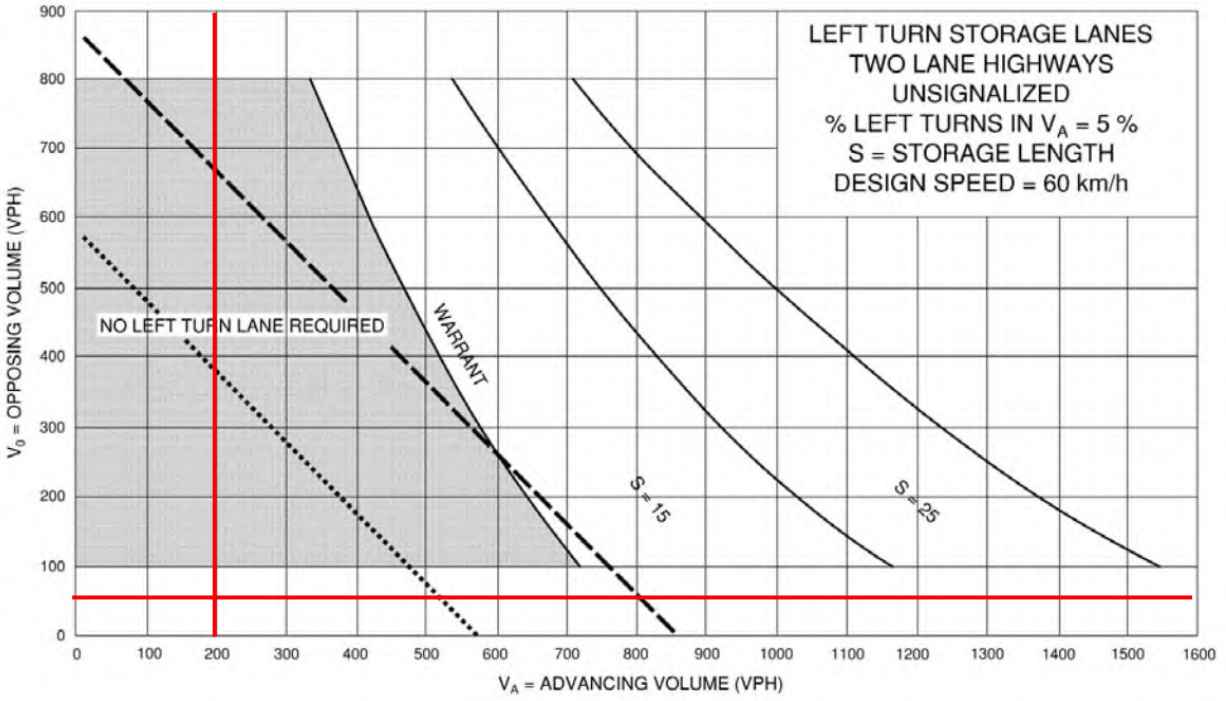
Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	20	70	60
Volume Left	10	10	0
Volume Right	10	0	10
cSH	926	1544	1700
Volume to Capacity	0.02	0.01	0.04
Queue Length 95th (m)	0.5	0.1	0.0
Control Delay (s)	9.0	1.1	0.0
Lane LOS	A	A	
Approach Delay (s)	9.0	1.1	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	1.7		
Intersection Capacity Utilization	15.8%	ICU Level of Service	A
Analysis Period (min)	15		

Appendix D:
Left Turn Warrants

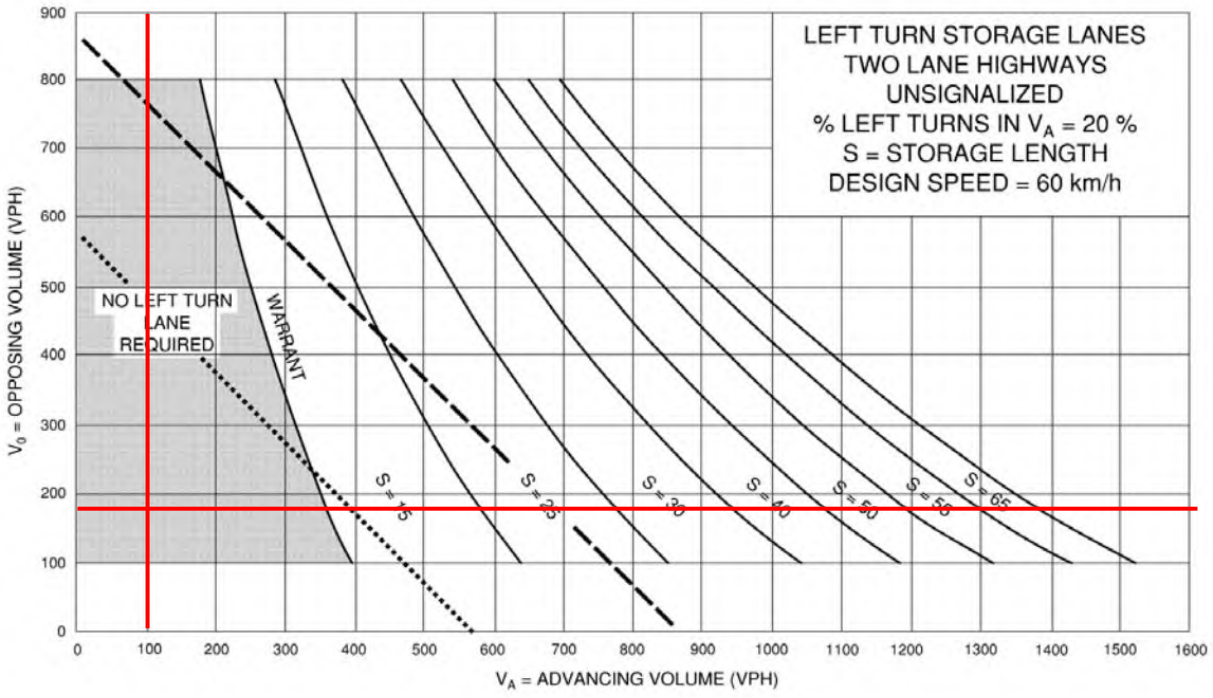


Highway 632 @ Maplehurst Road

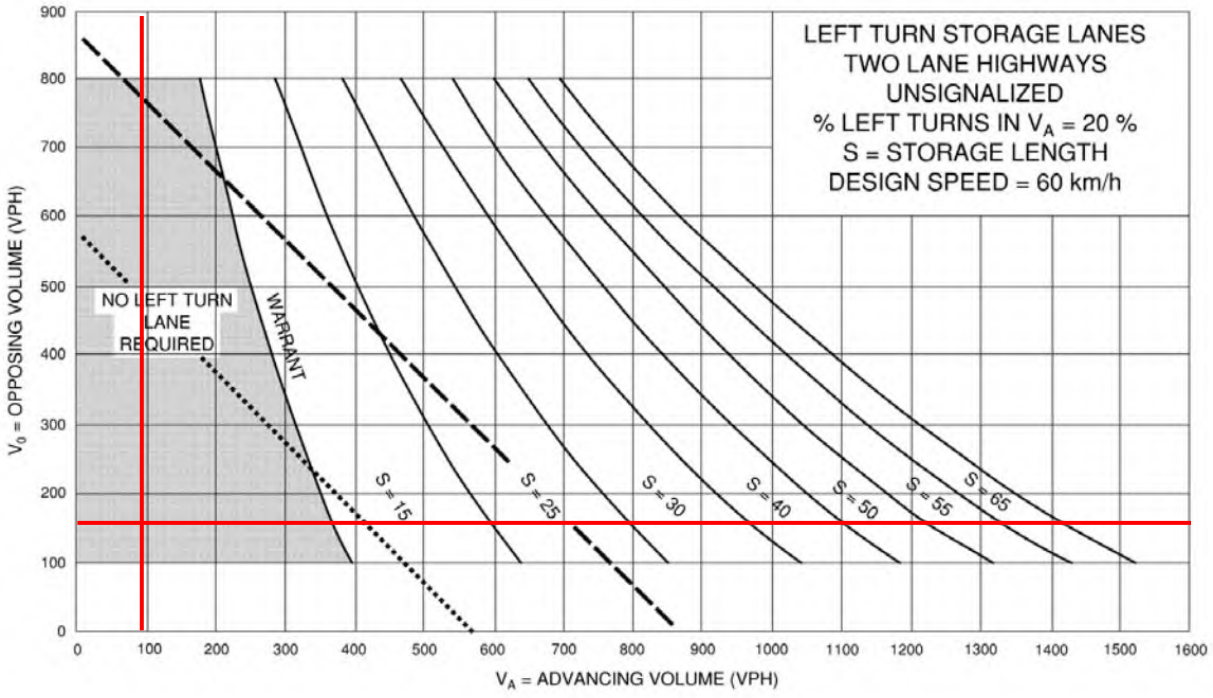


Highway 632 @ West Access

Figure D1: Left Turn Warrants – 2027 AM Peak Hour



Highway 632 @ Maplehurst Road



Highway 632 @ West Access

Figure D2: Left Turn Warrants – 2027 PM Peak Hour

Schedule J to PL-2025-088

Stormwater Management Report

Rosseau Springs

Type of Document:
Issued for Approval

Project Name:
Rosseau Springs Development

Project Number:
NON-21019951-A0

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Appendix A – Pre-Development Stormwater Management Plan

Appendix B – Post-Development Stormwater Management Plan, Sections and Details

Appendix C – Modeling Data

Appendix D – OTTHYMO Outputs

1. Introduction

EXP Services Inc. (EXP) has been retained to prepare this Stormwater Management Report (SWM Report) for the development of the residential 50 lot Rosseau Springs subdivision.

The following documents have been used in the preparation of this report:

- Engineering & Utility Services Technical Standards & Specifications.
- Township of Seguin Consultation Form.
- Stormwater Management Planning and Design Guidelines (Ontario Ministry of Environment and Climate Change, 2003).
- MTO Drainage Management Manual (Drainage and Hydrology Section Transportation Engineering Branch Quality and Standards Division, 1995-1997).

2. Development Location

Rosseau Springs is located on the southeast side of Highway 632 south of the Community of Rosseau, Ontario. Access to the site is available from the new entrance off Highway 632 or the existing Maplehurst Road intersection.



Figure 1: Proposed Site

3. Existing Conditions

The 118 hectares (291 acres) site is comprised of forest, bedrock outcrops and marsh / wetland areas. The existing topography is characterised by areas of bedrock outcrops with intermittent pockets of thin soils. Surface water generally flows overland or via existing drainage channels to the north to Cameron Bay (Lake Rosseau) via an existing 700mm culvert under Maplehurst Road, south to Sucker Bay (Lake Rosseau) or east to Morgan Bay (Lake Rosseau).

4. Proposed Development

The land uses proposed for the site is a conservation design subdivision development with residential lots. The conservation approach puts the environment, and its natural features first and then allows residential lots to be placed around the respected natural features. The development will be supported by a road network for access.

5. Stormwater Management Criteria

The following criteria were used to develop the stormwater management plan model:

- The pre & post-development condition flow for the 2, 5, 10, 25, 50, 100 storms must not exceed the pre-development condition flows.
- Visual OTTHYMO software was used to calculate the maximum flow for the 2, 5, 10, 25, 50, 100 storms for the pre-development and post-development conditions.

Visual OTTHYMO (Version 5.0) software was used to calculate the peak flow and total runoff volume for the 2, 5, 10, 25, 50, 100-year storms for the pre-development and post-development conditions.

6. Rainfall Intensity

The Rainfall Intensity-Duration-Frequency (IDF) curves for the property (taken from the Ministry of Transportation IDF curve look-up database) were used to calculate the peak flow rates for the pre-development and post-development conditions. The curves approximate the intensity of rain during a design storm. Rainfall coefficients for the 2, 5, 10, 25, 50 and 100-year design storm events are presented in Table 1 below.

Rainfall intensity calculation formula: $I = (A \times t_d)^B$

Where: *I* – Rainfall intensity (mm/h)
A, *B* – IDF Storm Coefficients
t_d – storm duration (min)

Table 1: A, B MTO IDF Coefficients for Property		
Storm Event Return Period	**Coefficient A**	**Coefficient B**
2-year	21.5	-0.669
5-year	28.6	-0.699
10-year	33.3	-0.699
25-year	39.2	-0.699
50-year	43.5	-0.699
100-year	47.9	-0.699

6.1. Rainfall Intensity to Hyetograph

Visual OTTHYMO applies rainstorms to the model through the use of hyetographs. These hyetographs are generated by applying the 24-hour duration rainfall intensity over the 24-hour time period to determine the total rainfall for each design storm. The total rainfall is then distributed over the 24-hour period using the SCS Type II with 15-minute intervals.

7. OTTHYMO Model

The pre-development and post-development conditions were hydrologically modeled using the Visual OTTHYMO computer software. Given a rainfall event, Visual OTTHYMO calculates peak runoff flows and rainwater volumes for a predefined catchment area. This Visual OTTHYMO model makes use of the NASHYD (natural hydrographs) and STANHYD (urban hydrographs) routines for calculating hydrographs for rural or undeveloped areas and urban developed areas. The details on how the model parameters were determined are provided in the sections below.

7.1. Design Storms

The rainfall events are based on the latest MTO Rosseau, Ontario storm data. The following rainfall events have been modeled:

- 2, 5, 10, 25, 50 and 100-year storm events for the 24-Hour SCS Type II Distribution.

7.2. Discretization

The site has been divided into discrete storm catchment areas for the purpose of hydrologic modeling of the pre-development and post-development conditions.

The time to peak, t_p, was estimated by using the Airport Equation or the Bransby-Williams Formula for calculating time to concentration, t_c. The equations are used as follows:

Airport Equation (Used if *C* value is less than 0.4)

$$t_c = \frac{3.26 \times (1.1 - C) \times L^{1/2}}{S_w{}^{1/3}}$$

Where:

t_c is the time to concentration for the hydrograph (min)

C is the runoff coefficient

L is the watershed length (m)

S_w is the watershed slope (%)

Bransby-Williams Formula (Used if *C* value is greater than 0.4)

$$t_c = \frac{0.057 \times L}{S_w{}^{0.2} \times A^{0.1}}$$

Where:

t_c is the time to concentration for the hydrograph (min)

L is the watershed length (m)

S_w is the watershed slope (%)

A is the watershed area (ha)

The time to peak required in the Visual OTTHYMO model is estimated as 66% of time of concentration. The time to peak should not be less than the interval time of the hyetograph for the design storm. The catchment timestep (DT) is to be 1/5 of the time to peak (t_p), but not less than 2.0 minutes.

7.3. Pre-Development Models Parameters

Initial Abstraction (IA) and Runoff Curve Number (CN) were used in the pre-development and post-development models. The numbers in Table 2 were taken from the *MTO Drainage Management Manual – Design Charts 1.09*.

Table 2: Initial Abstraction and Runoff Curve Numbers for NASHYD (Natural Hydrographs)

Land Use or Surface	CN	IA [mm]
Wetland	50	10
Lawns / Pasture	65	10
Granular	98	2
Pavement / Roof	98	2
Rockland	70	2
Woodland	55	10

The pre-development conditions were modeled using both natural hydrographs (NASHYD). Table 3 below indicates the parameters for the natural hydrographs (NASHYD).

Table 3: Natural Catchment Areas Land Use Breakdown (Pre-Development)								
Catchment	Wetland / Pond Area [ha]	Granular Area [ha]	Pavement / Roof Area [ha]	Rockland Area [ha]	Woodland Area [ha]	Weighted		
						CN	IA [mm]	RC
C201	0.84	0.05	0.36	7.90	20.63	59.4	7.8	0.31
C202	4.48	0.78	0.00	5.00	11.98	58.9	7.9	0.27
C203	1.12	0.00	0.00	3.70	8.08	58.9	7.7	0.30
C204	2.88	0.00	0.00	4.50	10.74	57.9	8.0	0.28
C205	0.00	0.00	0.00	2.10	5.60	59.1	7.8	0.31

7.4. Post-Development Models Parameters

For the post-development modeling, the site was delineated into catchment areas C1 to C10. Natural hydrographs (NASHYD) were used to calculate the post-development runoff from each catchment based on the catchments post-development characteristics.

Table 4 indicates the parameters for the natural hydrographs (NASHYD).

	Table 4: Natural Catchment Areas (NASHYD) Land Use Breakdown (Post-Development)								
Catchment	Wetland / Pond Area [ha]	Granular Area [ha]	Pavement / Roof Area [ha]	Rockland Area [ha]	Woodland Area [ha]	Lawns Area [ha]	Weighted		
							CN	IA [mm]	RC
C1	0.00	0.21	0.04	0.10	4.15	0.20	58.0	9.4	0.21
C2	0.75	0.08	0.16	0.90	5.27	0.20	58.0	8.8	0.24
C3	0.00	0.10	0.02	0.15	0.24	0.08	68.9	6.3	0.39
C4	0.00	0.18	0.18	0.30	1.05	0.19	66.5	7.2	0.36
C5	0.43	0.57	0.40	3.10	7.80	0.75	62.2	7.5	0.33
C6	0.00	0.12	0.06	0.22	0.60	0.06	66.0	7.0	0.36
C7	4.48	0.46	0.32	5.20	9.97	1.47	59.7	7.8	0.28
C8	0.00	0.00	0.10	2.07	5.42	0.11	59.7	7.7	0.32
C9	1.12	0.21	0.12	3.60	8.10	0.27	59.9	7.7	0.31
C10	2.88	0.64	0.40	4.60	11.20	0.48	60.2	7.8	0.30

The post-development catchment areas are provided in **Appendix B**.

8. Model Results

Five (5) Control Points were used to model post-development stormwater discharged from the site. These Control Points correspond to existing locations that convey stormwater offsite from the site. The following are descriptions of the Control Points identified:

- Control Point 1 - Flows discharging to a 700mm culvert sloped at 3.6% which conveys runoff beneath Maplehurst Road.
- Control Point 2 - Flows discharging to a 1000mm culvert sloped at 2.00% which conveys runoff beneath driveway at Lot 43 to Cameron Bay (Lake Rosseau).
- Control Point 3 - Flows discharging eastward towards Snug Harbour (Lake Rosseau).
- Control Point 4 - Flows discharging eastward towards Morgan Bay (Lake Rosseau).
- Control Point 5 - Flows discharging southward towards Sucker Bay (Lake Rosseau).

Refer to both SWM-1 and SWM-2 for the location of the site discharge locations.

8.1. Control Point No. 1 Model Result

The following chart indicates the model results for Control Point 1 – 700mm culvert located beneath Maplehurst Road adjacent to Lot 43.

Table 5: Model Results – Pre-Development Release Rates Control Point 1								
Storm Peak Event Flow [m^3/s]								
Storm Event	**Catchment Area ID**	**Area [ha]**	**Storm Distribution**					
			2 Year	**5 Year**	**10 Year**	**25 Year**	**50 Year**	**100 Year**
Pre - Development Condition								
24 Hour SCS II	201	30.49	0.34	0.62	0.88	1.20	1.48	1.74
Post-Development Condition (without attenuation)								
24 Hour SCS II	1 - 6	28.98	0.36	0.67	0.94	1.28	1.57	1.84

Table 5 above indicates that post-Development peak flows will have a less than 1% increase in peak flow to the Maplehurst culvert and ultimately to Lake Rosseau. However, the existing 700mm crossing culvert has a maximum capacity of 1.92m^3/s which exceeds the maximum expected flow of 1.84m^3/s during the 100-year storm event.

8.2. Control Point No. 2 Model Results

The following chart indicates the model results for Control Point 2 – 1000mm culvert located beneath driveway at Lot 43.

Table 6: Model Results – Pre-Development Release Rates Control Point 2								
Storm Peak Event Flow [m^3/s]								
Storm Event	**Catchment Area ID**	**Area [ha]**	**Storm Distribution**					
			2 Year	**5 Year**	**10 Year**	**25 Year**	**50 Year**	**100 Year**
Pre - Development Condition								
24 Hour SCS II	201 & 202	52.73	0.60	1.10	1.55	2.12	2.61	3.07
Post-Development Condition (without attenuation)								
24 Hour SCS II	1 - 7	50.27	0.60	1.10	1.54	2.10	2.59	3.04

Table 6 above indicates that post-Development peak flows will be below the allowable peak flows. Therefore, no attenuation of this catchment area is required.

8.3. Control Point No. 3 Model Results

The following chart indicates the model results for Control Point 3 – Snug Harbour.

Table 7: Model Results – Pre-Development Release Rates Control Point 3								
Storm Peak Event Flow [m^3/s]								
Storm Event	**Catchment Area ID**	**Area [ha]**	**Storm Distribution**					
			2 Year	**5 Year**	**10 Year**	**25 Year**	**50 Year**	**100 Year**
Pre - Development Condition								
24 Hour SCS II	205	7.70	0.104	0.191	0.270	0.367	0.453	0.532
Post-Development Condition (without attenuation)								
24 Hour SCS II	8	7.91	0.105	0.192	0.269	0.367	0.452	0.531

Table 7 above indicates that the Post-Development peak flows will be below the allowable peak flows, therefore, no attenuation of this catchment area is required.

8.4. Control Point No. 4 Model Results

The following chart indicates the model results for Control Point 4 – towards Morgan Bay.

Table 8: Model Results – Pre-Development Release Rates Control Point 4								
Storm Peak Event Flow [m^3/s]								
Storm Event	Catchment Area ID	Area [ha]	Storm Distribution					
			2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Pre - Development Condition								
24 Hour SCS II	204	18.12	0.208	0.386	0.545	0.745	0.921	1.085
Post-Development Condition								
24 Hour SCS II	10	20.20	0.205	0.377	0.530	0.721	0.888	1.044

Table 8 indicates that the Post-Development peak flows will be below the allowable peak flows, therefore, no attenuation of this catchment area is required.

8.5. Control Point No. 5 Model Results

The following chart indicates the model results for Control Point 4 – towards Sucker Bay.

Table 9: Model Results – Pre-Development Release Rates Control Point 5								
Storm Peak Event Flow [m^3/s]								
Storm Event	Catchment Area ID	Area [ha]	Storm Distribution					
			2 Year	5 Year	10	25	50	100
Pre - Development Condition								
24 Hour SCS II	203	12.90	0.157	0.287	0.405	0.551	0.680	0.800
Post-Development Condition (without attenuation)								
24 Hour SCS II	9	13.42	0.154	0.282	0.396	0.540	0.665	0.781

Table 9 indicates that the Post-Development peak flows will be below the allowable peak flows, therefore, no attenuation of this catchment area is required.

Rock check dams acting like overflow weirs are provided through the roadside ditch system to promote infiltration and reduce erosion and peak flows. Refer to the engineering drawings for rock check dam locations.

9. Quality Control

We have set out to achieve the Normal Long-Term Protection (70% TSS removal) for this project.

Due to the site being located in a rural location with large, vegetated lots we will be utilizing a Low Impact Development (LID) treatment train approach through vegetated roadside ditches, rock check dams and natural infiltration through wetland areas for this project, it is estimated the site will meet the 70% Total Suspended Solids (TTS) removal criteria.

Runoff from all of the catchment areas will be conveyed for long distances (i.e. more than 500m) passing over rock check dams and are discharged to natural drainage channels located throughout the property.

The vegetation and rock check dams in the ditches slow the runoff to allow sedimentation, filtration through the soil, evapotranspiration, and infiltration into the underlying native soils. Also, approximately 0.97ha of natural wetlands throughout the property provide additional significant quality control for all runoff for the area through natural infiltration and plant uptake.

10. Construction Erosion and Sediment Control

During construction, silt and sediment shall be prevented from entering the existing drainage channels, wetlands and adjacent properties by the use of silt fences along the perimeter of the site. At the construction access points to the site, a mud mat, constructed of crusher run material, will be required to prevent silt from being carried or washed onto adjacent roadways. Straw bale check dams will be placed along nature drainage paths throughout the proposed development. Sediment and Erosion Control measures will be removed once construction is complete, and vegetation has stabilized.

The Contractor shall also develop and implement an erosion and sediment control plan to avoid the introduction of sediment into any waterbody during all phases of the work, undertaking or activity.

- Conduct all in-water works, undertakings or activities in isolation of open or flowing water to reduce the introduction of sediment into the watercourse.
- Use the code of practice for temporary cofferdams and diversion channels.
- Schedule work to avoid wet, windy, and rainy periods (and heed weather advisories) that may result in high flow volumes and/ or increase erosion and sedimentation.
- Monitor the watercourse to observe signs of sedimentation during all phases of the work, undertaking or activity and take corrective action.
- Develop and implement a response plan to avoid a spill of deleterious substances.

To avoid and mitigate the potential for prohibited effects to fish and fish habitat, the following measures listed below should also be implemented:

- Plan in-water works, undertakings and activities to respect timing windows to protect fish, including their eggs, juveniles, spawning adults and/or the organisms upon which they feed and migrate.
- In-water work is only permitted between July 16 and September 30.

- Capture, relocate and monitor for fish trapped within isolated, enclosed, or dewatered areas.
- Dewater gradually to reduce the potential for stranding fish.
- Screen intake pipes to prevent entrainment or impingement of fish.
- Use the code of practice for water intake screens.
- Limit impacts on riparian vegetation to those approved for the work, undertaking or activity.
- Limit access to banks or areas adjacent to waterbodies.
- Construct access points and approaches perpendicular to the watercourse or waterbody.
- Re-vegetate the disturbed area with native species suitable for the site.
- Restore stream geomorphology (i.e., restore the bed and banks, gradient and contour of the waterbody) to its initial state.

It is also the Contractors *Duty to Notify* DFO if they have caused, or are about to cause, the death of fish by means other than fishing and/or the harmful alteration, disruption, or destruction of fish habitat. Such notifications should be directed to FisheriesProtection@dfo-mpo.gc.ca or 1-855-852-8320.

11. Conclusion

This stormwater management report provides a strategy for meeting stormwater quantity control objectives for run-off from the subject site, as well as outlining the required quality control measures.

EXP SERVICES INC.



Prepared by:
Calvin Caldwell, P.Eng.
Manager

Reviewed by:
Les Ranta, P.Eng.
Civil Engineer

APPENDIX A

PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN



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No.	Revision	By:	Date
2	ISSUED FOR FINAL REPORT	BM	AUG. 2, 2023
1	ISSUED FOR REVIEW	CLC	APRIL 4, 2023

Professional Seal

L. J. HANTA
Aug. 3, 2023
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

Drawn By:	CLC	Scale:	1:2500 (ARCH D)
Checked By:	CLC	Date:	AUGUST 02, 2023
Approved By:	CLC	Date:	AUGUST 02, 2023

Date Printed: February 24, 2023

File Name: Base 9951 Storm Catchment Areas AUGUST 02, 2023

Project Title

ROSSEAU SPRINGS
SUBDIVISION

ROSSEAU, ONTARIO

Dwg. Title

PRE-DEVELOPMENT
STORMWATER
MANAGEMENT
PLAN

Project No.
NON-21019951

Dwg. No.
SWM-1

Rev. No.
2

E:\NTB\NON-21019951-A0-00 Ben\Ledbook\6 Drawings

APPENDIX B

POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN



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Date Printed: February 24, 2023

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Project Title

ROSSEAU SPRINGS SUBDIVISION

ROSSEAU, ONTARIO

Dwg. Title

POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

Project No.

NON-21019951

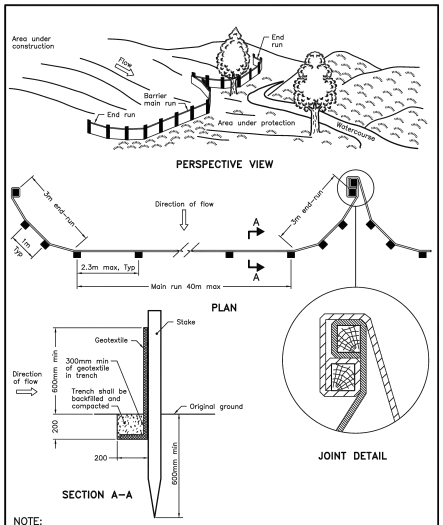
Dwg. No.

SWM-2

Rev. No.

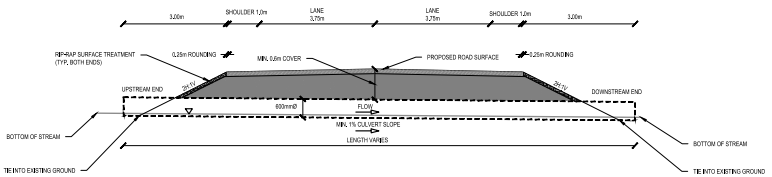
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E:\NTB\NON-21019951-A0-00 Ben\cadbook\6 Drawings

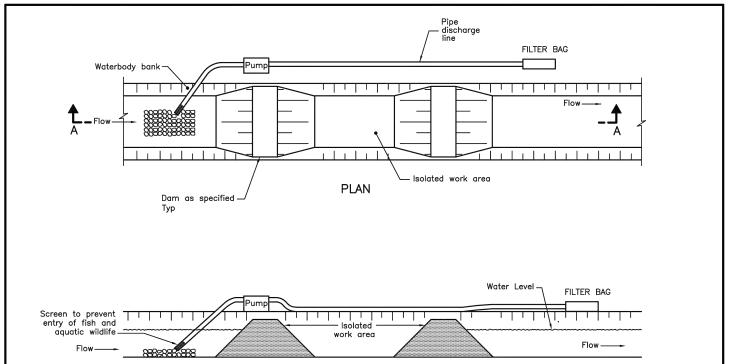


NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 3
LIGHT–DUTY SILT FENCE BARRIER		OPSD 219.110

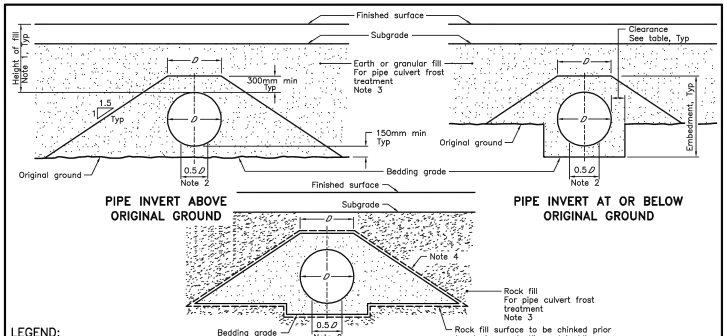


3 SWM-3 CULVERT PROFILE (TYP.)
SCALE : N.T.S.



NOTE:
A Schematic only.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 1
TEMPORARY FLOW PASSAGE SYSTEM PUMPING AND PIPING		OPSD 221.020



LEGEND:
D – Inside diameter

NOTES:
1 Height of fill is measured from the finished surface to top of pipe.
2 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
3 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
4 Embedment material shall be wrapped in non–woven geotextile when specified.

CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

A Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embedment material.
B All dimensions are in metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 3
FLEXIBLE PIPE EMBEDMENT IN EMBANKMENT ORIGINAL GROUND: EARTH OR ROCK		OPSD 802.014

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LEGEND

- EX. ASPHALT ROADWAY
- WETLAND
- ROCK BARREN
- 30m BUFFER AREA
- 15m STREAM SETBACK
- STREAM
- EX. TRAIL
- SITE PROPERTY LINE
- LOT PROPERTY LINE
- PROPOSED ROADWAY CENTRELINE
- PROPOSED EDGE OF ROADWAY
- PROPOSED STORM DITCH
- PROPOSED ROAD ALLOWANCE
- TEST PIT LOCATION
- 225.52 / ×225.07 PROPOSED ELEVATION / EXISTING ELEVATION
- DOR DEPTH OF REFUSAL
- DAYLIGHT TO EXISTING GROUND SURFACE
- STM STM PROPOSED STORM CULVERT
- PROPOSED GRANULAR B TYPE II SUBBASE
- PROPOSED GRANULAR 'A' BASE
- PROPOSED ROCK SHATTER

No.	Revision	By:	Date
2	ISSUED FOR FINAL REPORT	BM	AUG. 2, 2023
1	ISSUED FOR REVIEW	CLC	APRIL 4, 2023

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Date Printed: February 24, 2023

File Name: Base 9951 Storm Catchment Areas AUGUST 02, 2023

Project Title

ROSSEAU SPRINGS SUBDIVISION

ROSSEAU, ONTARIO

Dwg. Title

SECTIONS AND DETAILS

Project No. NON-21019951

Dwg. No. SWM-3

Rev. No. 2

E:\NTB\NON-21019951-A\04 Execution\04 Drawings

APPENDIX C

MODELING DATA

Ontario IDF CURVE LOOKUP

Active coordinate

45° 14' 45" N, 79° 39' 45" W (45.245833,-79.662500)

Retrieved: Fri, 24 Mar 2023 17:27:16 GMT



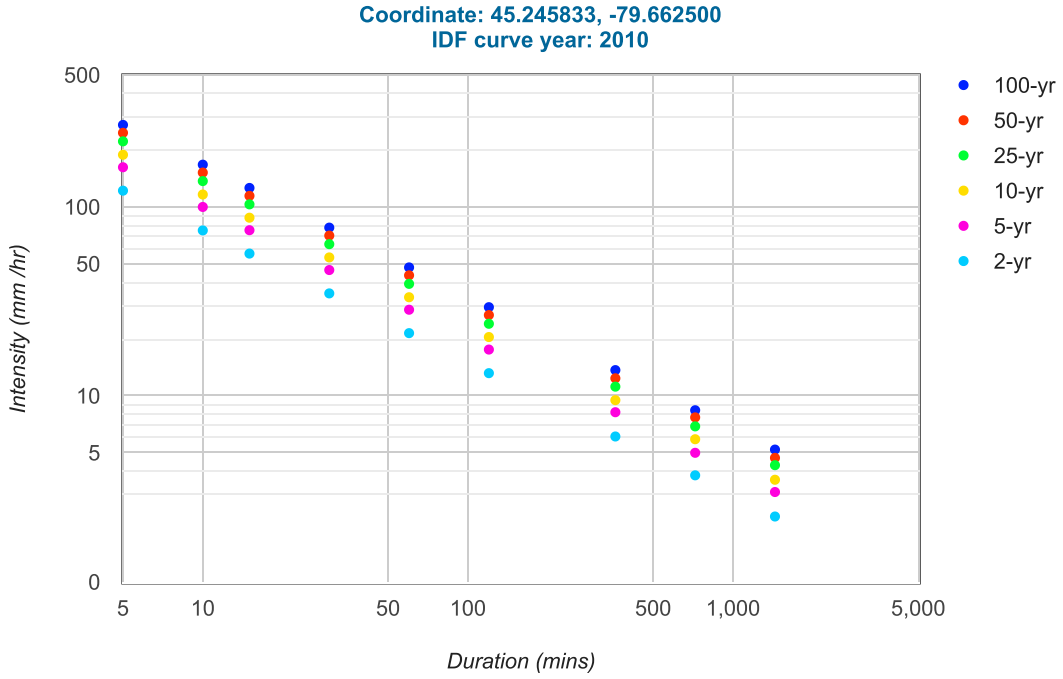
Location summary

These are the locations in the selection.

IDF Curve: 45° 14' 45" N, 79° 39' 45" W (45.245833,-79.662500)

Results

An IDF curve was found.



Coefficient summary

IDF Curve: 45° 14' 45" N, 79° 39' 45" W (45.245833,-79.662500)

Retrieved: Fri, 24 Mar 2023 17:27:16 GMT

Data year: 2010
IDF curve year: 2010

Return period	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
A	21.5	28.6	33.3	39.2	43.5	47.9
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

Statistics

Rainfall intensity (mm hr^{-1})

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	122.1	75.2	56.7	34.9	21.5	13.2	6.1	3.8	2.3
5-yr	162.4	100.1	75.4	46.4	28.6	17.6	8.2	5.0	3.1
10-yr	189.1	116.5	87.8	54.1	33.3	20.5	9.5	5.9	3.6
25-yr	222.7	137.2	103.3	63.6	39.2	24.1	11.2	6.9	4.3
50-yr	247.1	152.2	114.6	70.6	43.5	26.8	12.4	7.7	4.7
100-yr	272.1	167.6	126.2	77.8	47.9	29.5	13.7	8.4	5.2

Rainfall depth (mm)

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	10.2	12.5	14.2	17.5	21.5	26.5	36.9	45.4	56.0
5-yr	13.5	16.7	18.8	23.2	28.6	35.2	49.0	60.4	74.4
10-yr	15.8	19.4	21.9	27.0	33.3	41.0	57.1	70.4	86.7
25-yr	18.6	22.9	25.8	31.8	39.2	48.3	67.2	82.8	102.0
50-yr	20.6	25.4	28.7	35.3	43.5	53.6	74.6	91.9	113.2
100-yr	22.7	27.9	31.6	38.9	47.9	59.0	82.1	101.2	124.7

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APPENDIX D

OTTHYMO OUTPUTS

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        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
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        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


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DATE: 03/31/2023                           TIME: 03:13:23

USER:


COMMENTS: _____________________________________________________________


  ****************************
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  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
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================================================================================
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       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\e20
2eb57-3a80-4f30-998c-4a5afc253b59\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\e20
2eb57-3a80-4f30-998c-4a5afc253b59\sc


DATE: 03/31/2023                           TIME: 03:13:24

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot= 70.80 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\2661bc1b-32ea-49d9-9c0d-5be42d68cb50\1e9fed80-
c696-4976-9d90-a
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0203  1  2.0   12.90    0.40  6.53  16.57 0.23   0.000
    [CN=58.9         ]
    [ N = 3.0:Tp 0.36]
*
 ** CALIB NASHYD         0204  1  2.0   18.12    0.55  6.53  15.94 0.23   0.000
    [CN=57.9         ]
    [ N = 3.0:Tp 0.36]
*
 ** CALIB NASHYD         0201  1  2.0   29.78    0.88  6.57  16.77 0.24   0.000
    [CN=59.4         ]
    [ N = 3.0:Tp 0.40]
*
    PIPE   [ 2:  0201]   0002  1  2.0   29.78    0.88  6.60  16.77  n/a   0.000
*
 ** CALIB NASHYD         0202  1  2.0   22.24    0.66  6.57  16.48 0.23   0.000
    [CN=58.9         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0002+  0202]  0008  3  2.0   52.02    1.53  6.57  16.65  n/a   0.000
*
    PIPE   [ 2:  0008]   0006  1  2.0   52.02    1.53  6.60  16.65  n/a   0.000
*
 ** CALIB NASHYD         0205  1  2.0    7.70    0.27  6.47  16.62 0.23   0.000
    [CN=59.1         ]
    [ N = 3.0:Tp 0.31]
*
 FINISH

================================================================================
========================
```

```
================================================================================
=======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\db4
34bab-d527-41f8-8a9c-e3dbb732b6f9\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\db4
34bab-d527-41f8-8a9c-e3dbb732b6f9\sc


DATE: 03/31/2023                           TIME: 03:13:24

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot= 82.80 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\2661bc1b-32ea-49d9-9c0d-5be42d68cb50\1e4a82ec-
3271-4d5e-b305-9
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0203  1  2.0   12.90    0.55  6.53  22.35 0.27   0.000
    [CN=58.9         ]
    [ N = 3.0:Tp 0.36]
*
 ** CALIB NASHYD         0204  1  2.0   18.12    0.74  6.53  21.56 0.26   0.000
    [CN=57.9         ]
    [ N = 3.0:Tp 0.36]
*
 ** CALIB NASHYD         0201  1  2.0   29.78    1.20  6.57  22.63 0.27   0.000
    [CN=59.4         ]
    [ N = 3.0:Tp 0.40]
*
    PIPE   [ 2:  0201]   0002  1  2.0   29.78    1.19  6.60  22.63  n/a   0.000
*
 ** CALIB NASHYD         0202  1  2.0   22.24    0.89  6.57  22.25 0.27   0.000
    [CN=58.9         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0002+  0202]  0008  3  2.0   52.02    2.09  6.57  22.46  n/a   0.000
*
    PIPE   [ 2:  0008]   0006  1  2.0   52.02    2.08  6.60  22.46  n/a   0.000
*
 ** CALIB NASHYD         0205  1  2.0    7.70    0.37  6.47  22.43 0.27   0.000
    [CN=59.1         ]
    [ N = 3.0:Tp 0.31]
*
```

```
================================================================================
======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\06a
72c08-8b79-4391-be07-5d027960fa97\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\06a
72c08-8b79-4391-be07-5d027960fa97\sc


DATE: 03/31/2023                           TIME: 03:13:23

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot= 92.40 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\2661bc1b-32ea-49d9-9c0d-5be42d68cb50\502bd314-
1b9f-4beb-aee5-6
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0203  1  2.0   12.90    0.68  6.50  27.39 0.30   0.000
    [CN=58.9         ]
    [ N = 3.0:Tp 0.36]
*
 ** CALIB NASHYD         0204  1  2.0   18.12    0.92  6.50  26.47 0.29   0.000
    [CN=57.9         ]
    [ N = 3.0:Tp 0.36]
*
 ** CALIB NASHYD         0201  1  2.0   29.78    1.48  6.57  27.72 0.30   0.000
    [CN=59.4         ]
    [ N = 3.0:Tp 0.40]
*
    PIPE   [ 2:  0201]   0002  1  2.0   29.78    1.47  6.60  27.72  n/a   0.000
*
 ** CALIB NASHYD         0202  1  2.0   22.24    1.10  6.57  27.28 0.30   0.000
    [CN=58.9         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0002+  0202]  0008  3  2.0   52.02    2.57  6.57  27.53  n/a   0.000
*
    PIPE   [ 2:  0008]   0006  1  2.0   52.02    2.57  6.60  27.53  n/a   0.000
*
 ** CALIB NASHYD         0205  1  2.0    7.70    0.45  6.47  27.49 0.30   0.000
    [CN=59.1         ]
    [ N = 3.0:Tp 0.31]
*
```

```
================================================================================
======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\b26
51e9b-a270-4cab-bd10-9dc7926b3868\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\b26
51e9b-a270-4cab-bd10-9dc7926b3868\sc


DATE: 03/31/2023                          TIME: 03:13:23

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot=100.80 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\2661bc1b-32ea-49d9-9c0d-5be42d68cb50\35cb9924-
3f80-4362-a457-6
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0203  1  2.0   12.90    0.80  6.50  32.06 0.32   0.000
    [CN=58.9         ]
    [ N = 3.0:Tp 0.36]
*
 ** CALIB NASHYD         0204  1  2.0   18.12    1.08  6.50  31.03 0.31   0.000
    [CN=57.9         ]
    [ N = 3.0:Tp 0.36]
*
 ** CALIB NASHYD         0201  1  2.0   29.78    1.74  6.57  32.44 0.32   0.000
    [CN=59.4         ]
    [ N = 3.0:Tp 0.40]
*
    PIPE   [ 2:  0201]   0002  1  2.0   29.78    1.73  6.60  32.44  n/a   0.000
*
 ** CALIB NASHYD         0202  1  2.0   22.24    1.30  6.53  31.95 0.32   0.000
    [CN=58.9         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0002+  0202]  0008  3  2.0   52.02    3.03  6.57  32.23  n/a   0.000
*
    PIPE   [ 2:  0008]   0006  1  2.0   52.02    3.02  6.60  32.23  n/a   0.000
*
 ** CALIB NASHYD         0205  1  2.0    7.70    0.53  6.47  32.18 0.32   0.000
    [CN=59.1         ]
    [ N = 3.0:Tp 0.31]
*
```

```
================================================================================
======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\b24
428a8-2fc5-4727-b2ee-6a2e825a853d\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\b24
428a8-2fc5-4727-b2ee-6a2e825a853d\sc


DATE: 03/31/2023                           TIME: 03:23:36

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot= 60.00 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\69ac6efe-95aa-406f-90a0-27cee1a290da\a6e69119-
fa45-444b-83b1-1
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0003  1  2.0    0.59    0.03  6.37  17.13 0.29   0.000
    [CN=68.9         ]
    [ N = 3.0:Tp 0.21]
*
    PIPE   [ 2:  0003]   0101  1  2.0    0.59    0.03  6.40  17.13  n/a   0.000
*
 ** CALIB NASHYD         0001  1  2.0    4.70    0.09  6.57  10.92 0.18   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0001+  0101]  0023  3  2.0    5.29    0.11  6.50  11.61  n/a   0.000
*
    PIPE   [ 2:  0023]   0100  1  2.0    5.29    0.11  6.57  11.61  n/a   0.000
*
 ** CALIB NASHYD         0002  1  2.0    7.37    0.13  6.63  11.15 0.19   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.44]
*
    PIPE   [ 2:  0002]   0102  1  2.0    7.37    0.13  6.63  11.15  n/a   0.000
*
 ** CALIB NASHYD         0005  1  2.0   50.00    1.31  6.50  13.32 0.22   0.000
    [CN=62.2         ]
    [ N = 3.0:Tp 0.34]
*
 ** CALIB NASHYD         0004  1  2.0    1.90    0.06  6.50  15.42 0.26   0.000
    [CN=66.5         ]
    [ N = 3.0:Tp 0.33]
*
    PIPE   [ 2:  0004]   0103  1  2.0    1.90    0.06  6.53  15.42  n/a   0.000
*
    ADD [  0103+  0005]  0013  3  2.0   51.90    1.37  6.50  13.40  n/a   0.000
*
    ADD [  0100+  0102]  0012  3  2.0   12.66    0.24  6.60  11.34  n/a   0.000
*
    ADD [  0012+  0013]  0012  1  2.0   64.56    1.60  6.50  13.00  n/a   0.000
*
    PIPE   [ 2:  0012]   0099  1  2.0   64.56    1.60  6.53  13.00  n/a   0.000
*
 ** CALIB NASHYD         0006  1  2.0    1.06    0.04  6.37  15.28 0.25   0.000
    [CN=66.0         ]
    [ N = 3.0:Tp 0.21]
*
    ADD [  0006+  0099]  0015  3  2.0   65.62    1.63  6.53  13.03  n/a   0.000
```

```
*
    PIPE   [ 2:  0015]   0016  1  2.0   65.62    1.63  6.57  13.03  n/a   0.000
*
 ** CALIB NASHYD         0007  1  2.0   21.60    0.43  6.60  12.18 0.20   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.43]
*
    ADD [  0016+  0007]  0019  3  2.0   87.22    2.06  6.57  12.82  n/a   0.000
*
    PIPE   [ 2:  0019]   0018  1  2.0   87.22    2.05  6.60  12.82  n/a   0.000
*
 ** CALIB NASHYD         0008  1  2.0    7.70    0.19  6.47  12.22 0.20   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.32]
*
 ** CALIB NASHYD         0009  1  2.0   13.42    0.28  6.60  12.30 0.21   0.000
    [CN=59.9         ]
    [ N = 3.0:Tp 0.41]
*
 ** CALIB NASHYD         0010  1  2.0   20.20    0.38  6.70  12.38 0.21   0.000
    [CN=60.2         ]
    [ N = 3.0:Tp 0.49]
*
```

```
================================================================================
=======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\1b8
17fab-6565-45c9-9865-8ea394061f75\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\1b8
17fab-6565-45c9-9865-8ea394061f75\sc


DATE: 03/31/2023                           TIME: 03:23:36

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot= 45.60 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\69ac6efe-95aa-406f-90a0-27cee1a290da\ba47c0c9-
4f0e-4766-88eb-7
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0003  1  2.0    0.59    0.02  6.37  10.03 0.22   0.000
    [CN=68.9         ]
    [ N = 3.0:Tp 0.21]
*
    PIPE   [ 2:  0003]   0101  1  2.0    0.59    0.01  6.43  10.03  n/a   0.000
*
 ** CALIB NASHYD         0001  1  2.0    4.70    0.05  6.60   5.95 0.13   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0001+  0101]  0023  3  2.0    5.29    0.06  6.53   6.41  n/a   0.000
*
    PIPE   [ 2:  0023]   0100  1  2.0    5.29    0.06  6.57   6.41  n/a   0.000
*
 ** CALIB NASHYD         0002  1  2.0    7.37    0.07  6.67   6.14 0.13   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.44]
*
    PIPE   [ 2:  0002]   0102  1  2.0    7.37    0.07  6.67   6.14  n/a   0.000
*
 ** CALIB NASHYD         0005  1  2.0   50.00    0.72  6.50   7.54 0.17   0.000
    [CN=62.2         ]
    [ N = 3.0:Tp 0.34]
*
 ** CALIB NASHYD         0004  1  2.0    1.90    0.03  6.50   8.86 0.19   0.000
    [CN=66.5         ]
    [ N = 3.0:Tp 0.33]
*
    PIPE   [ 2:  0004]   0103  1  2.0    1.90    0.03  6.57   8.86  n/a   0.000
*
    ADD [  0103+  0005]  0013  3  2.0   51.90    0.75  6.50   7.59  n/a   0.000
*
    ADD [  0100+  0102]  0012  3  2.0   12.66    0.13  6.63   6.25  n/a   0.000
*
    ADD [  0012+  0013]  0012  1  2.0   64.56    0.88  6.53   7.33  n/a   0.000
*
    PIPE   [ 2:  0012]   0099  1  2.0   64.56    0.87  6.57   7.33  n/a   0.000
*
 ** CALIB NASHYD         0006  1  2.0    1.06    0.03  6.37   8.79 0.19   0.000
    [CN=66.0         ]
    [ N = 3.0:Tp 0.21]
*
    ADD [  0006+  0099]  0015  3  2.0   65.62    0.89  6.53   7.35  n/a   0.000
```

```
*
    PIPE   [ 2:  0015]   0016  1  2.0   65.62    0.89  6.57   7.35  n/a   0.000
*
 ** CALIB NASHYD         0007  1  2.0   21.60    0.24  6.63   6.83 0.15   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.43]
*
    ADD [  0016+  0007]  0019  3  2.0   87.22    1.12  6.57   7.22  n/a   0.000
*
    PIPE   [ 2:  0019]   0018  1  2.0   87.22    1.12  6.60   7.22  n/a   0.000
*
 ** CALIB NASHYD         0008  1  2.0    7.70    0.10  6.50   6.86 0.15   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.32]
*
 ** CALIB NASHYD         0009  1  2.0   13.42    0.15  6.60   6.91 0.15   0.000
    [CN=59.9         ]
    [ N = 3.0:Tp 0.41]
*
 ** CALIB NASHYD         0010  1  2.0   20.20    0.21  6.73   6.95 0.15   0.000
    [CN=60.2         ]
    [ N = 3.0:Tp 0.49]
*
```

```
================================================================================
=======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\69a
18049-53dd-47d9-9e70-6a461461c561\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\69a
18049-53dd-47d9-9e70-6a461461c561\sc


DATE: 03/31/2023                           TIME: 03:23:38

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot= 70.80 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\69ac6efe-95aa-406f-90a0-27cee1a290da\1e9fed80-
c696-4976-9d90-a
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0003  1  2.0    0.59    0.04  6.37  23.22 0.33   0.000
    [CN=68.9         ]
    [ N = 3.0:Tp 0.21]
*
    PIPE   [ 2:  0003]   0101  1  2.0    0.59    0.04  6.40  23.22  n/a   0.000
*
 ** CALIB NASHYD         0001  1  2.0    4.70    0.13  6.57  15.37 0.22   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0001+  0101]  0023  3  2.0    5.29    0.16  6.50  16.24  n/a   0.000
*
    PIPE   [ 2:  0023]   0100  1  2.0    5.29    0.16  6.53  16.24  n/a   0.000
*
 ** CALIB NASHYD         0002  1  2.0    7.37    0.19  6.63  15.63 0.22   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.44]
*
    PIPE   [ 2:  0002]   0102  1  2.0    7.37    0.19  6.63  15.63  n/a   0.000
*
 ** CALIB NASHYD         0005  1  2.0   50.00    1.83  6.50  18.41 0.26   0.000
    [CN=62.2         ]
    [ N = 3.0:Tp 0.34]
*
 ** CALIB NASHYD         0004  1  2.0    1.90    0.08  6.47  21.12 0.30   0.000
    [CN=66.5         ]
    [ N = 3.0:Tp 0.33]
*
    PIPE   [ 2:  0004]   0103  1  2.0    1.90    0.08  6.53  21.11  n/a   0.000
*
    ADD [  0103+  0005]  0013  3  2.0   51.90    1.91  6.50  18.51  n/a   0.000
*
    ADD [  0100+  0102]  0012  3  2.0   12.66    0.34  6.60  15.89  n/a   0.000
*
    ADD [  0012+  0013]  0012  1  2.0   64.56    2.24  6.50  17.99  n/a   0.000
*
    PIPE   [ 2:  0012]   0099  1  2.0   64.56    2.24  6.53  17.99  n/a   0.000
*
 *  CALIB NASHYD         0006  1  2.0    1.06    0.06  6.37  20.91 0.30   0.000
    [CN=66.0         ]
    [ N = 3.0:Tp 0.21]
*
    ADD [  0006+  0099]  0015  3  2.0   65.62    2.28  6.53  18.04  n/a   0.000
```

```
*
    PIPE   [ 2:  0015]   0016  1  2.0   65.62    2.28  6.57  18.04  n/a   0.000
*
 *  CALIB NASHYD         0007  1  2.0   21.60    0.61  6.60  16.93 0.24   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.43]
*
    ADD [  0016+  0007]  0019  3  2.0   87.22    2.88  6.57  17.77  n/a   0.000
*
    PIPE   [ 2:  0019]   0018  1  2.0   87.22    2.87  6.60  17.77  n/a   0.000
*
 *  CALIB NASHYD         0008  1  2.0    7.70    0.27  6.47  16.97 0.24   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.32]
*
 *  CALIB NASHYD         0009  1  2.0   13.42    0.40  6.57  17.08 0.24   0.000
    [CN=59.9         ]
    [ N = 3.0:Tp 0.41]
*
 *  CALIB NASHYD         0010  1  2.0   20.20    0.53  6.70  17.19 0.24   0.000
    [CN=60.2         ]
    [ N = 3.0:Tp 0.49]
*
```

```
================================================================================
=======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\1b3
3d6f7-d80e-4d17-8d8e-eb6bc91e3e4c\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\1b3
3d6f7-d80e-4d17-8d8e-eb6bc91e3e4c\sc


DATE: 03/31/2023                           TIME: 03:23:37

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                 15.0
```

```
    [ Ptot= 82.80 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\69ac6efe-95aa-406f-90a0-27cee1a290da\1e4a82ec-
3271-4d5e-b305-9
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0003  1  2.0    0.59    0.05  6.37  30.61 0.37   0.000
    [CN=68.9         ]
    [ N = 3.0:Tp 0.21]
*
    PIPE   [ 2:  0003]   0101  1  2.0    0.59    0.05  6.40  30.61  n/a   0.000
*
 ** CALIB NASHYD         0001  1  2.0    4.70    0.18  6.57  20.94 0.25   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0001+  0101]  0023  3  2.0    5.29    0.22  6.50  22.02  n/a   0.000
*
    PIPE   [ 2:  0023]   0100  1  2.0    5.29    0.22  6.53  22.02  n/a   0.000
*
 ** CALIB NASHYD         0002  1  2.0    7.37    0.26  6.63  21.23 0.26   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.44]
*
    PIPE   [ 2:  0002]   0102  1  2.0    7.37    0.26  6.63  21.23  n/a   0.000
*
 ** CALIB NASHYD         0005  1  2.0   50.00    2.48  6.50  24.69 0.30   0.000
    [CN=62.2         ]
    [ N = 3.0:Tp 0.34]
*
 ** CALIB NASHYD         0004  1  2.0    1.90    0.11  6.47  28.08 0.34   0.000
    [CN=66.5         ]
    [ N = 3.0:Tp 0.33]
*
    PIPE   [ 2:  0004]   0103  1  2.0    1.90    0.11  6.53  28.07  n/a   0.000
*
    ADD [  0103+  0005]  0013  3  2.0   51.90    2.59  6.50  24.81  n/a   0.000
*
    ADD [  0100+  0102]  0012  3  2.0   12.66    0.47  6.57  21.56  n/a   0.000
*
    ADD [  0012+  0013]  0012  1  2.0   64.56    3.05  6.50  24.17  n/a   0.000
*
    PIPE   [ 2:  0012]   0099  1  2.0   64.56    3.04  6.53  24.17  n/a   0.000
*
 *  CALIB NASHYD         0006  1  2.0    1.06    0.08  6.37  27.80 0.34   0.000
    [CN=66.0         ]
    [ N = 3.0:Tp 0.21]
*
    ADD [  0006+  0099]  0015  3  2.0   65.62    3.10  6.53  24.23  n/a   0.000
```

```
*
    PIPE   [ 2:  0015]   0016  1  2.0   65.62    3.09  6.53  24.23  n/a   0.000
*
 *  CALIB NASHYD         0007  1  2.0   21.60    0.83  6.60  22.82 0.28   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.43]
*
    ADD [  0016+  0007]  0019  3  2.0   87.22    3.92  6.57  23.88  n/a   0.000
*
    PIPE   [ 2:  0019]   0018  1  2.0   87.22    3.90  6.60  23.88  n/a   0.000
*
 *  CALIB NASHYD         0008  1  2.0    7.70    0.37  6.47  22.87 0.28   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.32]
*
 *  CALIB NASHYD         0009  1  2.0   13.42    0.54  6.57  23.01 0.28   0.000
    [CN=59.9         ]
    [ N = 3.0:Tp 0.41]
*
 *  CALIB NASHYD         0010  1  2.0   20.20    0.72  6.67  23.16 0.28   0.000
    [CN=60.2         ]
    [ N = 3.0:Tp 0.49]
*
```

```
================================================================================
======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\1f7
bb42d-ee54-4e9a-a9e8-c5c9f72f5160\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\1f7
bb42d-ee54-4e9a-a9e8-c5c9f72f5160\sc


DATE: 03/31/2023                           TIME: 03:23:38

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot= 92.40 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\69ac6efe-95aa-406f-90a0-27cee1a290da\502bd314-
1b9f-4beb-aee5-6
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0003  1  2.0    0.59    0.06  6.37  36.93 0.40   0.000
    [CN=68.9         ]
    [ N = 3.0:Tp 0.21]
*
    PIPE   [ 2:  0003]   0101  1  2.0    0.59    0.06  6.40  36.92  n/a   0.000
*
 ** CALIB NASHYD         0001  1  2.0    4.70    0.22  6.57  25.81 0.28   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0001+  0101]  0023  3  2.0    5.29    0.27  6.50  27.05  n/a   0.000
*
    PIPE   [ 2:  0023]   0100  1  2.0    5.29    0.27  6.53  27.05  n/a   0.000
*
 ** CALIB NASHYD         0002  1  2.0    7.37    0.32  6.60  26.12 0.28   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.44]
*
    PIPE   [ 2:  0002]   0102  1  2.0    7.37    0.32  6.63  26.12  n/a   0.000
*
 ** CALIB NASHYD         0005  1  2.0   50.00    3.04  6.50  30.13 0.33   0.000
    [CN=62.2         ]
    [ N = 3.0:Tp 0.34]
*
 ** CALIB NASHYD         0004  1  2.0    1.90    0.13  6.47  34.05 0.37   0.000
    [CN=66.5         ]
    [ N = 3.0:Tp 0.33]
*
    PIPE   [ 2:  0004]   0103  1  2.0    1.90    0.13  6.53  34.05  n/a   0.000
*
    ADD [  0103+  0005]  0013  3  2.0   51.90    3.17  6.50  30.27  n/a   0.000
*
    ADD [  0100+  0102]  0012  3  2.0   12.66    0.59  6.57  26.51  n/a   0.000
*
    ADD [  0012+  0013]  0012  1  2.0   64.56    3.75  6.50  29.53  n/a   0.000
*
    PIPE   [ 2:  0012]   0099  1  2.0   64.56    3.74  6.53  29.53  n/a   0.000
*
 *  CALIB NASHYD         0006  1  2.0    1.06    0.10  6.37  33.72 0.36   0.000
    [CN=66.0         ]
    [ N = 3.0:Tp 0.21]
*
    ADD [  0006+  0099]  0015  3  2.0   65.62    3.81  6.53  29.60  n/a   0.000
```

```
*
    PIPE   [ 2:  0015]   0016  1  2.0   65.62    3.80  6.53  29.60  n/a   0.000
*
 *  CALIB NASHYD         0007  1  2.0   21.60    1.03  6.60  27.95 0.30   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.43]
*
    ADD [  0016+  0007]  0019  3  2.0   87.22    4.81  6.57  29.19  n/a   0.000
*
    PIPE   [ 2:  0019]   0018  1  2.0   87.22    4.80  6.57  29.19  n/a   0.000
*
 *  CALIB NASHYD         0008  1  2.0    7.70    0.45  6.47  28.01 0.30   0.000
    [CN=59.7         ]
    [ N = 3.0:Tp 0.32]
*
 *  CALIB NASHYD         0009  1  2.0   13.42    0.66  6.57  28.16 0.30   0.000
    [CN=59.9         ]
    [ N = 3.0:Tp 0.41]
*
 *  CALIB NASHYD         0010  1  2.0   20.20    0.89  6.67  28.34 0.31   0.000
    [CN=60.2         ]
    [ N = 3.0:Tp 0.49]
*
```

```
================================================================================
=======================


       V    V   I    SSSSS  U   U    A    L
       V    V   I    SS     U   U   A A   L
        V  V    I     SS    U   U  AAAAA  L
        V  V    I      SS   U   U  A   A  L
         VV     I    SSSSS  UUUUU  A   A  LLLLL

        OOO   TTTTT  TTTTT  H   H  Y   Y  M   M   OOO    TM
       O   O    T      T    H   H   Y Y   MM MM  O   O
       O   O    T      T    H   H    Y    M   M  O   O
        OOO     T      T    H   H    Y    M   M   OOO
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                  *****  S U M M A R Y   O U T P U T  *****


  Input   filename: C:\Program Files (x86)\Visual OTTHYMO 5.0\VO2\voin.dat

  Output  filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\c47
76b47-9cae-4d40-8ca0-e9e756350840\sc
  Summary filename:
C:\Users\caldwellc\AppData\Local\Civica\VH5\7454d970-b6c3-4fed-b50a-2bf2b820f422\c47
76b47-9cae-4d40-8ca0-e9e756350840\sc


DATE: 03/31/2023                           TIME: 03:23:38

USER:


COMMENTS: _____________________________________________________________


  ****************************
  ** SIMULATION NUMBER:   0 **
  ****************************

  W/E COMMAND             HYD ID   DT    AREA  ' Qpeak Tpeak   R.V. R.C.   Qbase
                                  min     ha   '  cms   hrs     mm          cms

      START @  0.00 hrs
      --------------------
    READ STORM                15.0
```

```
    [ Ptot=100.80 mm ]
    fname :
C:\Users\caldwellc\AppData\Local\Temp\69ac6efe-95aa-406f-90a0-27cee1a290da\35cb9924-
3f80-4362-a457-6
    remark: created from IDF Group New IDFGroup on 2023-03-16

*
 ** CALIB NASHYD         0003  1  2.0    0.59    0.07  6.37  42.70 0.42   0.000
    [CN=68.9         ]
    [ N = 3.0:Tp 0.21]
*
    PIPE   [ 2:  0003]   0101  1  2.0    0.59    0.07  6.40  42.69  n/a   0.000
*
 ** CALIB NASHYD         0001  1  2.0    4.70    0.26  6.57  30.34 0.30   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.39]
*
    ADD [  0001+  0101]  0023  3  2.0    5.29    0.32  6.50  31.72  n/a   0.000
*
    PIPE   [ 2:  0023]   0100  1  2.0    5.29    0.32  6.53  31.72  n/a   0.000
*
 ** CALIB NASHYD         0002  1  2.0    7.37    0.38  6.60  30.67 0.30   0.000
    [CN=58.0         ]
    [ N = 3.0:Tp 0.44]
*
    PIPE   [ 2:  0002]   0102  1  2.0    7.37    0.38  6.60  30.67  n/a   0.000
*
 ** CALIB NASHYD         0005  1  2.0   50.00    3.56  6.50  35.15 0.35   0.000
    [CN=62.2         ]
    [ N = 3.0:Tp 0.34]
*
 ** CALIB NASHYD         0004  1  2.0    1.90    0.16  6.47  39.54 0.39   0.000
    [CN=66.5         ]
    [ N = 3.0:Tp 0.33]
*
    PIPE   [ 2:  0004]   0103  1  2.0    1.90    0.15  6.53  39.54  n/a   0.000
*
    ADD [  0103+  0005]  0013  3  2.0   51.90    3.72  6.50  35.31  n/a   0.000
*
    ADD [  0100+  0102]  0012  3  2.0   12.66    0.69  6.57  31.11  n/a   0.000
*
    ADD [  0012+  0013]  0012  1  2.0   64.56    4.39  6.50  34.49  n/a   0.000
*
    PIPE   [ 2:  0012]   0099  1  2.0   64.56    4.38  6.53  34.49  n/a   0.000
*
 *  CALIB NASHYD         0006  1  2.0    1.06    0.12  6.37  39.16 0.39   0.000
    [CN=66.0         ]
    [ N = 3.0:Tp 0.21]
*
    ADD [  0006+  0099]  0015  3  2.0   65.62    4.47  6.50  34.56  n/a   0.000
```

```
*
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Schedule K to PL-2025-088

Geotechnical Investigation and Design Report

Rosseau Springs Limited

Type of Document:
Report

Project Name:
Proposed Rosseau Springs Residential Development
Rosseau, Ontario

Project Number:
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Further to our Proposal No. 22/090/GP dated June 3, 2022 and your subsequent authorization to proceed, EXP Services Inc. (EXP) has completed the field investigation and geotechnical engineering evaluation for the proposed new residential development to be located at Maplehurst Road and North of Little Morgan Road in Rosseau, Ontario. Our comments and recommendations, based on the results of the field investigation and our understanding of the project scope, are provided in this report.

1. Introduction

It is understood by EXP that the development will consist of approximately 50 residential lots (Estate Size/Type Lots). The ground conditions within the proposed residential portion of the subdivision consist mainly of shallow overburden soils with bedrock outcrops that are higher. Based on Ontario Quaternary Geology (1:1000000) Google Earth GIS dowload, the subdivision lies in a Precambrian Bedrock area with undifferentiated igneous and metamorphic rock, exposed at surface or covered by a discontinuous, thin layer of drift.

To assist with the design of the proposed residential buildings, as well as the associated roadways, services and storm water management pond, EXP has completed a geotechnical investigation at the site, with the results of the investigation and design recommendations included within this report.

2. Field Investigation

The field investigation for this project consisted of the advancement of forty-three (43) sampled test pits spread throughout the proposed subdivision along the proposed roads in accessible locations. The location of the test pits are shown on Drawing A-1 in Appendix A. The sampled test pits were advanced using a track mounted excavator supplied by others. The test pits were advanced to depths shown on the attached test pit logs, Figs. B-2 to B-44, in Appendix B. Soil samples were obtained at varying depths where change in stratigraphy was noted and shown on the attached borehole logs in Appendix B.

Groundwater levels were measured within the open test pits prior to backfilling. As no groundwater was observed during the test pit program, no groundwater monitoring wells/piezometers were installed.

The retained soil samples were logged in the field and then carefully packaged and transported to our laboratory for detailed examination and testing.

The locations and elevations of the test pits were determined in the field using a hand-held GPS unit. The locations should be considered accurate only to the degree implied by the method used.

3. Laboratory Testing

A routine geotechnical laboratory testing program was performed on representative soil samples and consisted of moisture content determinations and a grain size analysis. The geotechnical laboratory test results are summarized on the attached borehole logs in Appendix B, with detailed results included in Appendix C.

4. Subsurface Conditions

Details of the soils encountered during the field investigation are summarized on the attached borehole logs in Appendix B. The logs include textural descriptions of the subsoil and indicate the soil boundaries inferred from non-continuous sampling and observations during the field investigation. These boundaries reflect approximate transition zones for the purpose of geotechnical design and should not be interpreted as exact planes of geological change. When reading this report, the explanatory notes and definitions provided in Figures B-1A and B-1B in Appendix B should be referenced.

In general, the test pits completed on site encountered surficial organics underlain be native cohesionless soils with shallow to exposed bedrock

Topsoil was encountered at the surface of the majority of the test pits ranged in thickness from near zero up to 0.3 m. The topsoil was generally dark brown to black in colour and wet.

Underlying the topsoil was native cohesionless soils. The cohesionless soils consisted of silt, to sand and silt to sand with various fractions of silt, containing gravel, cobbles and boulders and is likely a Till deposit. The sand extended to refusal depths at most test pits, which was encountered at depths ranging from 0.1 m to 3.0 m. Refusal was not encountered within test pits TP-3A and -2E due to access/level ground for the excavator, and at TP-5D and -6D as the test pits were extend to sample termination depth. The cohesionless soils were brown to grey in colour and generally moist with some wet areas. Measured moisture contents ranged from 8 to 23%.

Refusal was encountered at most test pits as noted above. The refusal depths are noted as follows:
:

Test Pit No.	Refusal Depth (m)	Test Pit No.	Refusal Depth (m)	Test Pit No.	Refusal Depth (m)
1A	0.1	**5B**	0.1	**1C**	0.11
2A	surface	**6B**	1.0	**2C**	1.3
5A	surface	**7B**	0.3	**3C**	0.9
6A	1.6	**8B**	1.3	**4C**	1.2
7A	2.6	**9B**	1.6	**5C**	1.5
8A	0.3	**10B**	0.5	**6C**	surface
9A	0.5	**11B**	1.5	**1D**	2.5
11A	0.1	**12B**	1.7	**2D**	2.0
12A	1.2	**13B**	1.2	**3D**	3.0
1B	0.1	**14B**	0.5	**4D**	0.5
2B	0.9	**15B**	0.6	**7D**	1.2
3B	0.1	**16B**	0.7	**1E**	0.7
4B	0.1	**17B**	1.1	**3E**	0.8

Groundwater levels were measured in the test pits upon completion. No groundwater was observed at the time of completion, prior to backfilling the test pits. Based on the observations in the field, soil colour, moisture contents, groundwater levels are not anticipated to be encountered, however perched groundwater conditions may be present between bedrock ridges. Seasonal variations in the water table should be anticipated, with higher levels occurring during wet weather conditions (spring thaw and late fall) and lower levels occurring during dry weather conditions.

5. Preliminary Foundation Recommendations

As the subdivision site is predominantly comprised mainly of shallow bedrock and bedrock outcrops, it is anticipated that the proposed residential structures can be founded on conventional strip or spread footings bearing directly on bedrock or on engineered fill overlying bedrock. While clearing and grubbing, should an area of the site to be developed consist of native silt/sand deposits, EXP can review the building sites on an as needed basis and provide specific bearing capacity recommendations for the lots in question, if required, to avoid excessive digging and re-engineering.

Where fill is required below the structures in excess of 2.0 m, a well graded blast rock/crushed rock fill material not exceeding 300 mm in diameter may be used to raise grades for residential structure foundations. The 300 mm minus rock is to be placed in lifts not exceeding 300 mm and be chinked in place with a heavy tracked machine. Rock fill can be used to raise grades up to 1.0 m below the structures provided the upper 150 mm consists of minus 150 mm dia material that is carefully chinked into the underlying coarse rock fill surface. Following an inspection of the rockfill and it's gradation and effectiveness of chinking, a non-woven geotextile, such as a Terrafix 270R, may be required to be placed on the rock fill, prior to placing the engineered fill discussed in the following sections.

As the lots are quite large, and field work has not been completed over site specific building pads, it is recommended that prior to construction, that site specific geotechnical investigation be completed to better understand the site specific constrains at the proposed sites and to confirm that the below preliminary recommendations are valid for the site specific sites.

5.1 Conventional Strip or Spread Foundations on Bedrock

The proposed residential structures can be founded on strip or spread footings bearing directly on bedrock. Footings founded on sound bedrock can be designed with a factored geotechnical resistance at Ultimate Limit States (ULS) of 250 KPa. A geotechnical resistance factor of 0.5 has been applied to determine this value. Serviceability Limit States (SLS) design does not apply for footings bearing directly on bedrock as failure of the concrete would occur before unacceptable settlement of the foundation. For footings bearing directly on bedrock, settlements will be negligible.

The recommended geotechnical resistance above assumes that all foundation concrete is established on sound, unweathered rock, which has been cleaned of all loose debris and rock shatter using air hose or water jetting procedures. Footings should be placed on fairly level bedrock (i.e., sloping less than 10° from the horizontal). In some instances, lightly loaded spread footings may be placed on bedrock sloping up to 25° to 30° from the horizontal as long as rock dowels are incorporated into the design to ensure sufficient resistance against sliding. As an alternative to levelling the bedrock surface by mechanical or blasting techniques, where the bedrock is irregular with erratic changes in profile, ledges, crevices, etc., the footing beds may be levelled by benching over these areas with mass concrete (min. 20 MPa compressive strength), and anchored into the bedrock where the overall slope of the bedrock across the base of the foundation exceeds 10°. Typically, this decision is made on-site, depending on site specific bedrock conditions.

All bedrock surfaces must be reviewed by EXP prior to pouring foundation concrete. This is necessary to verify the assumed foundation bearing conditions and review the foundation construction procedures, bedrock slope, etc.

Strip and spread footing widths must comply with the Ontario Building Code minimum requirements.

5.2 Rock Dowels and Anchors

If dowels and or anchors are required, the structural engineer normally designs the length and diameter of the steel dowels/anchors for footings, based on the type of bedrock and its strength parameters.

For bedrock in the Rosseau area, failure typically occurs between the dowel/anchor and the grout, or between the grout and the rock, and not from a quasi-conical rock mass failure, provided sufficient dowel/anchor bond lengths have been designed. The bond length or grouted portion of the anchor for this rock mass should be a minimum of 3.0 m. For typical footing dowels on sloping bedrock, a dowel diameter of 20 mm (i.e. 20 M) and an embedment depth of 0.9 m (3 ft) is considered sufficient, with a minimum 200 mm stickup and a 90 degree bend. Empirical methods of analysis, such as pull out tests, have shown that the bond developed between the grout and the dowel/anchor are typically twice that of the bond developed between the grout and the bedrock. Therefore, the design analysis should be based on failure occurring between the grout and the bedrock interface. For straight-shafted dowels, the anchor force, which can be developed, is dependent on the ultimate bond stress of the bedrock or the grout material.

The ultimate bond stress is typically taken as 10% of the unconfined compressive strength of the bedrock or the compressive strength of the grout material, whichever is less, but not more than 3.0 MPa. As unconfined compressive strengths are considered to be quite high for the encountered bedrock in this area of Rosseau, 3.0 MPa should be used for the ultimate bond stress assuming a minimum 30 MPa grout is used. The allowable bond stress, "τ_b" taken between the rock and the grout is normally 50% or less of the ultimate bond stress, (i.e., Safety Factor of 2.0 for competent rock in the Rosseau area).

The required bond length (L, in metres) for the anchor is a function of the core hole diameter (d), and can be calculated as follows:

$$L = P / (\pi \times d \times \tau_b)$$

where

P = working capacity of anchor (kN)
τ_b = working bond stress
d = core hole diameter (m)

The upper 300 mm of the bedrock is not normally considered part of the bond length, since this area is usually weathered/fractured, and as a result does not usually develop the ultimate bond stress assumed in the above calculations.

During construction, pullout tests equal to the design loads must be performed by a qualified geotechnical engineer to confirm the strength of the anchors. This work can be performed on a representative number of anchors by EXP.

5.3 Conventional Strip or Spread Footings on Engineered Fill Overlying Bedrock

The proposed residential structures can be founded on strip or spread footings bearing on engineered fill overlying bedrock. The foundations on engineered fill overlying bedrock may be designed for a factored geotechnical resistance at Ultimate Limit States (ULS) of 225 kPa and a geotechnical reaction at Serviceability Limit States (SLS) of 150 kPa, subject to inspection during construction. A geotechnical resistance factor of 0.5 was utilized for the ULS values. With a geotechnical reaction at SLS of 150 kPa, total settlements should be significantly less than the typically acceptable level of 25 mm total.

Bedrock subgrade preparation must be completed as noted in Section 5.1. Pending final bedrock configuration, some bedrock benching may be required prior to placing engineered fill to prevent possible slipping/sloughing of material.

All required up fill beneath the foundations is to consist of a Granular "B" Type II or Granular "A" in accordance with Ontario Provincial Standards Specifications (OPSS) 1010. A final 300 mm thick layer of Granular "A" (OPSS 1010) should be placed

directly below the foundation. All fill material should be placed in maximum 200 mm thick lifts and be compacted to 100% of the Standard Proctor Maximum Dry Density (SPMDD) within 1.5% of the optimum moisture content. The minimum required thickness of the engineered fill pad over the bedrock is 300 mm.

The engineered fill pad is to extend laterally a minimum of 1.0 m beyond the edge of the foundation and slope down at a slope of one horizontal to one vertical (1H:1V) to the bedrock surface. Engineered fill placement is to be completed under the full-time supervision of a qualified geotechnical engineer to ensure that the recommendations contained herein are met.

Foundations which are to be placed at different elevations on engineered fill or near service trenches, should be located such that the footings are set below a line drawn up at 10 horizontal to 7 vertical from the near edge of a lower foundation or bottom of a service trench, as indicated on Figure 5-1.

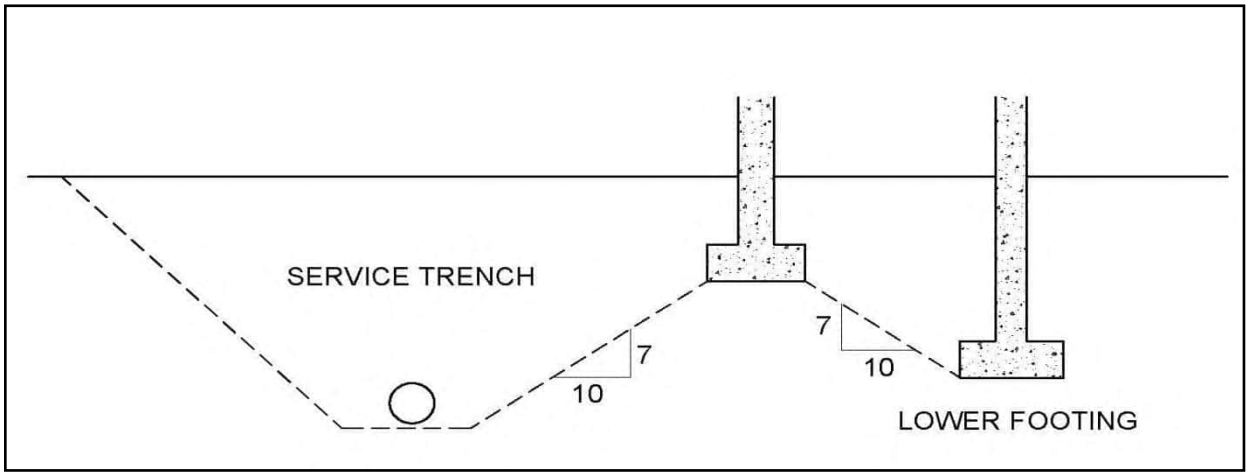


Figure 5-1: Footings near Service Trenches or at Different Elevations

Strip and spread footing widths must comply with the Ontario Building Code minimum requirements.

Foundations bearing on a thickened edge slab-on-grade foundation will not have sufficient earth cover frost protection. As such, insulation will be required as outlined within this report.

5.4 Bedrock to Engineered Fill Transition Zones

Where strip foundations span over bedrock and engineered fill overlying bedrock, on a specific building site, differential settlement could occur. As such, the transition must be treated accordingly. Note that pad foundations must not be founded over transitions and must lie directly on the bedrock or on engineered fill overlying bedrock.

Strip foundations spanning over a transition should be reinforced. In addition, reinforcement should be included in the foundation wall. Should poured foundation walls not be envisioned, all masonry walls must be constructed with appropriate joint reinforcement. Control joints should be further incorporated in the structure at the transition zone.

6. Floor Slab-on-Grade

Floor slab-on-grade construction will be possible at this site provided that all fill, organics and other deleterious materials are removed down to bedrock or competent approved native soils. The subgrade soils should be proof-roll compacted in the presence of EXP prior to placing any engineered fill. Any soft areas encountered during proof-rolling should be excavated and replaced with Granular "B" Type I or II (OPSS 1010) material. Once the native ground surface is prepared, all required up-fill material is to consist of Granular "B" Type I or II (OPSS 1010). If wet soil conditions are present, a non-woven geotextile separator (Terrafix 270R or equivalent) is to be used between the subgrade soils and the Granular "B" material to stabilize the native soils. A final 300 mm thick layer of 19 mm minus clearstone (OPSS 1004) or Granular "A" (OPSS 1010) should be placed directly below the floor slab-on-grade combined with an appropriate moisture barrier, such as a polyethylene membrane, where required. All fill material should be placed in maximum 150 mm thick lifts and be compacted to 100% of the SPMDD (Standard Proctor Maximum Dry Density) within 2% of the optimum moisture content.

7. Site Classification for Seismic Response

The Ontario Building Code (OBC) has adopted the National Building Code of Canada requirements for seismic design considerations. The Site Classification for Seismic Response has been estimated based on the assumption that all foundations will be founded on bedrock or engineered fill overlying bedrock. As the Site Classification for Seismic Response is based on soil conditions in the upper 30 m, assumptions were made by EXP for the anticipated site conditions.

Based on EXP's assumptions, the site is classified as Site Class C as per the OBC clause 4.1.8.4, Site Properties and Table 4.1.8.4 A, Site Classification for Seismic Response.

These earthquake/seismic design parameters should be reviewed in detail by the structural engineer and incorporated into the design as required. As this site class is based on an assumption of the soil conditions below the borehole termination depths, the site class may not be sufficient, and it may result in an overdesign of the structure.

If a precise Site Classification is required, EXP can provide a quote to perform the necessary testing.

8. Frost Considerations

The freezing index in the Rosseau area is approximately 900 C degree-days. There is potential for up to 1.8 m of frost penetration to occur over the winter months in unprotected. In non-frost susceptible conditions, pending site review, the potential for frost penetration can be lowered to 1.8 m in unprotected areas. There is a potential for up to 1.5 m for heated structures. For foundations directly founded on bedrock, frost protection of the footing is not required, provided there is no opportunity for entrapment of surface water within the foundation area where the water surface would be less than 1.5 m depth below final grade .

As such, foundations for unheated structures should be provided with a minimum of 1.8 m (or 1.5 m pending geotechnical review of the sites) of earth cover frost protection and heated structures should be provided with 1.5 m of earth cover frost protection. Note that to be considered a heated structure; the building must be maintained continuously at a minimum temperature of 18°C. If this will not occur, the building/structure shall be considered unheated.

If sufficient earth cover frost protection is not provided for the foundations, insulation would be required. Insulation should consist of rigid extruded polystyrene, have a minimum compressive strength of 275 kPa, and an R-Value of 5 for every 25.4 mm of thickness, (i.e. Styrofoam HI 40). Any exposed insulation is to be protected against sunlight and physical damage. A rough estimate for cost evaluation purposes can be made by assuming that 25.4 mm of rigid insulation designed for below grade installation is equivalent to 300 mm of soil cover. Note that insulation for heated structures should be placed both horizontally

and vertically along the outside edge of the foundation. Insulation for unheated structures must extend below the entire foundation.

Detailed insulation recommendations can be provided by EXP, if necessary, once the final foundation designs have been determined.

9. Backfill

All imported backfill material used to backfill foundation walls should consist of Granular "B" Type I or Granular "B" Type II (OPSS.MUNI 1010) material, with a maximum aggregate size not exceeding 120 mm. The Granular "B" material must be placed in lifts no greater than 150 mm in thickness and must be compacted to 98% of the SPMDD. Care must be taken to ensure damage to the foundation walls does not occur.

10. Drainage

The exterior grade around buildings should be sloped away from the walls to prevent surface runoff from entering the building. Permanent perimeter weeping tile should be installed where any floor is less than 150 mm above final grade and is required to be dry, unless site conditions consist of a minimum of 2.0 m or engineered rock fill below the foundations (properly sloped to promote runoff away from the footings). Perforated drainage tile must be placed at the base of the footings to drain the foundation wall backfill. The drainage tile, with appropriate filter sock, should have a minimum diameter of 100 mm and be surrounded by well-draining filter material. The filter material, if open graded, should be surrounded with a non-woven geotextile. The perforated drainage tile should drain to a suitable drainage area or interior sump. All subsurface walls should be adequately damp-proofed above the water table and waterproofed below the water table. The roof drains should discharge away from the building to appropriate drainage areas.

11. Pavement Structure Design Recommendations

11.1 Pavement Structure Analysis Methodology

Pavement structure analysis was undertaken using The Routine (Empirical) Design Method following the guidelines provided in the MTO "Pavement Design and Rehabilitation Manual (PDRM)". The Routine (Empirical) Design Method is based on the concept of a Granular Base Equivalency (GBE), which relates the structural contribution of various pavement materials to an equivalent Granular "A" thickness. A target GBE value is selected based upon the anticipated AADT (Average Annual Daily Traffic) and the in-situ native soils conditions. The contribution of various pavement materials is shown below on the table below.

Material	Equivalency Factor
New or Recycled Asphalt	2.0
New Base (Granular "A")	1.0
New Subbase (Granular "B")	0.67

11.2 Recommended Pavement Structure

The AADT for the new subdivision has been assumed by EXP to be less than 1,000, with truck traffic assumed to account for less than 10% of the AADT. As such, in order to comply with the recommendations in the PDRM, and with an assumed worst case native silt subgrade with 40-55%. material between 5 and 75 µm, a target GBE of 440 is considered appropriate.

The following pavement structure is recommended for the proposed roadway based on Table 3.3.2 and 3.3.3 of the PDRM. As recommended in the PDRM, modifications must be made to account for deep frost penetration and marginal soil conditions in Northern Ontario. As such, granular depths should be no less than those for 3000-4000 AADT. The recommended pavement structure is outlined on the table below.

Material	Thickness	Equivalency Factor	GBE
Asphalt	40 mm Surface (SP12.5) 50 mm Binder (SP19)	2.0	180
Base	150 mm	1.0	150
Subbase	600 mm	0.67	402
TOTAL	**840 mm**	--	**732**

As noted, the resulting GBE of 732 far exceeds the target GBE of 440 and as such, the recommended pavement structure is considered adequate.

The subbase thickness noted above can be reduced to 300 mm where bedrock is present or where blast rock fill is used raise subgrade elevations overlying bedrock.

It is understood that asphalt may not be form part of the road development. As such the below alternative gravel surface road design has been provided should asphalt not be utilized, and is considered equivalent.

Material	Thickness	Equivalency Factor	GBE
Base	300 mm	1.0	300
Subbase	600 mm	0.67	402
TOTAL	**840 mm**	--	**702**

A conventional asphalt pavement structure as noted above will typically have a functional service life of 12 years provided adequate subgrade support and proper drainage is available. This represents the number of years to the first rehabilitation (via overlay or resurfacing), assuming that regular maintenance and crack sealing is completed. Subsequent resurfacing is typically expected to last at least 10 years.

11.3 Subgrade Preparation

The long-term performance of pavement is highly dependent upon the subgrade support conditions. Stringent construction control procedures should be maintained to ensure that uniform subgrade moisture and density conditions are achieved.

All topsoil, organics, or other deleterious materials are to be removed below the proposed roadways. Prior to the placement of any engineered fill, the subgrade must be properly shaped, crowned (a minimum of 3%), and proof-rolled in the presence of a qualified geotechnical engineer to ensure uniform conditions. Should soft or spongy areas be encountered, these areas should be sub-excavated and the material replaced with Granular "A" or Granular "B" Type II.

General upfill below the proposed pavement structure should consist of Granular "B" Type I or II or Select Subgrade Material (SSM). Alternatively, where the site consists mainly of shallow bedrock and blasting will be undertaken, a well graded blast rock/crushed rock fill material ranging from 300 mm to 450 mm in size may be used to raise grades to the design road subbase elevation. The 300 mm to 450 mm minus rock is to be placed in lifts not exceeding 600 mm and must be chinked in place with a heavy tracked machine.

The most severe loading conditions on the pavement subgrade usually occur during construction. Consequently, special provisions, such as additional granular subbase, may be required, especially if construction is completed during unfavourable weather conditions.

Where the subgrade soils are wet or soft, or chinking of the rock fill materials is inadequate, it may be necessary to place a geotextile over the exposed subgrade/subgrade fill.

11.4 Drainage

To ensure pavement structure performance and maximum life expectancy, the need for adequate drainage cannot be overemphasized. The finished pavement surface and underlying subgrade must be sloped to provide effective drainage towards the proposed drainage system (i.e., curb, catchbasins, ditching, and/or subdrains). Surface water should not be allowed to pond adjacent to the outside edges of pavement areas. Any ditching inverts should be at least 0.5 m below the bottom of the subbase layer.

Subdrains can be placed along the full length of the roadway to provide additional drainage, if necessary. The subdrains should consist of 150 mm diameter rigid slotted plastic pipes and should be completely surrounded with a minimum of 50 mm of 19 mm minus Clear Stone gravel (OPSS 1004). The Clear Stone gravel is to be completely wrapped with a non-woven geotextile (Terrafix 270R or equivalent) to prevent any materials from migrating into the Clear Stone.

In blast rock fill areas, where a minimum of 1.0 m of rock fill is present overlying bedrock, the subdrains may be omitted, provided the bedrock is properly sloped to promote drainage and prevents standing water from occurring.

11.5 Material Requirements

Asphalt

The surface asphalt placed as part of this project should consist of superpave mixes consisting of a SP1.25 and binder asphalt should consist of SP19.0.

The surface asphalt should be placed in a single compacted 40 mm thick lift and binder asphalt should be placed in a single compacted 50 mm thick lift. All asphalt shall be in accordance with OPSS 1150 (HL mixes) or OPSS 1151 (Superpave Mixes). Placement and compaction of the asphalt shall be in accordance with OPSS 310.

Granular Materials

The granular base material should consist of Granular "A" in accordance with OPSS.MUNI 1010. Although a 60% crushed Granular "A" material may be used as specified in OPSS 1010, EXP recommends the Granular "A" material be 100% crushed, as this material will enhance drainage and offer better structural support.

Subbase material should consist of Granular "B" Type I or Type II in accordance with OPSS.MUNI 1010. Granular "B" Type II is preferred as it offers increased stability, easier placement, and compaction, and is readily available in the area, however Granular "B" Type I can be used, however additional compaction effort will be required as well as the addition of water to achieve the required compaction.

All roadway granular material should be placed full width in maximum 200 mm thick lifts and compacted to 98% of the Standard Proctor Maximum Dry Density (SPMDD) within 1.5% of optimum moisture content.

Horizontal Transition Treatment

Where subgrade materials below the pavement structure transition from one soil/rock type to another, transition treatments to mitigate differential settlement should be incorporated as outlined in OPSD 205.010 to 205.050, as included in Appendix D.

12. Buried Service Recommendations

Recommendations for proposed buried services are included in the following sections.

12.1 Frost Protection

Protection against freezing is an integral part of a sewer and water system design. The standard solution calls for burying the top of the utility lines in the ground below the anticipated frost penetration depth (1.8 m in Rosseau). Where this cannot be achieved, an alternate solution involves incorporating rigid polystyrene insulation (i.e., Styrofoam HIGHLOAD-40), which can be used to reduce the depth of trench required. The two design configurations frequently used are horizontal placement, and the inverted "U". Both of these methods require suitable design, as well as correct construction procedures. Installing insulation does not alter conventional utility line construction practice to an appreciable extent. However, in some cases, a wider trench may be required to accommodate the horizontal layer of insulation. Another option is to use pre-insulated pipe.

A rough estimate for cost evaluation can be made by assuming that 25 mm of rigid insulation designed for below grade installation is equivalent to 300 mm of soil cover. This and any other design values should, however, be confirmed with the insulation manufacturer.

Maintaining compatibility with adjacent subgrade conditions should minimize annual differential frost heaving. This is usually accomplished by backfilling the service trenches with materials matching the surrounding soils. Another approach to minimizing the annual differential heaving of subgrade soil is to construct frost tapers in conformance with OPSD 803.030 and/or 803.031 included in Appendix D. The same amount of heaving will occur whether a frost taper is installed, or the trench is backfilled with excavated material. However, the heaving of a frost taper is spread across the length of the taper causing the differential heaving to be less abrupt.

12.2 Pipe Embedment and Bedding

All fill materials, organics, and deleterious material are to be removed down to competent native soils or bedrock prior to placement of the bedding material. Pipe bedding requirements as outlined in the OPSD 802.010, and 802.013 for flexible pipes and OPSD 802.031, 802.032 and 802.033 for rigid pipes (included in Appendix D) will be sufficient for sanitary, storm and watermain pipes. The pipe bedding should consist of a Clear Stone gravel (OPSS 1004) or Granular "A" material (OPSS.MUNI

1010) with a minimum thickness of 150 mm beneath the pipe and raised to the pipe springline. The granular bedding should be placed in lifts not exceeding 150 mm and compacted to 98% of the material's SPMDD. Particular care should be taken when compacting beneath the pipe haunches. The cover material should consist of a compacted sand material with no sizes greater than 25 mm or a Granular "A" material.

Bedding thicknesses may be increased in areas where the native soil base supporting the bedding is wet, or subject to disturbance. Where soft or loose base conditions are encountered below the water table, base stabilization may be required. This may include the placement of crushed stone sub-bedding, wrapped in a non-woven geotextile, to prevent base disturbance and to allow the removal of water through standard filtered sump and pump methods.

If construction proceeds during the winter months, the base and sides of the trenches, as well as all fill materials, should not be allowed to freeze.

12.3 Excavated Soil and Trench Backfill

It is typical practice in Northern Ontario to re-use a portion of the in-situ excavated native material as fill within exterior (outside) trench utility services, especially where these trenches interrupt traveled sections of a roadway. This is to ensure compatibility with adjacent subgrade soils to minimize annual differential frost heaving.

The non-organic material from the service trench excavation may be re-used as random fill above the top of the pipe cover material to the underside of the pavement structure subbase materials. All re-used materials must be placed in lifts not exceeding 200 mm and be compacted to 95% of the SPMDD within 2% of the optimum moisture content. EXP cautions that any native material below the groundwater level may not meet the above compaction requirements without significant reworking and drying prior to placement. If stockpiling of trench excavated material for re-use is required, it is recommended that it be covered to prevent exposure to rain and it cannot be allowed to freeze. All unsuitable materials from the trench excavation not reused must be disposed of off-site.

Where, trench excavation is completed within areas of blasted rock or engineered rock fill, a geotextile separator may not be required, however, this can be confirmed following an inspection based on field conditions.

Any excavated material contaminated with organics must not be re-used as backfill material. This material may be re-used for general landscaping purposes, provided it is environmentally safe to do so. It is also recommended that any blast rock fill material not be used as trench backfill.

12.4 Lateral Earth Pressure

Any foundations or retaining structures should be designed to resist lateral earth pressure. The expression for calculating lateral earth pressure "p" at any depth "h" is given by the following:

$$\mathbf{p = K(\gamma h + q) + \gamma_w h_w}$$

where

p	=	Lateral earth pressure (kPa)
K	=	Coefficient of earth pressure
γ	=	Unit weight of backfill (kN/m^3)
γ_w	=	Unit weight of water (kN/m^3)
h	=	Depth to point of interest (m)
h_w	=	Depth of water above point of interest (m)
q	=	Surcharge load acting adjacent to the wall at the ground surface (kPa)

The below tables list various earth pressure properties for given materials.

Table 6-1: Material Types and Earth Pressure Parameters

Material	Friction Angle ø´ (unfactored)	Coefficient of Active Earth Pressure (k_a)	Coefficient of Passive Earth Pressure (k_p)	Coefficient of Earth Pressure at Rest (k_o)	Unit Weight γ (kN/m³)
Granular "A"	38°	0.24	4.2	0.38	22
Granular "B" Type I	35°	0.27	3.7	0.43	21
Granular "B" Type II	38°	0.24	4.2	0.38	21

Note: Values given for horizontal earth pressures are for horizontal backfill. For sloping backfill, the design requirements outlined in the Canadian Foundation Engineering Manual should be used.

The mobilization of full active or passive resistance requires a measurable and perhaps significant wall movement or rotation. Therefore, unless the structural element can tolerate these deflections, the at-rest earth pressure should be used in design.

The effects of compaction surcharge should be taken into account in the calculations of active and at rest earth pressures. The lateral pressure due to compaction should be taken as at least 12 kPa at the surface, and its magnitude should be assumed to diminish linearly with depth to zero at the depth where the active (or at rest) pressure is equal to 12 kPa. This pressure distribution should be added to the calculated active (or at rest) pressure. Notwithstanding, lighter compaction equipment and smaller lifts should be used adjacent to walls to prevent overstressing.

13. Excavations

Any encountered in-situ native soils may be classified as Type 3 soils for excavations terminating above the groundwater level in conformance with the Ontario Occupational Health and Safety Act (OHSA). Temporary excavation side slopes in Type 3 soils should remain stable at a slope of 1H:1V. The need to excavate flatter side slopes if excessively wet or soft/loose materials, or concentrated seepage zone are encountered, should not be overlooked.

For the encountered bedrock, the method selected for excavation will depend on the local block size and degree of weathering of the rock. In areas where weathering is not present, explosives will likely be required to break or to loosen the rock. Hoe Ramming may be used where minimal rock removal is required.

Water (i.e., surface water runoff) should not be permitted to enter and/or pond within the construction area.

All excavations must be completed in accordance with the most recent regulations in the Ontario Occupational Health and Safety Act. The contractor should be aware that slope height, slope inclination, or excavation depths, should in no case, exceed those specified in local, provincial or federal safety regulations. Such regulations are strictly enforced and, if not followed, the owner, the contractor or earthwork or utility subcontractor could be liable for substantial penalties.

It is important to note that soils encountered in the construction excavations may vary significantly across the site. Our preliminary soil classifications are based solely on the assumption of shallow deposits of materials between any current bedrock outcrops. The contractor should verify that similar conditions exist throughout the proposed area of excavation. If different subsurface conditions are encountered at the time of construction, we recommend that EXP be contacted immediately to evaluate the conditions encountered.

13.1 Re-Use of Excavated Material

Re-use of excavated material is possible for trench backfill to match adjacent soil conditions provided the material is within +/- 2% of optimum moisture content. As the upper materials are generally free draining, they can be stockpiled on site and re-tested prior to re-use. Provided the materials contain less than 8% fines, they can be considered as free draining.

Alternatively, excavated materials may be used for general landscaping purposes on site provided it is environmentally safe to do so.

Any soils being removed from the site, must comply with the excess soil regulations (O.Reg. 406/19). While it is the responsibility of the source site to ensure soil exported off-site for reuse is suitable for the intended receiving site, it is highly recommended that the receiving site conduct an independent review of the analytical results to confirm the suitability of the soil to be reused at the specific receiving site.

14. Dewatering

Dewatering for the general construction of the residential units located overlying bedrock is not anticipated. Any potential perched water above the water table should be possible to remove using conventional construction pumps. Should excavations for the buildings be required to extend into the water table, extensive dewatering may be required to maintain the groundwater a minimum of 1.5 m below excavation depth.

Although groundwater was not encountered during the short term of our investigation, groundwater in perched conditions between bedrock ridges must not be overlooked. Dewatering requirements will be governed by the time of the year the construction is performed. It is the responsibility of the Contractor to propose a suitable dewatering system based on the time of construction and groundwater levels. The method used should not undermine any adjacent structures or buried services. The dewatering method is the responsibility of the Contractor and the Contractor should submit his proposal to the Prime Consultant for review and approval prior to construction.

Should extensive dewatering be required a hydrogeological investigation may be required to support the potential requirement for a permit to take water.

15. Construction Quality Control

Construction quality control of the “earthworks” should be provided throughout the project by a representative of EXP to verify all design assumptions, recommendations and confirmation of the subsurface soil conditions. This includes inspection of the excavation and subgrade prior to the placement of any structural fill and foundations, to ensure that any and all deleterious materials have been removed and to ensure that the actual conditions are not markedly different than those on which the recommendations made herein are based. Compaction control of structural fill is also recommended as standard practice, as is sampling and testing of aggregates and concrete.

16. Design Review

The recommendations made in this report are considered preliminary and in accordance with our present understanding of the project and are provided solely for the design team responsible for the project. If there are any changes, such as relocation of any structures or other features which may affect our analysis, the information obtained during this investigation may be inadequate and additional field work and reporting may be required.

EXP Services Inc. should be retained to review the final design and specifications to confirm that we are in general agreement with the assumptions on which our recommendations are based. If not accorded the privilege of making this review, EXP will assume no responsibility for interpretation of the recommendations in this report.

17. Limitations

A subsurface investigation is a limited sampling of a site. Should any conditions at the site be encountered that differ from those reported at the test locations, we require that we be notified immediately in order to allow reassessment of our recommendations.

Whereas this investigation has estimated the groundwater level at the time of the fieldwork, and commented on general construction problems, the presence of conditions, which would be difficult to establish from our test holes, may affect the type and nature of dewatering procedures which should be used in practice. These conditions include local and seasonal fluctuations in the groundwater table, erratic changes in the soil profile between the tests, and thin layers of soil with large or small permeabilities compared with the general soil mass, etc.

The comments given in this report are intended only for the guidance of the design team responsible for the project. The number of test holes required to determine the localized underground conditions between test holes affecting construction costs, techniques, sequencing, equipment, scheduling, etc., could be greater than has been carried out for preliminary design purposes. Contractors bidding on or undertaking the works should, in this light, decide on their own investigations, as well as their own interpretations of the factual test hole results, so that they may draw their own conclusions as to how the subsurface conditions may affect them.

The investigation and comments are necessarily ongoing as new information of underground conditions becomes available. For example, more specific information is available with respect to in-situ subsurface conditions between test locations once construction is underway. Subsurface soil interpretation between test holes, as well as the recommendations of this report, should be verified through field inspections provided by EXP to validate the current information for use during the construction stage.

Virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above or below ground. For example, conditions elsewhere on the property may differ from those encountered, and conditions may change with time. Therefore, no warranty is provided that the entire site condition is represented by those identified at specific borehole locations.

18. Closure

We trust that these comments provide you with sufficient information to proceed with design. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

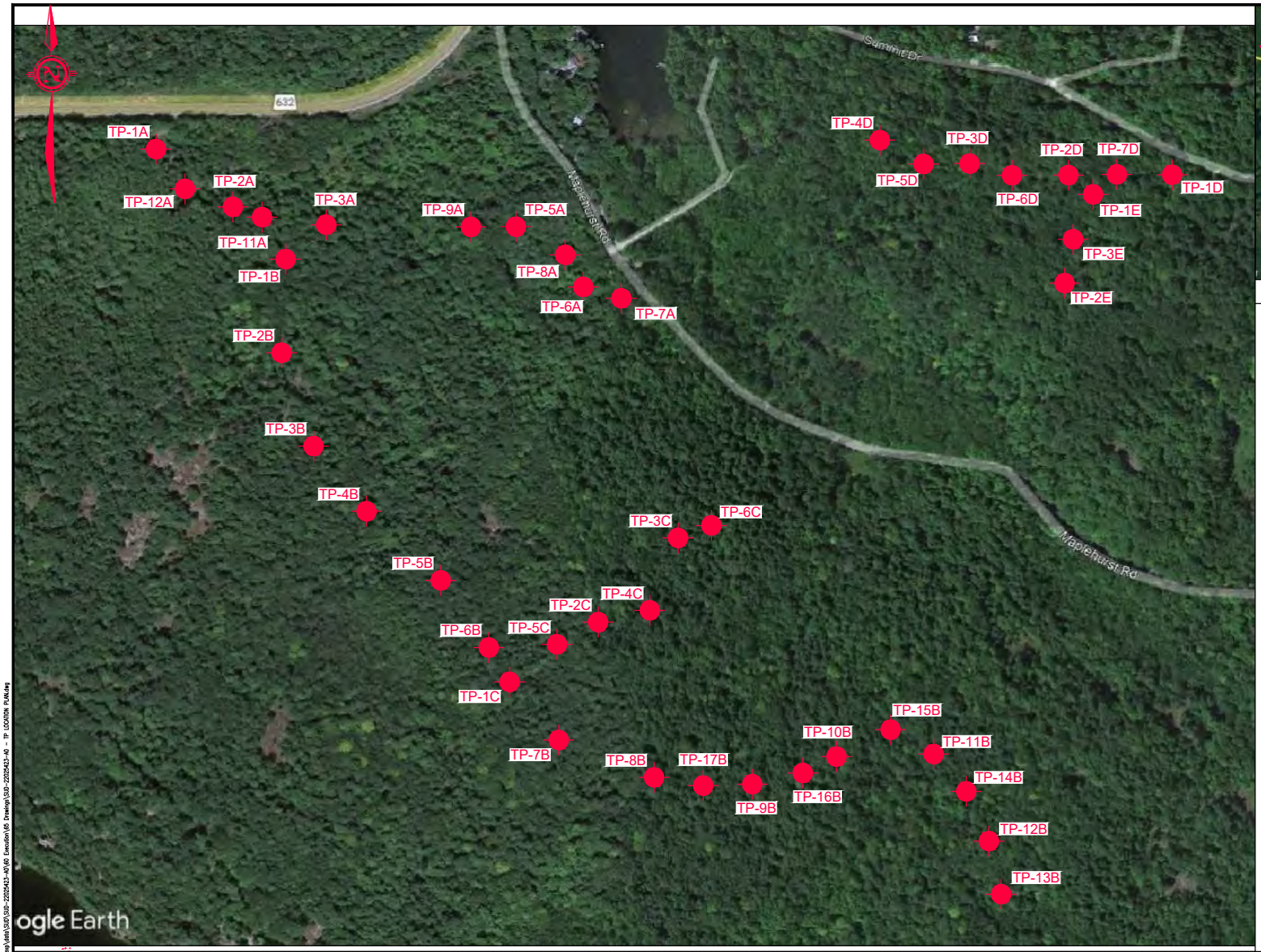
EXP Services Inc.



Yves Beauparlant, P.Eng.
Manger, Earth & Environmental Services
Northeastern Ontario

FOR: Andy Schell, M.Sc., P.Eng.
Senior Geotechnical Engineer
Northeastern Ontario

Appendix A - Drawings





KEYPLAN - N.T.S.

LEGEND

EXP TEST PIT

— NOTES —

1) The boundaries and soil types have been established only at Test Hole locations. Between Test Holes, they are assumed and may be subject to considerable error.
2) Do not use Test Hole elevations for design purposes.
3) Soil samples will be retained in storage for 3 month and then destroyed unless client advises that an extended time period is required.
4) Quantities should not be established from the information provided at the Test Hole locations.
5) This drawing forms part of the report, project number as referenced, and should be used only in conjunction with this report.

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REVISIONS		
No.	DESCRIPTION	DATE

CLIENT: ROSSEAU SPINGS LIMITED

PROJECT: PROPOSED ROSSEAU SPRINGS RESIDENTIAL DEVELOPMENT
ROSSEAU, ON

PROJECT NO.: SUD-22025423-A0

TITLE: TEST PIT LOCATION PLAN

DATE	SCALE:	DWG NO.
NOVEMBER 2022	NTS	A-1

Nov 24, 2022 - 11:13am \\exp\data\SUD\SUD-22025423-A0\60 Execution\65 Drawings\SUD-22025423-A0 - TP LOCATION PLAN.dwg

Appendix B – Test Pit Logs

Notes on Sample Descriptions

1. All sample descriptions included in this report follow the International Society for Soil Mechanics and Foundation Engineering (ISSMFE), as outlined in the Canadian Foundation Engineering Manual. Note, however, that behavioral properties (i.e. plasticity, permeability) take precedence over particle gradation when classifying soil. Please note that, with the exception of those samples where a grain size analysis has been made, all samples are classified visually. Visual classification is not sufficiently accurate to provide exact grain sizing or precise differentiation between size classification systems.

UNIFIED SOIL CLASSIFICATION

CLAY (PLASTIC) TO	FINE	MEDIUM	CRS.	FINE	COARSE
SILT (NONPLASTIC)	SAND			GRAVEL	

0.002	0.006	0.02	0.06	0.2	0.6	2.0	6.0	20	60	200

EQUIVALENT GRAIN DIAMETER IN MILLIMETRES

ISSMFE SOIL CLASSIFICATION

CLAY	SILT			SAND			GRAVEL			COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE		

2. Fill: Where fill is designated on the borehole log it is defined as indicated by the sample recovered during the boring process. The reader is cautioned that fills are heterogeneous in nature and variable in density or degree of compaction. The borehole description may therefore not be applicable as a general description of site fill materials. All fills should be expected to contain obstruction such as wood, large concrete pieces or subsurface basements, floors, tanks, etc., none of these may have been encountered in the boreholes. Since boreholes cannot accurately define the contents of the fill, test pits are recommended to provide supplementary information. Despite the use of test pits, the heterogeneous nature of fill will leave some ambiguity as to the exact composition of the fill. Most fills contain pockets, seams, or layers of organically contaminated soil. This organic material can result in the generation of methane gas and/or significant ongoing and future settlements. Fill at this site may have been monitored for the presence of methane gas and, if so, the results are given on the borehole logs. The monitoring process does not indicate the volume of gas that can be potentially generated nor does it pinpoint the source of the gas. These readings are to advise of the presence of gas only, and a detailed study is recommended for sites where any explosive gas/methane is detected. Some fill material may be contaminated by toxic/hazardous waste that renders it unacceptable for deposition in any but designated land fill sites; unless specifically stated the fill on this site has not been tested for contaminants that may be considered toxic or hazardous. This testing and a potential hazard study can be undertaken if requested. In most residential/commercial areas undergoing reconstruction, buried oil tanks are common and are generally not detected in a conventional geotechnical site investigation.

3. Till: The term till on the borehole logs indicates that the material originates from a geological process associated with glaciation. Because of this geological process the till must be considered heterogeneous in composition and as such may contain pockets and/or seams of material such as sand, gravel, silt or clay. Till often contains cobbles (75 to 200 mm) or boulders (over 200 mm). Contractors may therefore encounter cobbles and boulders during excavation, even if they are not indicated by the borings. It should be appreciated that normal sampling equipment cannot differentiate the size or type of any obstruction. Because of the horizontal and vertical variability of till, the sample description may be applicable to a very limited zone; caution is therefore essential when dealing with sensitive excavations or dewatering programs in till materials.

Notes On Soil Descriptions

4. The following table gives a description of the soil based on particle sizes. With the exception of those samples where grain size analyses have been performed, all samples are classified visually. The accuracy of visual examination is not sufficient to differentiate between this classification system or exact grain size.

Soil Classification		Terminology	Proportion
Clay and Silt	<0.060 mm	"trace" (e.g. Trace sand)	1% to 10%
Sand	0.060 to 2.0 mm	"some" (e.g. Some sand)	10% to 20%
Gravel	2.0 to 75 mm	adjective (e.g. sandy, silty)	20% to 35%
Cobbles	75 to 200 mm	"and" (e.g. and sand)	35% to 50%
Boulders	>200 mm		

The compactness of Cohesionless soils and the consistency of the cohesive soils are defined by the following:

Cohesionless Soil		Cohesive Soil		
Compactness	**Standard Penetration Resistance "N" Blows / 0.3 m**	**Consistency**	**Undrained Shear Strength (kPa)**	**Standard Penetration Resistance "N" Blows / 0.3 m**
Very Loose	0 to 4	Very soft	<12	<2
Loose	4 to 10	Soft	12 to 25	2 to 4
Compact	10 to 30	Firm	25 to 50	4 to 8
Dense	30 to 50	Stiff	50 to 100	8 to 15
Very Dense	Over 50	Very Stiff	100 to 200	15 to 30
		Hard	>200	>30

5. **ROCK CORING**

Where rock drilling was carried out, the term RQD (Rock Quality Designation) is used. The RQD is an indirect measure of the number of fractures and soundless of the rock mass. It is obtained from the rock cores by summing the length of the core covered, counting only those pieces of sound core that are 100 mm or more length. The RQD value is expressed as a percentage and is the ratio of the summed core lengths to the total length of core run. The classification based on the RQD value is given below.

RQD Classification	RQD (%)
Very Poor Quality	<25
Poor Quality	25 to 50
Fair Quality	50 to 75
Good Quality	75 to 90
Excellent Quality	90 to 100

$$\text{Recovery Designation \% Recovery} = \frac{\text{Length of Core Per Run}}{\text{Total Length of Run}} \times 100$$

Log of Test Pit TP-1A

Project No. SUD-22025423-A0 | Figure No. B-2

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test (S)

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0				
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH ON SUSPECTED BEDROCK						

N Value: 20 40 60 80

Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75

Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2A

Project No. SUD-22025423-A0 | Figure No. B-3

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		BEDROCK AT SURFACE			N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3A

Project No. SUD-22025423-A0 | Figure No. B-4

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		SAND, some silt, brown, moist						
		TEST PIT TERMINATED AT ~ 0.6 m DEPTH DUE TO LIMITED ACCESS FOR EXCAVATOR TO AREA						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-5A

Project No. SUD-22025423-A0 | Figure No. B-5

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		BEDROCK AT SURFACE			N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-6A

Project No. SUD-22025423-A0 | Figure No. B-6

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		SANDY TOPSOIL, ~ 100 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SILT, some sand, some boulders, brown to grey, moist					G	
				1				
		sand layer below ~ 1.4 m depth						
		TEST PIT TERMINATED AT ~ 1.6 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-7A

Project No. SUD-22025423-A0 | Figure No. B-7

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		TOPSOIL, ~ 300 mm thick		0
		SILTY SAND, some gravel, some boulders, very moist some clay, some silt, trace boulders below ~ 0.6 m depth		1
		some boulders, brown to grey, moist below ~ 1.5 m depth		2
		TEST PIT TERMINATED AT ~ 2.6 m DEPTH ON SUSPECTED BEDROCK		

N Value: 20 40 60 80
Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75
Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

SAMPLES: G G

Sample Number

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-8A

Project No. SUD-22025423-A0 | Figure No. B-8

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		TOPSOIL, ~ 100 mm thick		0
		SILTY SAND, brown, moist		
		TEST PIT TERMINATED AT ~ 0.3 m DEPTH ON SUSPECTED BEDROCK		

N Value (20, 40, 60, 80)

Shear Strength kPa (50, 100)

Combustible Vapour Reading (ppm) (25, 50, 75)

Natural Moisture Content % Atterberg Limits (% Dry Weight) (10, 20, 30)

SAMPLES | Sample Number

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-9A

Project No. SUD-22025423-A0 | Figure No. B-9

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (20 40 60 80 / 50 100 kPa)	Combustible Vapour Reading (ppm) 25 50 75 / Natural Moisture Content % Atterberg Limits (% Dry Weight) 10 20 30	SAMPLES	Sample Number
		SAND, some silt, trace gravel, dark brown, wet to moist		0				
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH DUE TO LIMITED ACCESS FOR SHOVEL						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-11A

Project No. SUD-22025423-A0 | Figure No. B-10

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-12A

Project No. SUD-22025423-A0 | Figure No. B-11

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0				
		SILT, dark brown, wet						
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist		1		×	G	S2
		TEST PIT TERMINATED AT ~ 1.2 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-1B

Project No. SUD-22025423-A0 | Figure No. B-12

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	20 40 60 80 / Shear Strength 50 100 kPa	25 50 75 / 10 20 30		
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2B

Project No. SUD-22025423-A0 | Figure No. B-13

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist to wet						
		TEST PIT TERMINATED AT ~ 0.9 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3B

Project No. SUD-22025423-A0 | Figure No. B-14

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample | Penetrometer | Field Vane Test (S)

Combustible Vapour Reading | Natural Moisture | Plastic and Liquid Limit | Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0				
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH DUE TO SUSPECTED BEDROCK						

N Value: 20 40 60 80 | Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75 | Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-4B

Project No. SUD-22025423-A0 | Figure No. B-15

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0				
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH DUE TO SUSPECTED BEDROCK						

N Value: 20 40 60 80

Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75

Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-5B

Project No. SUD-22025423-A0 | Figure No. B-16

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test (S)

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	20 40 60 80 / Shear Strength 50 100 kPa	25 50 75 / 10 20 30		
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-6B

Project No. SUD-22025423-A0 | Figure No. B-17

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist				×	G	
		TEST PIT TERMINATED AT ~ 1.0 m DEPTH DUE TO SUSPECTED BEDROCK		1				

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-7B

Project No. SUD-22025423-A0 | Figure No. B-18

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / Shear Strength 50 100 kPa	25 50 75 / 10 20 30		
		TEST PIT TERMINATED AT ~ 0.3 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-8B

Project No. SUD-22025423-A0 | Figure No. B-19

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, some boulders and cobbles, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.3 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-9B

Project No. SUD-22025423-A0 | Figure No. B-20

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.6 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-10B

Project No. SUD-22025423-A0 | Figure No. B-21

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		SAND, some gravel, some boulders, dark brown, moist						
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-9B

Project No. SUD-22025423-A0 | Figure No. B-20

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.6 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-10B

Project No. SUD-22025423-A0 | Figure No. B-21

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		SAND, some gravel, some boulders, dark brown, moist						
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-11B

Project No. SUD-22025423-A0 | Figure No. B-22

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.5 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-12B

Project No. SUD-22025423-A0 | Figure No. B-23

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 350 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.7 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-13B

Project No. SUD-22025423-A0 | Figure No. B-24

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / Shear Strength 50 100 kPa	25 50 75 / Natural Moisture Content % Atterberg Limits (% Dry Weight) 10 20 30		
		SAND, some gravel, some boulders, brown to grey, moist		1			G	
		TEST PIT TERMINATED AT ~ 1.2 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-14B

Project No. SUD-22025423-A0 | Figure No. B-25

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH 0	N Value 20 40 60 80 / Shear Strength 50 100 kPa	Combustible Vapour Reading (ppm) 25 50 75 / Natural Moisture Content % Atterberg Limits (% Dry Weight) 10 20 30	SAMPLES	Sample Number
		TOPSOIL, ~ 200 mm thick						
		SAND, trace silt, trace boulders and cobbles, brown to grey, moist to wet				×	G	
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-15B

Project No. SUD-22025423-A0 | Figure No. B-26

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		TOPSOIL, ~ 300 mm thick		0
		SAND, some gravel, some boulders, brown to grey, moist		
		TEST PIT TERMINATED AT ~ 0.6 m DEPTH DUE TO SUSPECTED BEDROCK		

N Value (20, 40, 60, 80)

Shear Strength (50, 100 kPa)

Combustible Vapour Reading (ppm) (25, 50, 75)

Natural Moisture Content % Atterberg Limits (% Dry Weight) (10, 20, 30)

SAMPLES | Sample Number

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-16B

Project No. SUD-22025423-A0 | Figure No. B-27

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 26, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist					G	
		TEST PIT TERMINATED AT ~ 0.7 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-17B

Project No. SUD-22025423-A0 | Figure No. B-28

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, some boulders, brown to grey, moist				×	G	
		TEST PIT TERMINATED AT ~ 1.1 m DEPTH DUE TO SUSPECTED BEDROCK		1				

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-1C

Project No. SUD-22025423-A0 | Figure No. B-29

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 100 mm thick		0	N Value: 20 40 60 80; Shear Strength kPa: 50 100	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		
		TEST PIT TERMINATED AT ~ 0.1 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2C

Project No. SUD-22025423-A0 | Figure No. B-30

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some silt, trace gravel, trace boulders and cobbles, brown to grey, moist to wet		1		×	G	
		TEST PIT TERMINATED AT ~ 1.3 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3C

Project No. SUD-22025423-A0 | Figure No. B-31

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist						
		TEST PIT TERMINATED AT ~ 0.9 m DEPTH DUE TO SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-4C

Project No. SUD-22025423-A0 | Figure No. B-32

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.2 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-5C

Project No. SUD-22025423-A0 | Figure No. B-33

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulders and cobbles, brown to grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.5 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-6C

Project No. SUD-22025423-A0 | Figure No. B-34

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 25, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		BEDROCK AT SURFACE			N Value: 20 40 60 80; Shear Strength: 50 100 kPa	Combustible Vapour Reading (ppm): 25 50 75; Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30		

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-1D

Project No. SUD-22025423-A0 | Figure No. B-35

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, ~ 300 mm thick		0				
		SAND, some silt, some gravel, trace boulders and cobbles, brown some silt, light brown, dry to moist below ~ 0.6 m depth		1		×	G	
				2				
		TEST PIT TERMINATED AT ~ 2.5 m DEPTH ON SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2D

Project No. SUD-22025423-A0 | Figure No. B-36

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample | Penetrometer | Field Vane Test

Combustible Vapour Reading | Natural Moisture | Plastic and Liquid Limit | Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 200 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulders and cobbles, brown to grey, dry to moist		1				
		TEST PIT TERMINATED AT ~ 2.0 m DEPTH DUE TO RESISTANCE ON SUSPECTED BEDROCK		2				

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3D

Project No. SUD-22025423-A0 | Figure No. B-37

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, ~ 200 mm thick		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulders and cobbles, brown to grey, dry to moist		1				
				2				
		TEST PIT TERMINATED AT ~ 3.0 m DEPTH DUE TO RESISTANCE ON SUPSECTED BEDROCK		3				

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-4D

Project No. SUD-22025423-A0 | Figure No. B-38

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading
Natural Moisture
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		SAND, with topsoil, some silt, some gravel, some boulders and cobble, dark brown, wet		0	N Value: 20 40 60 80; Shear Strength: 50 100 kPa	25 50 75; 10 20 30	G	
		TEST PIT TERMINATED AT ~ 0.5 m DEPTH ON SUSPECTED BEDROCK						

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-5D

Project No. SUD-22025423-A0 | Figure No. B-39

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample | Penetrometer | Field Vane Test

Combustible Vapour Reading | Natural Moisture | Plastic and Liquid Limit | Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		SILT AND SAND, some topsoil at surface, grey, moist		0			G	
		SAND, some gravel, some silt, trace boulders and cobbles, grey, moist		1			G	
		TEST PIT TERMINATED AT ~ 2.1 m DEPTH		2				

N Value: 20 40 60 80 — Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75 — Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30

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Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-6D

Project No. SUD-22025423-A0 | Figure No. B-40

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, some sand		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulders, grey, moist		1		×	G	
				2				
		TEST PIT TERMINATED AT ~ 3.0 m DEPTH		3				

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f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-7D

Project No. SUD-22025423-A0 | Figure No. B-41

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, some sand		0				
		SAND, some gravel, trace boulders, grey, moist		1		×	G	
		TEST PIT TERMINATED AT ~ 1.2 m DEPTH ON SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-1E

Project No. SUD-22025423-A0 | Figure No. B-42

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa (20 40 60 80 / 50 100)	Combustible Vapour Reading (ppm) (25 50 75) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (10 20 30)	SAMPLES	Sample Number
		TOPSOIL, some silt		0				
		SAND, some gravel, some silt, brown, moist					G	
		TEST PIT TERMINATED AT ~ 0.7 m DEPTH DUE TO SUSPECTED BEDROCK						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-2E

Project No. SUD-22025423-A0 | Figure No. B-43

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample

Penetrometer

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, some silt		0				
		TEST PIT TERMINATED AT ~ 0.3 m DEPTH DUE TO NO ACCESS FOR EXCAVATOR						

N Value: 20 40 60 80

Shear Strength: 50 100 kPa

Combustible Vapour Reading (ppm): 25 50 75

Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Log of Test Pit TP-3E

Project No. SUD-22025423-A0 | Figure No. B-44

Project: Proposed Rosseau Springs Residential Development | Sheet No. 1 of 1

Location: Rosseau, ON

Date Excavated: October 24, 2022

Excavator Type: Excavator

Datum: Local (Non-Geodetic)

Grab Sample G
Penetrometer
Field Vane Test S

Combustible Vapour Reading □
Natural Moisture ×
Plastic and Liquid Limit
Undrained Triaxial at % Strain at Failure ⊕

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Sample Number
		TOPSOIL, some silt		0	20 40 60 80 / 50 100	25 50 75 / 10 20 30		
		SAND, some gravel, trace boulder, trace cobbles, brown to grey, moist				×	G	
		TEST PIT TERMINATED AT ~ 0.8 m DEPTH						

TESTPIT (GEO) SUD-22025423-A0 - ROSSEAU SPRING GEO.GPJ NEW.GDT 11/24/22

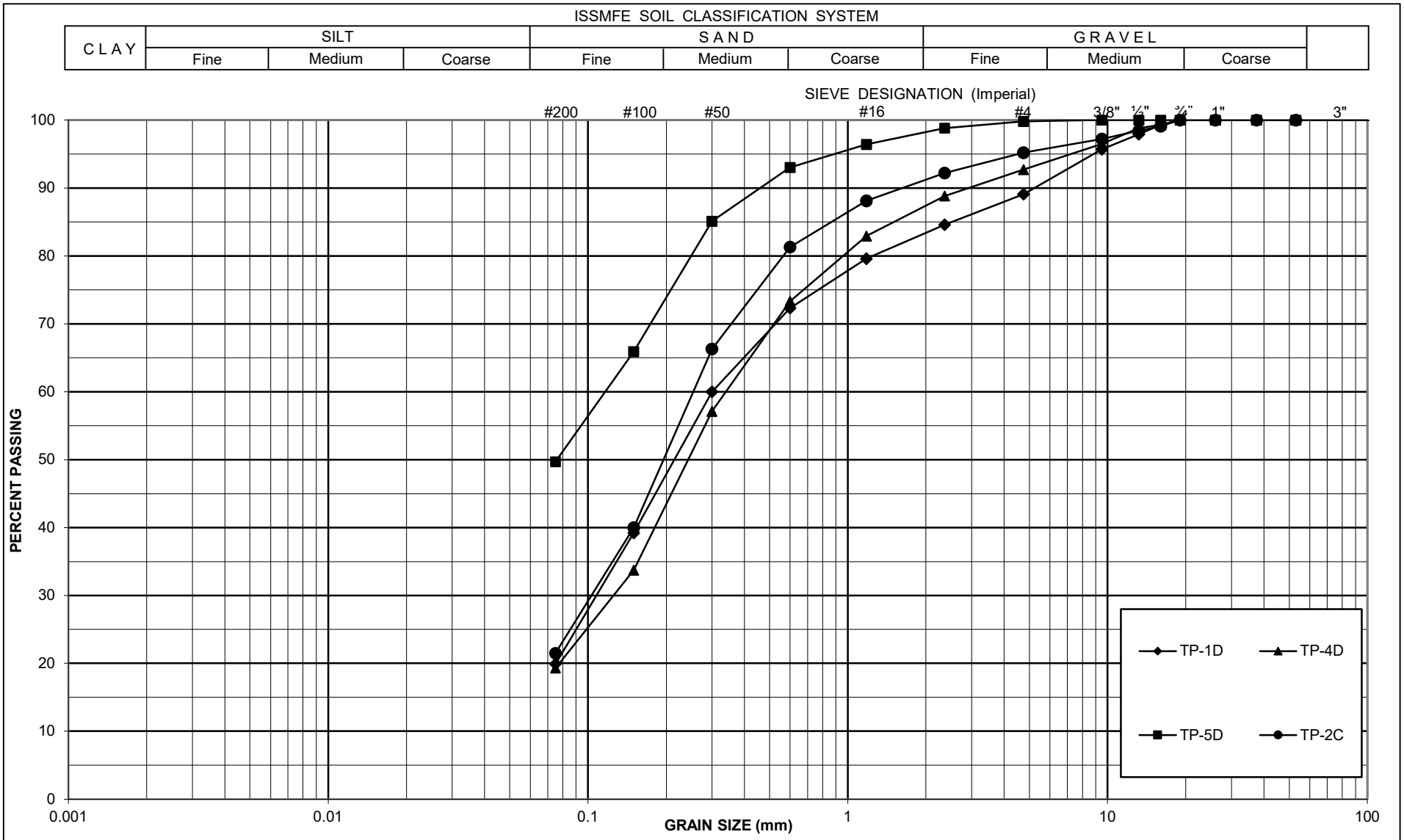
EXP Services Inc.
885 Regent Street
Sudbury, ON P3E 5M4
CANADA
t: +1.705.674.9681
f: +1.705.674.5583

Test Pit data requires interpretation assistance from EXP before use by others.

See Figures B-1A and B-1B for Notes on Sample Description

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Dry	Open

Appendix C – Laboratory Testing



exp.

GRAIN SIZE DISTRIBUTION

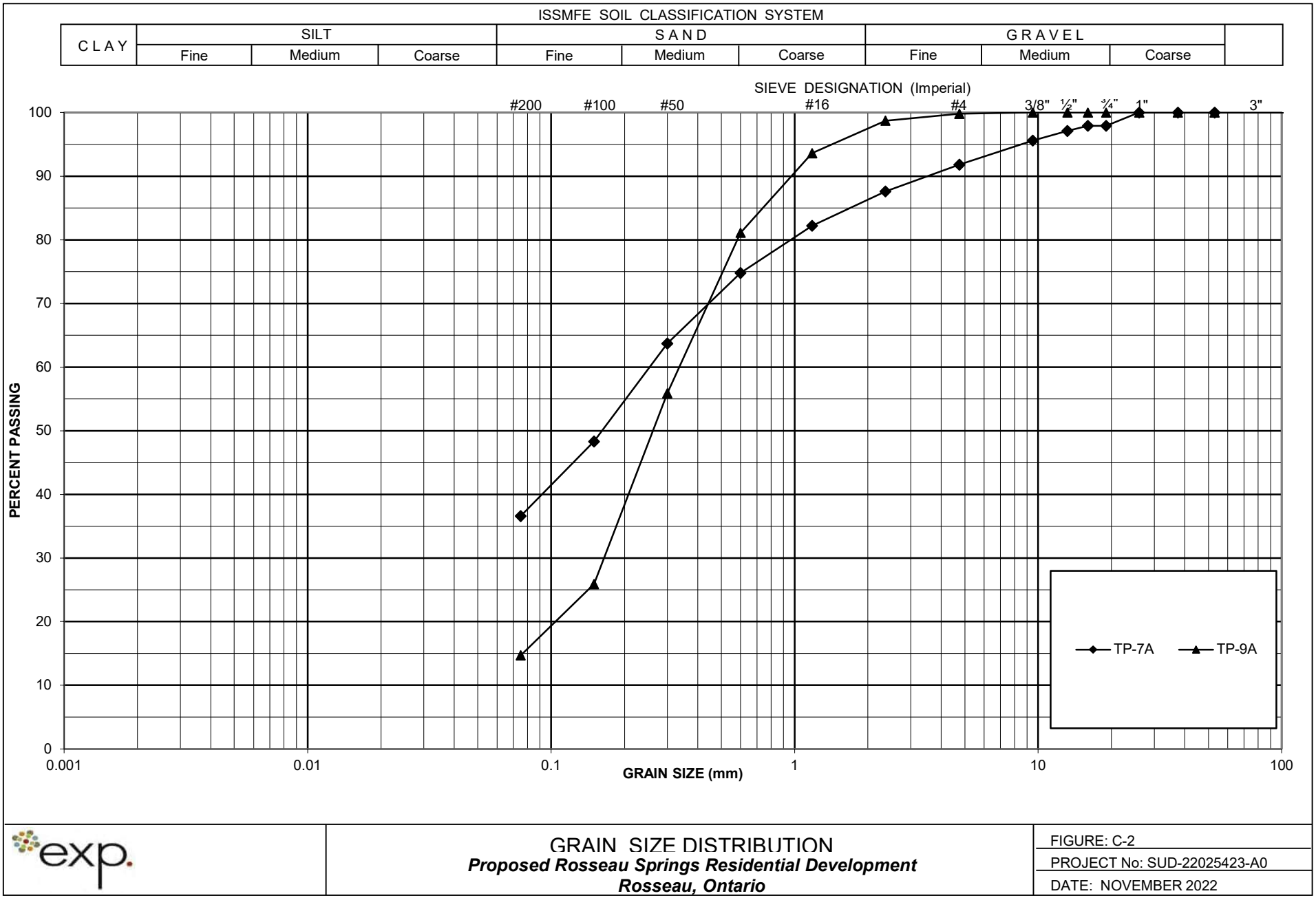
Proposed Rosseau Springs Residential Development

Rosseau, Ontario

FIGURE: C-1

PROJECT No: SUD-22025423-A0

DATE: NOVEMBER 2022



GRAIN SIZE DISTRIBUTION

Proposed Rosseau Springs Residential Development

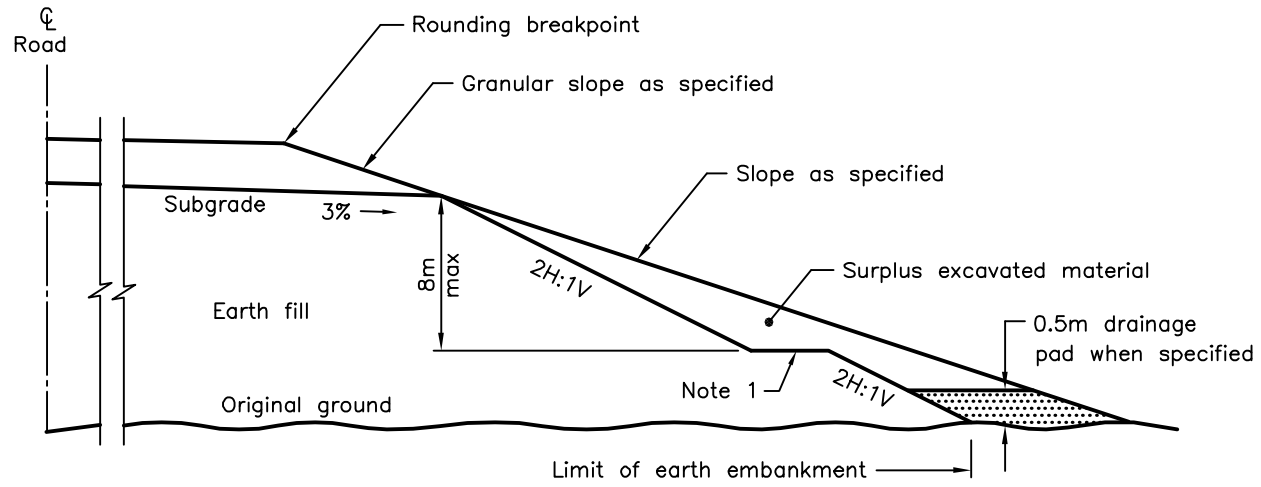
Rosseau, Ontario

FIGURE: C-2

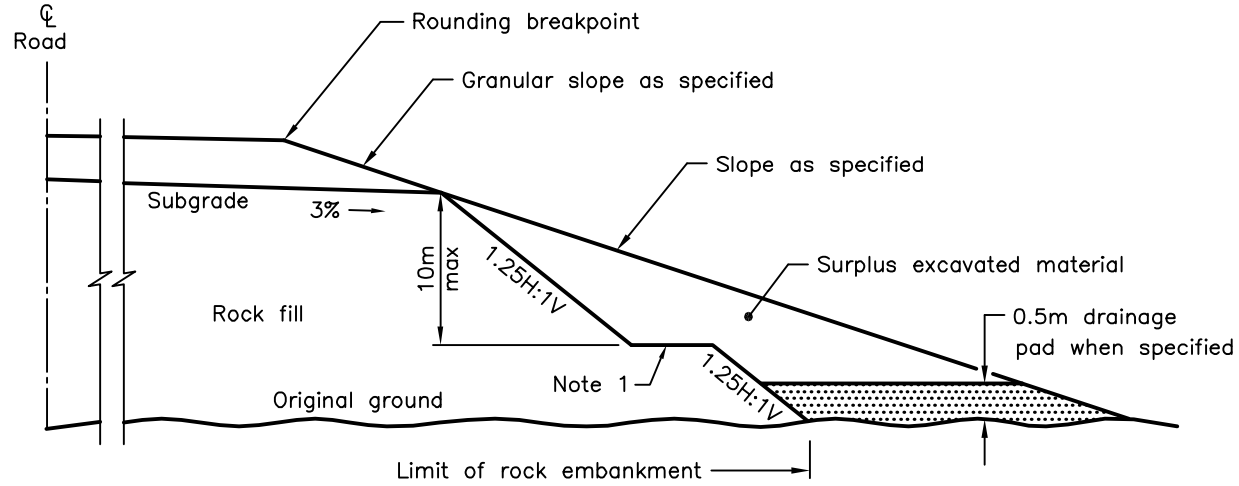
PROJECT No: SUD-22025423-A0

DATE: NOVEMBER 2022

Appendix D – OPSD



EARTH EMBANKMENT



ROCK EMBANKMENT

NOTES:

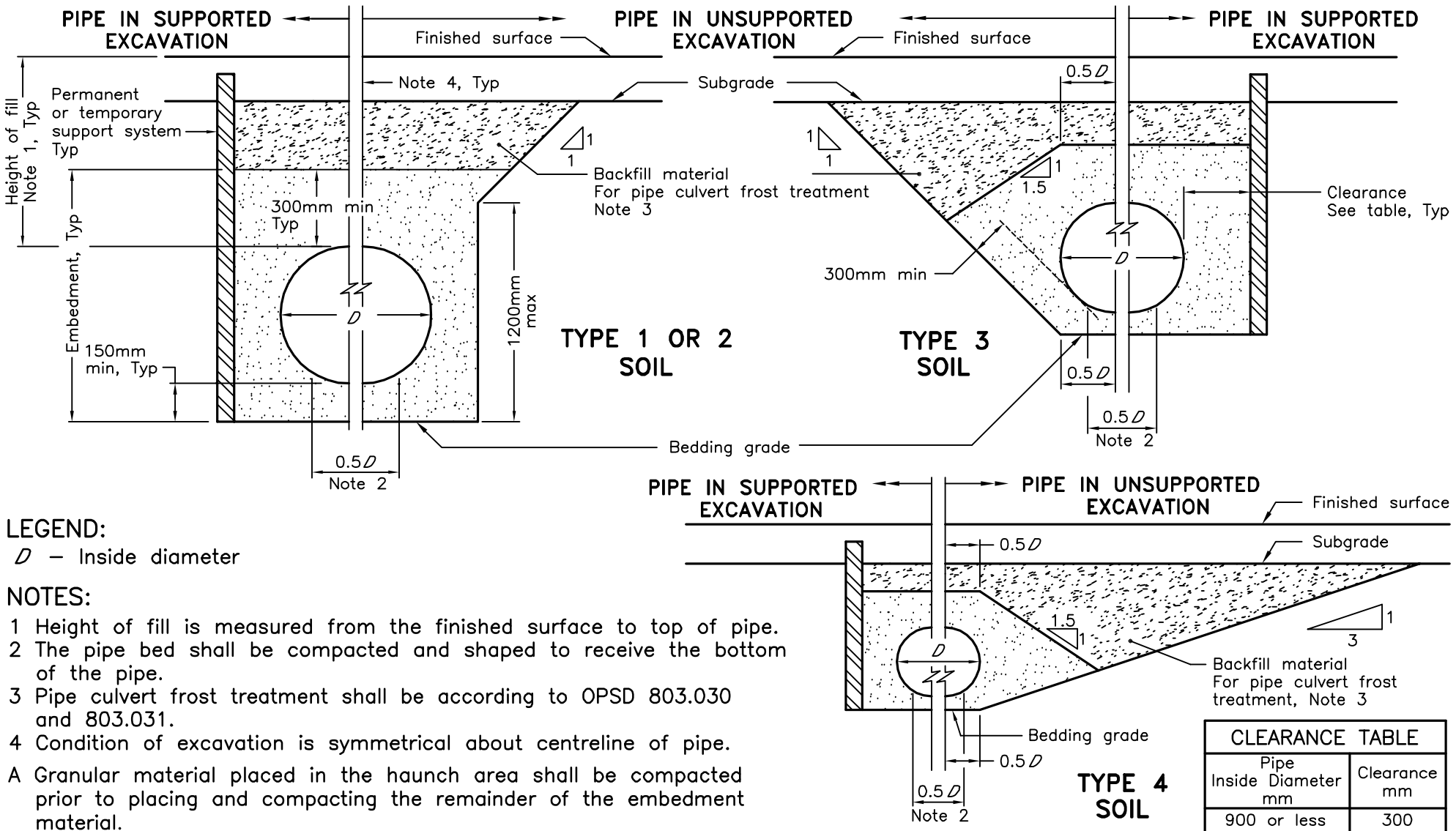
1 Benches 2m minimum in width are required along slopes at maximum vertical intervals as shown.

A Height of fill is the vertical difference between top of subgrade and top of original ground measured at new road centreline.

B Surplus excavated material placed shall not extend beyond the right–of–way.

C All dimensions are in metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev	3
SLOPE FLATTENING USING SURPLUS EXCAVATED MATERIAL ON EARTH OR ROCK EMBANKMENT			
	OPSD 202.010		



LEGEND:

D – Inside diameter

NOTES:

1 Height of fill is measured from the finished surface to top of pipe.
2 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
3 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
4 Condition of excavation is symmetrical about centreline of pipe.

A Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embedment material.

B Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.

C All dimensions are in metres unless otherwise shown.

CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

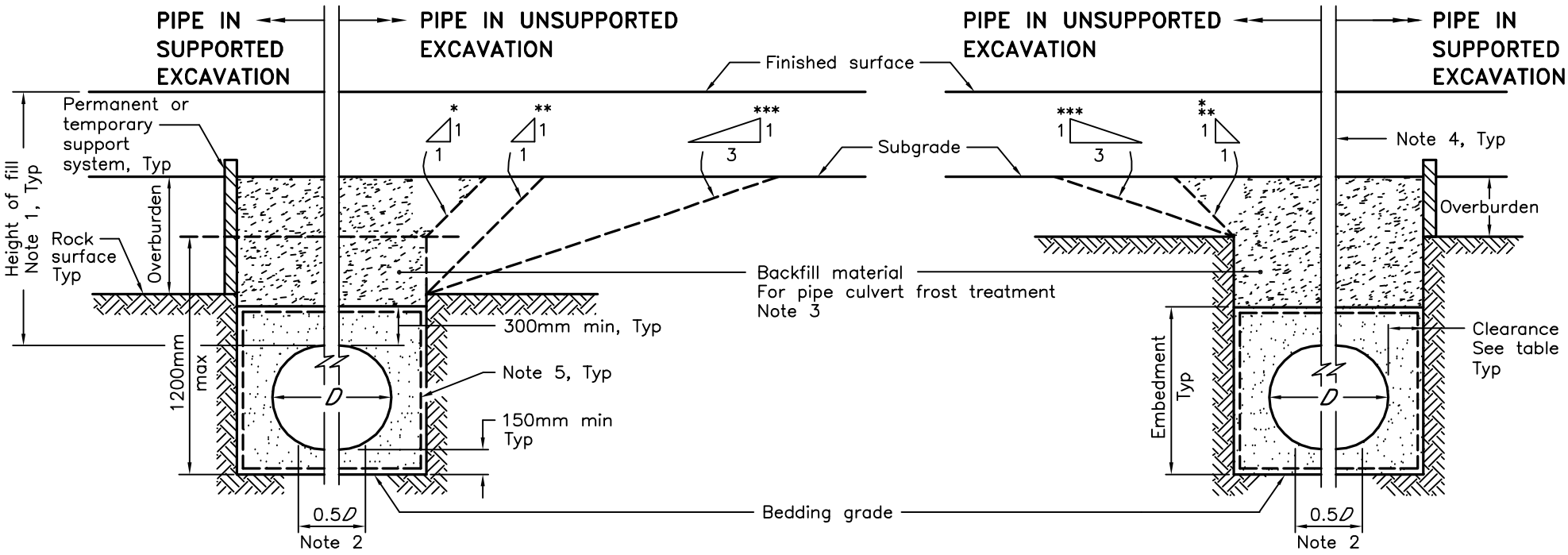
ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2014 | Rev 3

FLEXIBLE PIPE EMBEDMENT AND BACKFILL EARTH EXCAVATION

ONTARIO STANDARDS · MUNICIPAL – PROVINCIAL · OPS

OPSD 802.010



ORIGINAL ROCK < 1200mm ABOVE TRENCH BOTTOM

ORIGINAL ROCK ≥ 1200mm ABOVE TRENCH BOTTOM

NOTES:

1 Height of fill is measured from the finished surface to top of pipe.
2 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
3 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
4 Condition of excavation is symmetrical about centreline of pipe.
5 Embedment material shall be wrapped in non–woven geotextile when specified.

A Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embedment material.
B Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
C Fractured rock shall be treated as Type 1 soil.
D All dimensions are in metres unless otherwise shown.

LEGEND:

D – Inside diameter
* – Type 1 or 2 soil
** – Type 3 soil
*** – Type 4 soil

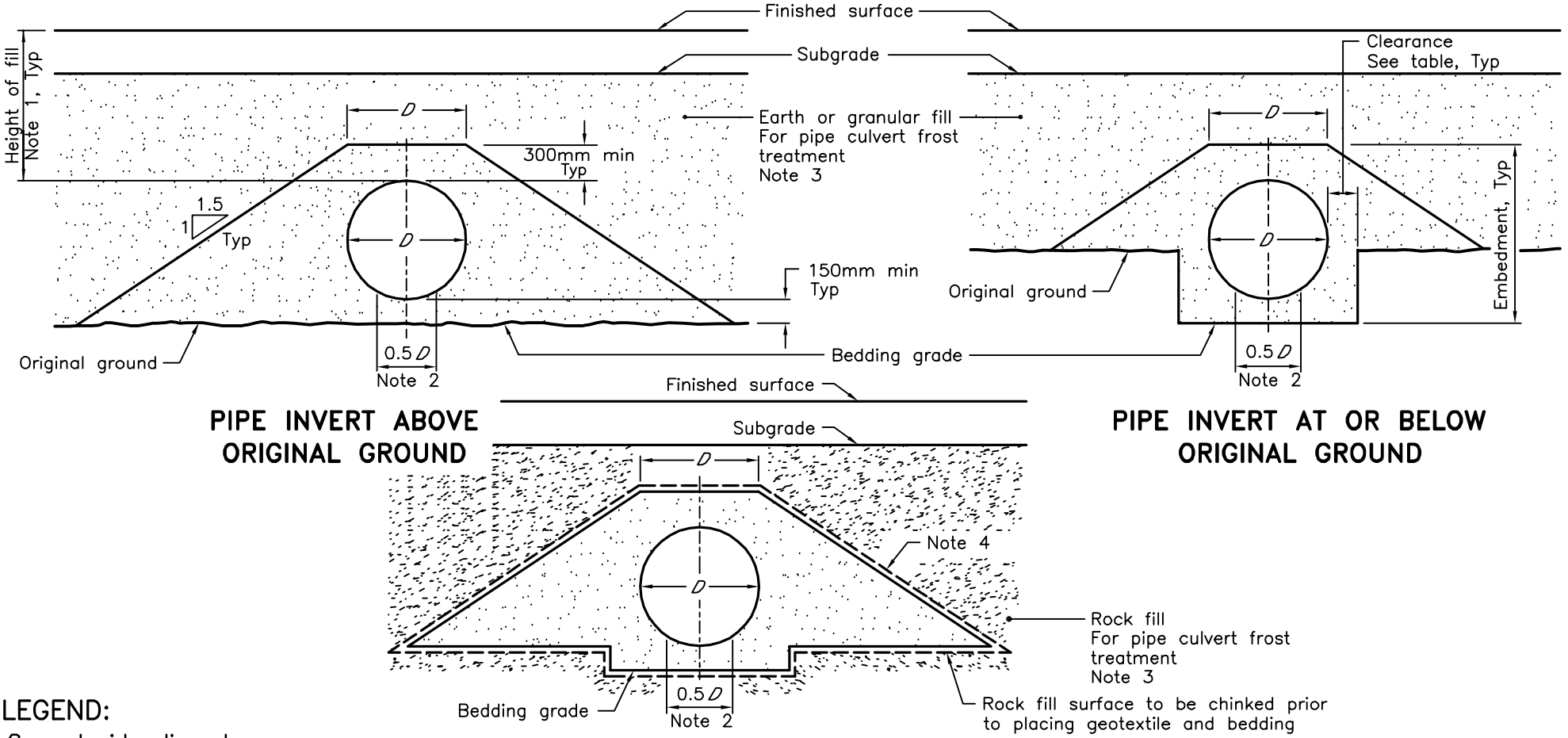
CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

ONTARIO PROVINCIAL STANDARD DRAWING

FLEXIBLE PIPE EMBEDMENT AND BACKFILL ROCK EXCAVATION

Nov 2014 | Rev 3

OPSD 802.013



PIPE INVERT ABOVE ORIGINAL GROUND

PIPE INVERT AT OR BELOW ORIGINAL GROUND

PIPE EMBEDMENT
WITH ROCK FILL UNDER AND OVER THE PIPE

LEGEND:

D – Inside diameter

NOTES:

1 Height of fill is measured from the finished surface to top of pipe.
2 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
3 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
4 Embedment material shall be wrapped in non–woven geotextile when specified.

CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

A Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embedment material.

B All dimensions are in metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

FLEXIBLE PIPE EMBEDMENT IN EMBANKMENT ORIGINAL GROUND: EARTH OR ROCK

Nov 2014 | Rev 3

ONTARIO STANDARDS · MUNICIPAL – PROVINCIAL ·

OPSD 802.014

Schedule L to PL-2025-088

Stage 1-2 Archaeological Assessment of Rosseau Springs Estates Development

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Date: September 4, 2022

Type of Report: Final Original

Executive Summary

In Fall 2022, Horizon Archaeology Inc. (HAI) was contacted by the Proponent requesting that, in compliance with the requirements outlined by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), an archaeological assessment be conducted at the property known as Rosseau Springs Estates, west of the Village of Rosseau in support of the client's desire to develop 50 building lots scattered across much of a major peninsula on the north shore of Lake Rosseau.

Based on background research and the proximity of the project area to a primary water source, secondary wetland areas and areas of high elevation overlooking a major or secondary water source, it was determined that project areas contained archaeological potential, including undisturbed areas of forest and, minimally disturbed, overgrown fields. It was, therefore, recommended that the property undergo Stage 2 archaeological assessment, in those portions of the property which met the Ministry's criteria for having a high potential to contain cultural values, as follows:

1) Areas of archaeological potential throughout the project area identified herein should undergo Stage 2 archaeological assessment according to Sections 1.4.1 and 2.1.2 of the *Standards and Guidelines for Consultant Archaeologists*. As ploughing is not possible, test pit survey is recommended as follows:
    a. These areas should be assessed using 30 cm diameter test pits extending 5 cm into subsoil and placed at maximum of intervals of 5 m;
    b. Test pits should be placed within 1 m of built structures (both intact and ruins) or until test pits show evidence of recent ground disturbance;
    c. Test pits should also be examined for stratigraphy, cultural features, or evidence of fill; and
    d. All soil should be screened thorough mesh no greater than 6 mm and any artifacts should be collected according to their associated test pits.
2) Low lying and permanently wet terrain and areas that have been disturbed possess no archaeological potential and do not require further assessment.

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1. Project Context

1.1 Objectives

The objectives of a Stage 1 archaeological assessment, as outlined by the *Standards and Guidelines for Consultant Archaeologists* in Ontario (Ministry of Tourism and Culture 2011:13), are as follows:

1) To provide information about the geography, history, previous archaeological field work, and current land conditions of the property;
2) To evaluate the archaeological potential of the property in detail to support recommendations for a Stage 2 survey for all or parts of the property;
3) To recommend appropriate strategies for a Stage 2 survey.

1.2 Development Context

This report describes the methodology and results of the Stage 1 and 2 archaeological assessments of the proposed Rosseau Springs Development, comprised of 50 building lots west of the Village of Rosseau. Horizon Archaeology, Inc. (HAI) was engaged by the proponent, to undertake a Stage 1 Archaeological Assessment of the project area prior to any development of the property. The results of the Stage 1 archaeological assessment indicated that additional study, in the form of a Stage 2 archaeological study of portions of the property was required. As per Section 1.1.1 of the *Standards for Consultant Archaeologists* (Ministry of Tourism and Culture 2011:14), the maps provided by the proponent represent the best available.

1.3 Historical Context

1.3.1 Heritage Documentation

While the Village of Rosseau does not have a development plan, in terms of dealing with properties which may have cultural value, they do, generally, adhere to those criteria adopted by the Ministry in determining such. The background research for this report relied heavily on local documentation as recorded in 3 volumes of the history of Rosseau. Additionally, the client provided a historic map of the general project area which documented the existence of a substantial homestead complex and multiple fields. Evidence of some of these was discovered during the Stage 2 assessment.

1.3.2 Pre-Contact Period

In Ontario archaeology, the pre-contact period is divided into the Palaeoindian period (11,500-10,000 BCE), the Archaic period (10,000-900 BCE), and the Woodland period (900 BCE - 1650/1700 CE) (Ellis 2013; Williamson 2013). Each of these periods are further divided and the characteristics of each are summarized below.

During the Palaeoindian period (11,500-10,000 BCE), the environment of Ontario was a tundra-like spruce parkland due to the northward retreat of glaciers. Palaeoindian people were mobile hunter-gatherers whose subsistence practices relied on hunting, trapping, and fishing, as fruits,

nuts, and other plant foods were rare in such an environment (Ellis 2013:36). Sites during this time period are typically located on the ancient beach ridges of glacial lakeshores (Stork 1984), although they may also be found at ancient river crossings where hunting large game such as caribou would have been easier (Ellis 2013:36). However, several sites have also been recovered away from ancient shorelines, and so this location bias may instead reflect archaeological survey methodology (Ellis & Deller 1990:43,47-49).

Because Palaeoindian people followed the seasonal cycles and migration patterns of their prey, most of their sites were temporary and small. Larger sites appear to be associated with animal migration routes and located along river crossings, as mentioned above (Ellis 2013:35-36), which would also have provided seasonal concentrations of fish and sources of stone for making tools (Stewart 2013:30-31).

Early Palaeoindian sites are defined by the presence of large, fluted spear points, which are some of the earliest and most technologically advanced artifacts in North America (Ellis 2013:37-38). Other Early Palaeoindian artifacts include hammerstones, choppers, knives/cutting tools, lunate bifaces, piece esquillees (possibly used as wedges for working bone or wood), unifacial triangular end scrapers, beaked scrapers, spokeshaves, burins, and gravers (Ellis & Deller 1990:43, 47-49).

The fluting characteristic of Early Paleoindian points is absent on points from Late Palaeoindian assemblages. Two point types are found on these later sites, one having a concave base with either rounded or pointed ears, and the other consisting of lanceolate forms (Ellis & Deller 1990:57-58). Most of the lithic toolkit of the earlier assemblages continues through the Late Palaeoindian period, although new forms and tools are introduced, including drills and small thumbnail or fan-shaped end scrapers, which replace unifacial triangular end scrapers (Ellis & Deller 1990:59).

The stone used to make tools recovered from Palaeoindian sites in Ontario has been sourced to quarry sites located up to 200 km away. This tool stone was likely roughed out at the quarry site and then carried to other sites on seasonal routes. Other stone originated from farther sources located in Ohio or Michigan and were likely obtained through trade (Ellis & Deller 1990:43).

The Archaic peoples of Ontario were still nomadic hunter-gatherers, but their greater range of tools has led researchers to suggested they had shifted their subsistence base from hunting large-game animals across extensive areas to the utilization of a broader more localized range of resources (Ellis et al. 1990:67). This may, however, be a factor of differential preservation of perishable materials, which would also influence recovered of artifacts from Palaeoindian sites. Regardless, great distances continued to be traversed during seasonal rounds, as indicated by the presence of imported/exotic cherts (Ellis et al. 1990:78).

In southern Ontario, the Archaic is subdivided into Early, Middle, and Late periods, which are further subdivided into horizons based on point types (Ellis et al. 1990). A major change in the Archaic tool-kit relative to that of the Palaeoindian period is the appearance of smaller, notched points that replaced large lanceolate forms. This is thought to represent a technological advance in the form of adopting the spear-thrower, or *atlatl*. Other characteristic Archaic artifacts include wood-working tools such as axes, gouges, and adzes (Ellis et al. 1990:65), which may indicate that the dug-out canoe was introduced during this period. Copper artifacts recovered from sites in southern Ontario, including spear points, knives, chisels, and celts (Dawson 1966) indicate trade with “Old Copper” culture communities around Lake superior at this time (Hamilton 2013:89),

although these artifacts have been found out of context so that their role in Archaic societies is open to debate.

Houses are rarely identified at Archaic period sites. However, several pit-houses dating to the Archaic period that predate 3000 BP have been identified at the Davidson Site (AhHk-54) along the Ausable River inland from Lake Huron (Ellis et al. 2010). One of these houses was circular and approximately 5 m in diameter, with a sloping entrance, interior hearth, posts, a bench surrounding the edges of the structure, and likely had a sod roof. Due to the insulating properties of pit-houses, these structures were hypothesized to represent a cold weather residence (Ellis et al. 2010:10). The labour involved in the construction of pit-houses may also indicate a more sedentary lifestyle than previous periods, with residents relying on stored foodstuffs (Ellis et al. 2010:10).

In southern Ontario, the Haldimand and Glacial Kame Late Archaic complexes have been divided based on burials. Haldimand Complex groups are thought to have buried their dead in what could be the first cemeteries in the province, although the Glacial Kame cultures almost certainly had deliberate cemeteries in which their dead may have been buried in annual rituals or celebrations (Ellis et al. 1990:116-118). Haldimand Complex burials goods included projectile points, chert bifaces, red ochre, copper artifacts such as beads and awls, as well as goods made of beaver incisors (Ellis et al. 1990:116). Glacial Kame burials included both inhumations and cremations accompanied by elaborate grave goods, such as bannerstones, bird stones, stone pipes, copper adzes, awls, and beads, bear maxilla masks, exotic seashells, and gorgets (Ellis et al. 1990:116-118).

The Woodland period (900 BCE to 1650/1700 CE) in southern Ontario has been subdivided into three phases: Early (900-400 BCE), Middle (400 BCE - 800 CE), and Late (800-1650/1700 CE) (Williamson 2013:48). The Early Woodland period is marked by the introduction of pottery, and later saw the widespread adoption of agriculture. The Woodland period also witnessed the intensification of population growth, intensive foraging paired with farming domestic crops, construction of earthworks, burial mound ceremonialism, and broad trade networks for raw materials and finished grave goods that began in the preceding Archaic period (Williamson 2013).

Early Woodland people maintained seasonal routes similar to those from the Archaic, although the adoption of pottery indicates and increasing reliance on plant resources (Williamson 2013:48). These seasonal rounds likely focused around watersheds, and families would live separately in fall and winter, but congregate in the spring and summer to utilize seasonal resources such as spawning fish. While these larger groups had their own territories, they were not isolated, nor did they isolate themselves.

Across most of southern Ontario, Quebec, and western New York State, Early Woodland people shared a similar culture known as Meadowood (700-300 BCE). Common artifacts associated with this archaeological culture include Vinette 1 ceramics, distinctive side-notched Meadowood projectile points, Meadowood Cache Blades, trapezoidal gorgets, and bar and expanded bodied pop-eyed bird stones made of banded slate. Drills and scrapers made from Meadowood preforms are also common, as are other gorget types, pendants, copper beads and awls, and fire making kits that included iron pyrite. This assemblage is thought to have developed from the earlier Glacial Kame culture of the Late Archaic (Spence et al. 1990:128-129).

Because Meadowood domestic sites often consist only of hearths and pits rather than house plans, most of what is known of this culture comes from cemeteries. People were buried interred in

individual graves, often covered with red ochre and accompanied by varying quantities and types of grave goods. Long-distance trade items have been recovered from both domestic and cemetery sites, although appear to be less common than during the Archaic period (Spence et al. 1990:136).

The Early Woodland Middlesex Complex suggests increasing influence from Adena and Hopewell Complexes to the south in the mid-western states of Ohio and Indiana. These include both finished artifacts, especially distinct blades made from Flint Ridge chalcedony from Ohio, as well as raw material from those areas (Williams 2013:52). The appearance of burial mounds in Ontario are also thought to reflect influence on increasing contact with cultures to the south (Spence et al. 1990:138-142; Williams 2013:51). Importantly, most of these mounds were centred near the project area, along the shores of Rice Lake, the lower Trent River system, and adjacent waterways that drained into the eastern end of Lake Ontario (Williams 2013:51). By the end of the Early Woodland period, the practice of burying community members in mounds had ceased.

The Middle Woodland period in southern Ontario is characterised by ceremonial interaction among Great Lake communities (Williamson 2013:48) and consists of three separate complexes, including the Couture in the southwest, the Saugeen in the northwestern portion of southwestern Ontario, and the Point Peninsula complex in the central and eastern parts of southern Ontario. As in the preceding period, settlement patterns indicate family groups continued to gather in the spring but also the fall near estuaries to catch fish, harvest wild rice, hunt deer, and gather nuts. In the winder, these groups would again disperse and travel inland to each families' winter camping territory (Spence et al. 1990:164). However, owing to the continued nomadic lifestyle of these groups, borders between these complexes are poorly defined and there exists much variability within them. Other complexes may also have been present, although due to a lack of research they have instead been classified to one of the established complexes (Spence et al. 1990:143-148).

Common Middle Woodland artifacts include pseudo-scallop shell and dentate stamp decorated ceramics and Vinette 2 ware, as well as bone and antler harpoons, incised antler combs, antler-hafted beaver incisors, bone fishhooks, and various projectile point forms (Spence et al. 1990:158). Laurel ceramics were produced from either a single lump of clay or using the coil technique, and were grit tempered with a smooth exterior, relatively strait rims, and flattened or rounded lips (Wright 1967). A variety of methods were used to decorate the vessels, including incised, stamped, punctated, embossed, and cord-wrapped techniques (Wright 1967).

Burial mounds were constructed in the Middle Woodland period throughout Ontario. These included initial burials as well as subsequent burials consisting of both primary inhumations and secondary burials interred alone or in mass burials. Some burials were coated with red ochre, and grave goods included lithic bifaces, ceramics, and exotic imports such as monitor pipes and Ohio pipestone sucking tubes (Dawson 1981:34).

The beginning of the Late Woodland period in southern Ontario is characterized by the widespread adoption of agriculture and increasing sedentism (Williams 2013:54). This period includes numerous cultural and temporal subdivisions, commencing with the Princess Point complex in 600 CE and ending with the Huron, Neutral, Petun, Odawa and other groups encountered by Europeans in the 1600s. Proto-Algonquian speakers and their ancestors had lived in the region for thousands of years and it is at this time that researchers believe Iroquoian-speaking peoples entered the Great Lakes region (Snow 1995), although the League of Five Nations Iroquois (Seneca, Cayuga, Onondaga, Oneida, and Mohawk) did not live in southern Ontario until the mid-to-late seventeenth century (Williams 2013:56).

The first Late Woodland communities to grow maize were not permanently settled but over time communities had adopted base settlements around which crops were cultivated, while hunting, fishing, and gathering occurred in satellite camps. While the transition to agriculturally based societies was gradual and varied over time and space, all of the historic Indigenous cultigens, including corn/maize (*Zea mays*), beans, squash, sunflower, and tobacco, were in place by 1300 CE. While maize became the dietary staple, other plant and animal species remained important. Dogs were the only domesticated animals present and served as both companions and as ceremonial food. Wild game and fish were probably obtained in the fall.

Settlement size increased in southern Ontario during this time, especially in the later Late Woodland period. People lived in large, palisaded villages near water sources and well-drained soils for agriculture and cedar trees for constructing longhouses. The length of longhouses varied with the size of the family and could be lengthened or shortened to accommodate changes in family members. Many of these villages were occupied for several decades before depleted soils and supplies of firewood and fur-bearing animals and increasing refuse build up caused them to relocate.

By the end of the 1400s, smaller villages had coalesced into larger ones and variation between houses decreased, perhaps reflecting increasing importance of clan membership via a common female ancestor over lineage (Williams 2013:58-59). These large villages housing hundreds to thousands of people necessitated new social and political structures, including "village councils, formalized community planning, social groups such as curing societies, and group rituals like feasting and community burial" (Williams 2013:60). Indeed, ossuary burials became common, wherein the dead were communally interred in pits along with grave goods (Williamson 2013:58-59).

The end of the sixteenth and first half of the seventeenth centuries saw major population movements caused by the effects of European-introduced disease, warfare, and trade. For example, by 1600 most of the ancestral Huron and Petun populations who occupied the north shore of Lake Ontario, including the project area, had moved north to join other groups in what is now Simcoe County, and the Neutral Nation formed and inhabited the Niagara Peninsula. These movements caused conflict with the Five Nations Iroquois of New York State and intertribal warfare ultimately led to the dispersal of the Huron, Petun, and Neutral Iroquoian confederacies of southern Ontario (Williams 2013:60), as described below.

1.3.3 Post-Contact Period

The post-contact history of the region begins in 1615, when Samuel de Champlain wintered and visited locations just south of the study area and visited several Mississauga tribes along the north shore of Lake Ontario. According to early European explorers, this region was considered part of a loosely defined hunting territory associated with the Huron Confederacy (Trigger 1994). Indigenous groups continued to practice a way of life similar to that of the pre-contact period, and European influence was generally restricted to the beaver pelt trade. By the 1640s, the increasing scarcity of beaver pelts incited the Five Nations Iroquois to invade Huronia. By 1649, five Huron villages in that region had been destroyed and the others abandoned, resulting in the disintegration of the Huron. The remaining Huron people either were absorbed into Petun, Neural, and other Indigenous groups or fled to Quebec (Stone and Chaput 1978). The region north of Lake Ontario

remained virtually unpopulated as an Iroquoian hunting territory for fifty years prior to the migration of the Ojibwa during the early eighteenth century (Rogers 1978).

Following their defeat of the French at the Battle of the Plains of Abraham in 1759, the British began purchasing large tracts of land in Ontario through treaties with Indigenous peoples. By the late eighteenth century, increasing Euro-Canadian settlement pressure caused the British to purchase a stretch of Mississauga land in 1788 that included the area between the Trent River and Etobicoke Creek in what became known as the Gun Shot Treaty to provide land for settlers to purchase (Johnson 1973:23). Following the American Revolutionary War (1775-1783), The British Crown granted land much of this land to American colonists who supported the British cause (i.e., United Empire Loyalists, U. E. Loyalists, U. E. L.s or simply Loyalists) to populate the area and discourage potential advances by the United States into the area (Buchanan 2018). In 1805, the Mississauga Nation again ceded a large tract of land along the north shore of Lake Ontario, including the project area, to the British Crown (Hansen 1986). Issues with the treaty documents led to legal challenges and review, and the Mississauga did not formally surrender the land in which the project area is located until the William's Treaty of 1923 (Surtees 1994:107).

1.3.4 Project Area Specific History

Most likely, the first European to travel to the area was David Thompson who was commissioned by the Crown to roughly survey the area as part of his 1837 work. However, it was not until 1861 that J. S. Dennis of the Provincial Land Surveyors office began work in the area that actual future colonization roads and accurate lots and concession lines were created. At the time, the survey indicated that the area was home to potentially valuable lumber resources, but any possibility of agriculture was not noted. The first recorded settlers arrived in 1864 with Edward Clifford and Albert Williams taking up residence on Rosseau Bay. Lake Rosseau quickly became a busy body of water with both lumbering and early tourism traffic becoming so significant that a lighthouse, located just east of the subject property, being built, on the north end of the lake by 1890. Prior to its construction, the house of a nearby inhabitant was lit, when needed, to provide warning of the nearby shoals.

Among the names of the earliest settlers who arrived between 1866 and 1869 is the name Beley. According to the 1879 land registry mapping, the subject property, along with a large swath of the neighbouring areas was registered to B.S. Beley. According to the historical information available, the Beley's operated a farming operation on the property based out of their main homestead located on the eastern side of the peninsula on Cameron's Bay, well off of the project area. The Beley's became one of the more important families in the area and operated several resort and other businesses in the Village and surrounding area.

1.3.5 Summary of Historical Context

The region east of Georgian Bay, in which the project area is situated, has been inhabited by Indigenous peoples from the Palaeoindian period, through the Archaic period to the Woodland period. Proto-Algonquian speakers and their ancestors lived in the area for thousands of years, although Iroquoian-speaking peoples moved into the Great Lakes region by the beginning of the Late Woodland period. By the Late Woodland period, the area was inhabited by Huron and Petun populations who lived in large, defensible villages organized into longhouses along maternal lines and who subsisted on cultivated maize and other domesticated plants as well as fish and wild game.

However, by the 1600s, large population movements caused by the effects of European-introduced diseases, trade, and warfare caused Huron and Petun groups to join other communities in the northwest.

During the post-contact period, war with the Five Nations Iroquois due to decreased supply of beaver pelts for the fur trade led to the region north of Lake Ontario to be a virtually unpopulated Iroquoian hunting territory prior to the arrival of Ojibwa communities in the early eighteenth century. European settlement did not occur, to any great extent, until the second half of the 19th century with lumbering and limited subsistence agriculture being the main sources of employment. The Beley Family owned and occupied the project area from the 3rd quarter of the 19th century onward. While no evidence of early lumbering was observed during the field work, based upon the history of the area in general, it no doubtedly occurred. What was clear is that much of the peninsula had been logged during the early 20th century (based upon the tree growth) and at least two overgrown agricultural fields and sections of mid-20th century barbed-wire fencing were located.

1.4 Archaeological Context

1.4.1 Current Conditions

The project area is located west of the Village of Rosseau. It is bordered by the highway to the north and, given that it is a peninsula, by Lake Rosseau on the other three sides. Generally, the terrain is flat to low, rolling hills with areas of higher elevation, often overlooking the lake. While no major creeks flow through the property, small permanent streams are found and small areas of wetlands abound. Given that the 50 proposed building lots are spread over much of the peninsula, albeit, in most cases, widely separated from one another, all of the varying types of terrain were encountered during the fieldwork.

1.4.2 Physiology

The project area, as noted above, is located on the Canadian Shield, a rock formation dominated by gneiss and granite bedrock dating to the late Pre-Cambrian Age. The topography varies from rocky knolls and ridges to low lying and wet areas. Several higher elevation areas overlook both the lakes and wetlands within the development zone. Conifers and other softwoods are the primary vegetation although some hardwoods (primarily maple) were observed.

1.4.3 Previous Archaeological Assessments There have been no previous archaeological assessments of the proposed development area and a search of the Ministry's database does not indicate any known archaeological sites within 1 kilometre.

2. Field Methods

The Stage 1 Assessment included a site inspection without disturbing the ground or collecting archaeological resources if they were encountered. In addition to the review of the available literature to determine archaeological potential and previous historical land use, the assessment aimed to identify any areas that were too low and permanently wet or too badly disturbed to contain

potential cultural value. This information was used to determine which survey strategies would be appropriate for a Stage 2 assessment, should one be required.

The property was accessed, with permission from the proponent, via a road off of the highway which served as the main road to the other cottages and homes already in existence on the peninsula. The weather was sunny with a high of 22°C each day, which permitted excellent visibility of land features. Photographs were taken to record areas of archaeological potential and those that may be exempt (i.e., low-lying and wet, sloped, exposed bedrock) from assessment.

The results of the Stage 1 archaeological assessment indicated that several of the proposed building lots were within areas considered, based upon Ministry criteria, as have the potential to hold cultural values. The overwhelming criterion encountered was distance from a major source of water or adjacent to or overlooking a wetland area. The Ministry suggests that test pitting is justified, at 5 metre intervals, where a subject property is within 50 metres of either water or wetlands and that all areas of higher elevation overlooking them be treated similarly. Due to Provincial environmental restrictions, each property line had been established, where possible, to reflect a 30 metre buffer from these water sources. As such, the Stage 2 archaeological assessment focussed on those properties where the buffer either could not be established or where it was less than the Ministry's 50 metre guideline for archaeological concerns.

The following outlines the methodology employed during the Stage 2 archaeological assessments:

1) Areas of archaeological potential throughout the project area identified herein should undergo Stage 2 archaeological assessment according to Sections 1.4.1 and 2.1.2 of the *Standards and Guidelines for Consultant Archaeologists*. As ploughing is not possible, test pit survey is recommended as follows:
    a. These areas should be assessed using 30 cm diameter test pits extending 5 cm into subsoil and placed at maximum of intervals of 5 m;
    b. Test pits should be placed within 1 m of built structures (both intact and ruins) or until test pits show evidence of recent ground disturbance;
    c. Test pits should also be examined for stratigraphy, cultural features, or evidence of fill; and
    d. All soil should be screened thorough mesh no greater than 6 mm and any artifacts should be collected according to their associated test pits.
2) Low lying and permanently wet terrain and areas that have been disturbed due to construction of the facility's structures and infrastructure in the twentieth century are considered to possess no archaeological potential and do not require further assessment.

3. Analysis

3.1 Record of Finds

The documentary record generated in the field comprises three pages of field notes, four sketch maps, and 25 digital photographs for the Stage 1 property inspection. All records, documentation, field notes and photographs related to the conduct and findings of these investigations are held at the Horizon Archaeology Inc. office in North Bay until such time that they can be transferred to

an agency or institution approved by the Ontario MHSTCI on behalf of the government and citizens of Ontario.

3.2 Description of Finds

During the site inspection, nor the Stage 2 test pitting, no pre-Euro-Canadian artifacts were uncovered. One of the proposed building lots (Lot 43) appears to have been, based upon the vegetation, to have been part of one of the fields associated with the early 20th century farm. On another (Lot 40), pieces of barbed wire were found nailed to a tree. The approximate age of the tree indicated that the barbed wire was also of 20th century date. Additionally, several rubbish piles and the remains of at least two abandoned vehicles were observed. However, none of these locations were either on or within 50 metres of any of the proposed building lots.

3.4 Summary and Conclusions

While the history of the Lake Rosseau indicates that the area had been used since the earliest days of occupation of the Province, there is no indication that the subject development properties have held such occupation. The disjointed nature of the development, the fact that none of the properties are actually located along the lakeshore and, for the most part, are small areas in size, has contributed to the lack of discovery of areas containing pre-Contact cultural values. Even the well documented agricultural use of the property is only evidenced by the remains of parts of two fields. The buildings and other features appear to have been located elsewhere and off the development zones.

4. Recommendations

Based on the background research and the results of the property inspection conducted as part of the Stage 1 archaeological assessment of the proposed development and its vicinity, it was the opinion of HAI that the majority of the proposed building lots exhibited archaeological potential. Section 1.3 of the Standards and Guidelines for Consultant Archaeologists states that "If the evaluation indicates there is archaeological potential anywhere on the property, a Stage 2 assessment is required" (Ministry of Tourism and Culture 2011:17). Given the disjointed nature of the property lots, it was determined that any Stage 2 archaeological assessment would be defined according to the exact nature of each individual location. It was therefore recommended that the project area be subjected to Stage 2 archaeological assessment as follows:

1) All areas of archaeological potential undergo Stage 2 archaeological assessment according to Section 2 of the *Standards and Guidelines for Consultant Archaeologists* (Ministry of Tourism and Culture 2011). The project area cannot be ploughed, and so test pit survey is recommended according to Section 2.1.2 (Ministry of Tourism and Culture 2011:31-32) as follows:
    a. These areas should be assessed using 30 cm diameter test pits extending 5 cm into subsoil and placed at maximum of intervals of 5 m;
    b. Test pits should be placed within 1 m of built structures (both intact and ruins), or until test pits show evidence of recent ground disturbance;
    c. Test pits should be examined for stratigraphy, cultural features, or evidence of fill

d. All soil should be screened thorough mesh no greater than 6 mm and any artifacts should be collected according to their associated test pits.

2) Low lying and permanently wet terrain and areas that have been disturbed by twentieth century construction indicated on **Map 14** are considered to possess no archaeological potential and require no further assessment.

As noted above, this Stage 2 archaeological assessment was completed and, with the exception of identifying portions of two overgrown agricultural fields, no significant cultural remains were encountered. As such, it is the opinion of Horizon Archaeology Inc. that no further study is warranted.

5. Advice on Compliance with Legislation

This report **will be** filed will the Ministry of Culture, Tourism, Sport and Heritage Industries (MCTSHI) as a condition of licencing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O 1990, c. 0.18 (Government of Ontario 1990). The report is reviewed to ensure that it complies with the Standards and Guidelines issued by the Ministry (Ministry of Tourism and Culture 2011) and that archaeological fieldwork and report recommendations ensure the conservation, protection, and preservation of the cultural heritage of Ontario. When all matters relating to archaeological features within the project area of a development proposal have been addressed to the satisfaction of the MCTSHI, a letter will be issued by the MCTSHI stating that there are no further concerns regarding alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act*, R.S.O 1990, c. 0.18 (Government of Ontario 1990) for any party other than an licenced archaeologist to make any alternation to a known archaeological site or to remove any artifact or other type of physical evidence of past human use or activity from the property until such time that a licenced consultant archaeologist has completed archaeological fieldwork on the property, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the approved report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act* (Government of Ontario 1990).

Should any previously unknown or deeply buried archaeological resource be uncovered during development, they may represent a new archaeological site and are therefore subject to Section 48(1) of the *Ontario Heritage Act* (Government of Ontario 1990). In compliance with this section, the Proponent or person discovering the archaeological resource must cease all alterations of the site immediately and engage a licenced consultant archaeologist to carry out archaeological fieldwork.

The *Funeral, Burial and Cremation Services* Act, 2002, S.O. 2002 (Government of Ontario 2002) requires that any person that discovers human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

Archaeological sites recommended for further archaeological assessment or protection remain subject to Section 48(1) of the *Ontario Heritage Act* (Government of Ontario 1990) and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence issued by the MCTSHI.

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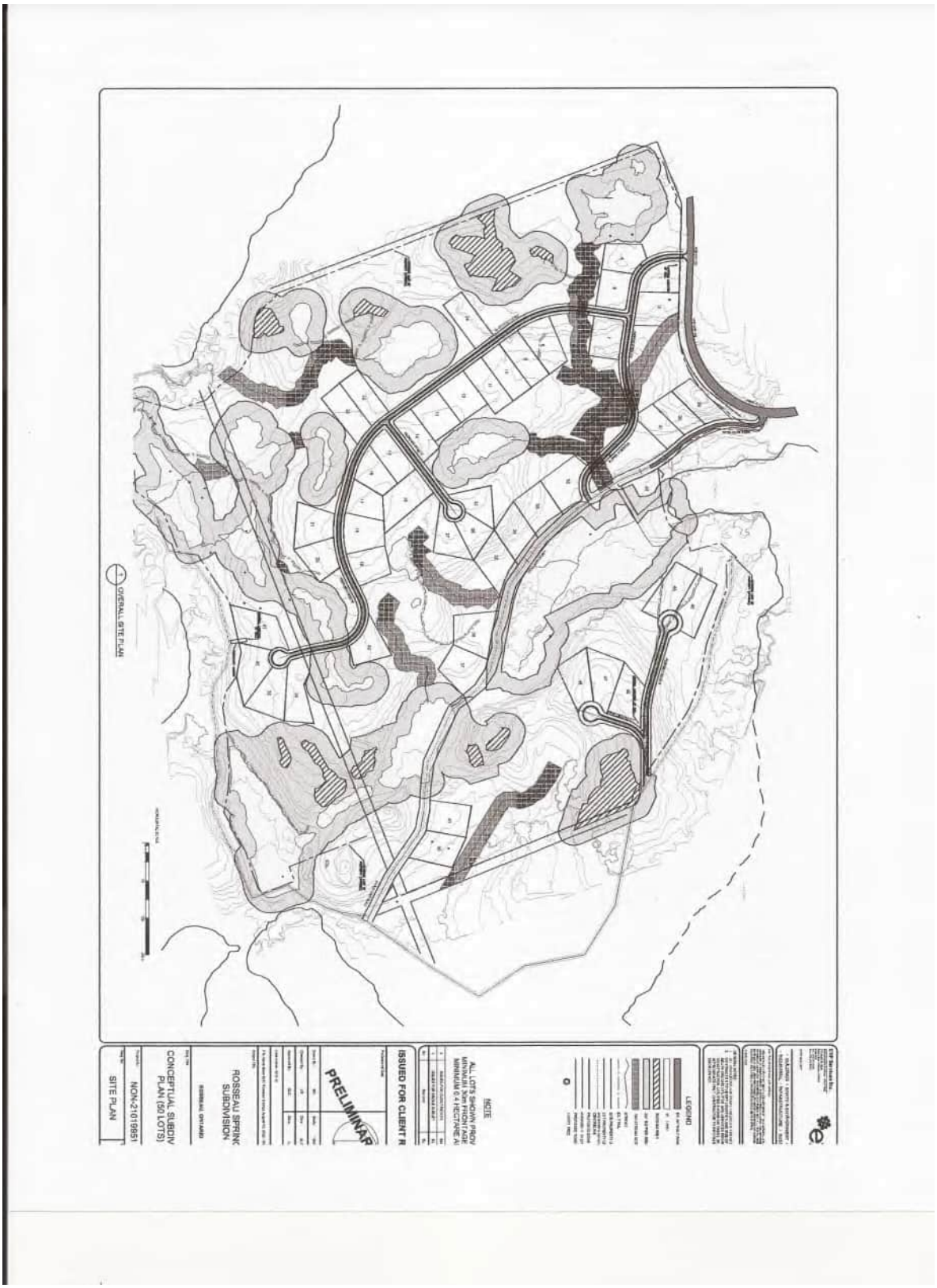
7. Maps



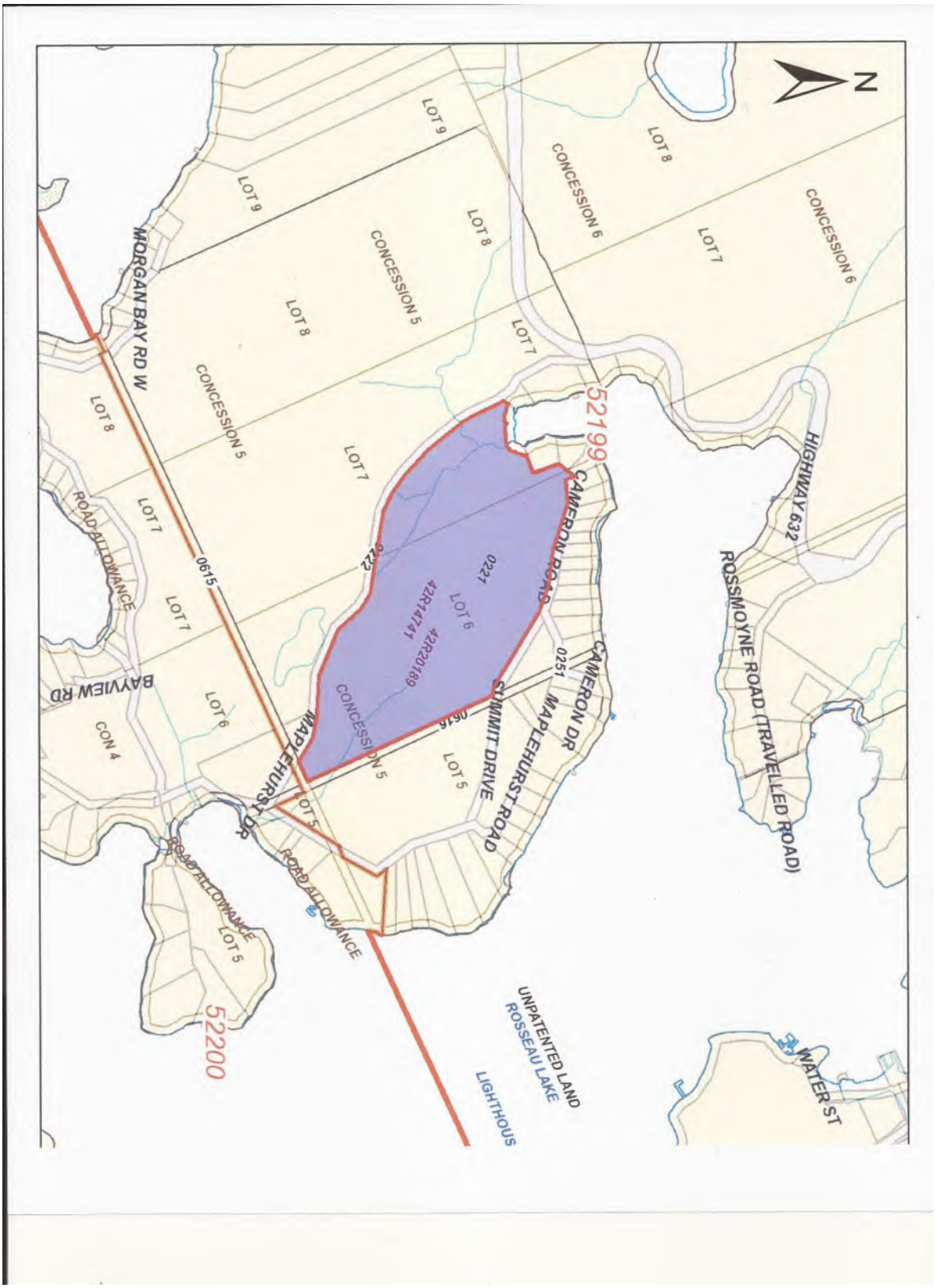
Map 1: General Location of Project



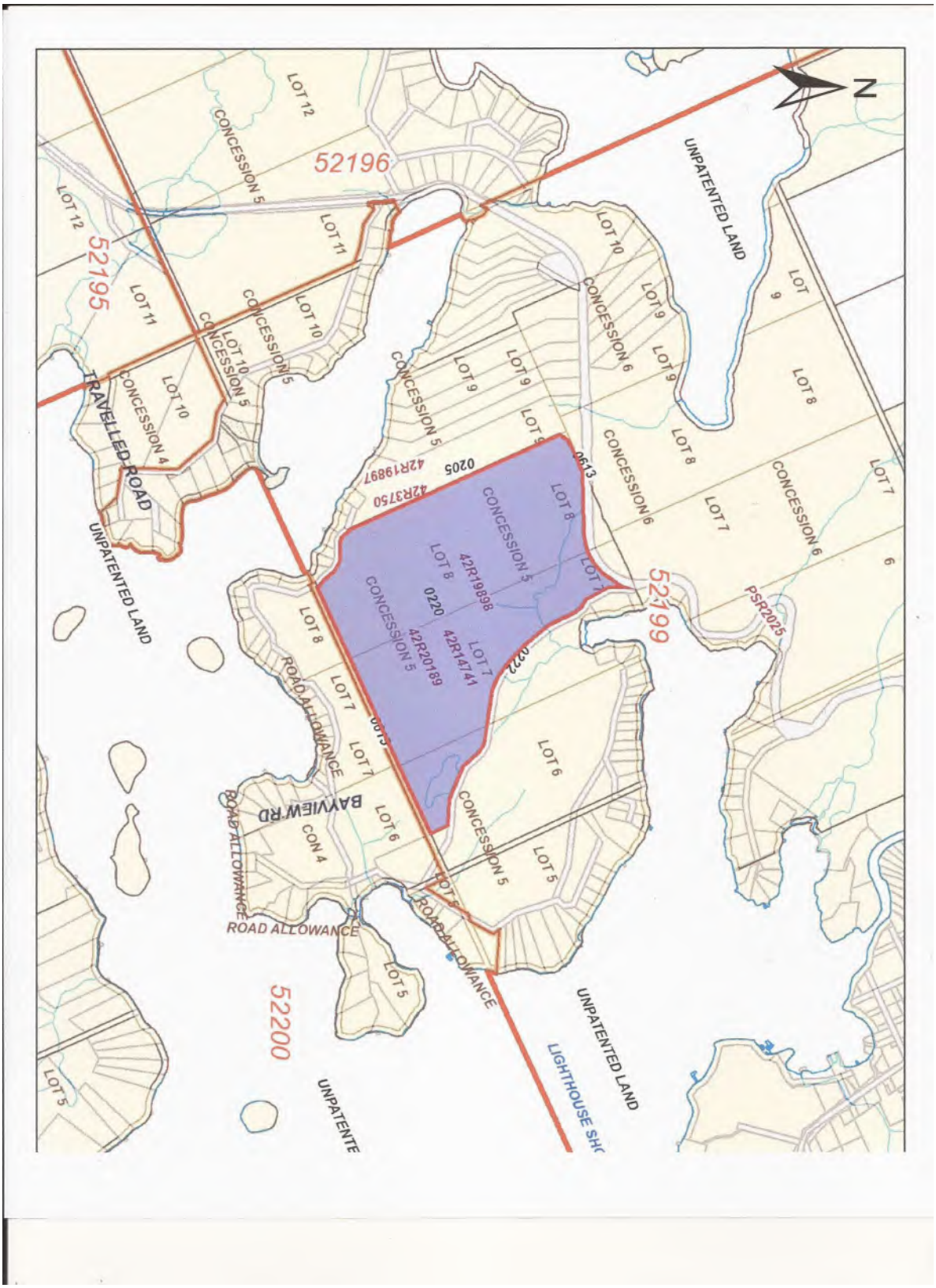
Map 2: Close Up of Project Location



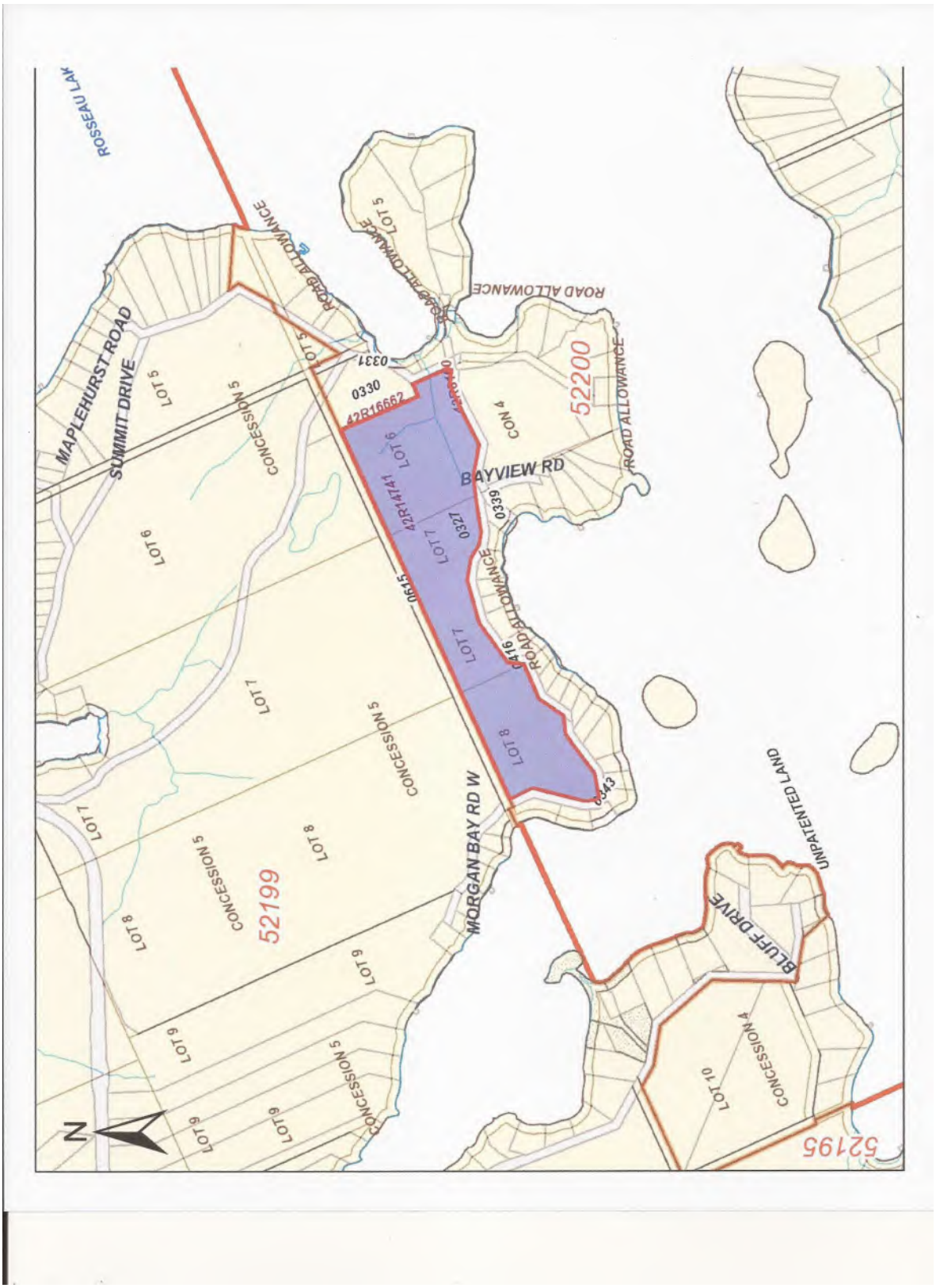
Map 3: Detail Project Location Showing All Proposed Lots



Map 4: Land Ownership Status



Map 5: Land Ownership Status



Map 6: Land Ownership Status

Map 7: Historic Map Showing Beley Ownership

Photos



Photo 1: Stage 1 Field Visit



Photo 2: Permanent Water Adjoining Lot 43



Photo 3: Typical Vegetation Coverage of Project Area



Photo 4: Lot 43 Overgrown Field During Stage 2



Photo 5: Lot 43 Showing Clear Demarcation of Field and Forest



Photo 6: View of Lighthouse from Tip of Peninsula



Photo 7: Old Vehicle Off Project Area



Photo 8: Lot 40 Overgrown Farm Field



Photo 9: Wire Fence on Lot 43



Photo 10: Barb on Fence on Lot 43

Rosseau Springs Limited

Residential Market and Preliminary Land Need Assessment

Rosseau Springs
Township of Seguin, Ontario

November 2024

nblc
N. Barry Lyon Consultants Ltd.

Rosseau Springs Limited

Residential Market and Preliminary Land Need Assessment
Rosseau Springs, Township of Seguin

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Disclaimer:

The conclusions contained in this report have been prepared based on both primary and secondary data sources. NBLC makes every effort to ensure the data is correct but cannot guarantee its accuracy. It is also important to note that it is not possible to fully document all factors or account for all changes that may occur in the future and influence the viability of any development. NBLC, therefore, assumes no responsibility for losses sustained as a result of implementing any recommendation provided in this report.

This report has been prepared solely for the purposes outlined herein and is not to be relied upon, or used for any other purposes, or by any other party without the prior written authorization from N. Barry Lyon Consultants Limited.

Executive Summary

N. Barry Lyon Consultants Limited ('NBLC') has been retained by Rosseau Springs Limited ('Rosseau Springs') to conduct a residential market and preliminary land needs assessment in support of an application to amend the Township of Seguin Official Plan and Zoning By-law. The proposal involves creating 50 residential lots on a 108-hectare property located southwest of Rosseau Village, in Seguin Township (herein, referred to as the "proposed development" and the "subject site"). The proposed development will feature single-detached dwellings on new, privately serviced lots with a road connecting to Highway 632 and possible recreational amenities, such as pickleball or tennis courts. The project aims to attract move-up and move-down buyers seeking year-round residences.

Market Demand and Demographics

The subject site's location near Lake Rosseau, a popular destination for seasonal cottagers and tourists, makes it highly marketable. The area is equally attractive to year-round residents who seek proximity to outdoor activities and community amenities. Rosseau Village, with its local businesses, boat launch, beach, and clinic, are key assets for these residents. However, during shoulder seasons, commercial services in Rosseau Village are limited, and residents typically travel to nearby urban areas for essential needs.

Seguin Township has experienced steady population growth over the past 30 years and more rapid growth since 2016, with population estimated at 5,361 persons as of 2023. This growth rate is slightly above the provincial average and is likely driven in recent years by in-migration, particularly from the Greater Toronto Area ("GTA"), due to remote work options. Seasonal residents converting to permanent homes have contributed to this trend, and the demand for residential properties is expected to continue from these groups, albeit at a relatively moderate pace relative to recent years. Based on historic demographic (household) growth, development activity (starts) and trends, it is reasonable to assume the local area could support demand for an average of 30 residential units per year targeting a year-round (non-seasonal) population-alone. This estimate of market demand is for non-waterfront lots but excluding that which is attributed to the Parry Sound West Minister Zoning Order ("MZO") lands.

Economic Factors and Housing Needs

A key challenge in Seguin Township is it dependence on a few key sectors, strong seasonality, and a potential shortage of housing, including a range of options. The popularity of vacation homes in the summer months in east Seguin has contributed to this issue, particularly during peak-economic activity, whereby supply is depleted and real estate prices are inflated.

The trend of persons 'moving north' or converting seasonal residences to full-time homes should be viewed positively as it adds to a stable labour force, household income and increased spending on a year-round basis. In turn, this can support local business and overall economic growth in the township so long as there is a suitable supply of vacant residential land to accommodate a full continuum of housing.

Land Supply and Development Forecast Reconciliation

NBLC assessment of market demand (of about 30 residential units per year, referenced above) indicates a potential need to accommodate 600 to 900 residential units over the next 20 to 30 years within the Township's settlement areas and all other areas, excluding on waterfront lots and the aforementioned MZO lands. Capacity to accommodate 20 years of such growth is the minimum requirement per the new Provincial Planning Statement ("PPS"). It is estimated that approximately 644 units may be accommodated on vacant residential lands within Seguin, with 239 units located in settlement areas and 405 units in all other rural areas, again excluding the MZO lands and waterfront lots. This analysis suggests that the Township likely has sufficient land to meet the minimum land requirement under the PPS (20 years of growth). However, using the maximum planning horizon of 30 years, there appears to be potential to increase the available residential land supply, such as through the approval of proposed projects.

Feasibility and Marketability of Land Supply

A full land needs assessment would typically be conducted by a municipality when updating its official plan, requiring a multidisciplinary team. This process would involve a comprehensive development forecast, a survey of vacant residential land supply, and high-level consideration of environmental constraints, such as proximity to sensitive shorelines, over-threshold lakes, or areas with capacity issues (e.g., trout lake). These latter factors were not fully addressed in this analysis. If a more detailed study were carried out, the estimated vacant land supply would likely reduce due to environmental issues and/or other practical limitations.

Vacant residential lands facing challenges—such as difficult lot configurations, steep grades, or environmental sensitivities—are less likely to be developed too. This is due to: high development costs; perception of risk (e.g. adjacency issues, approvability); and varying landowner motivations. As a result, many of the lands identified as developable / with capacity to accommodate future residential growth per the PPS may remain undeveloped and unable to accommodate actual growth within the planning horizon.

Key Issues and Implications

A constrained local housing market, driven by a limited supply of vacant residential land, has inflated property prices and rendered some developments economically infeasible. The proposed development addresses this issue in east Seguin by utilizing private well and septic systems, which reduce infrastructure costs. Furthermore, the project aligns with provincial policies aimed at expanding housing supply and enhancing economic resilience in the region.

The site offers a significant opportunity to bolster the residential land supply and meet short-term housing needs. Its proximity to a popular settlement area, coupled with a willing and capable landowner, enhances its potential to meet demand effectively. If developed as proposed, the project is well-positioned to alleviate immediate housing pressures.

Conclusion

The proposed residential development provides a strategic response to Seguin Township's housing challenges. It supports market demand for year-round residences while contributing to the economic vitality of local businesses. The project will contribute to a healthy residential land supply, and provide an opportunity for sustainable growth, making it a critical piece of the Township's future planning.

1.0 Introduction

N. Barry Lyon Consultants Limited ('NBLC') has been retained by Rosseau Springs Limited ('Rosseau Springs') to conduct a residential market and preliminary land needs assessment in support of an application to amend the Township of Seguin Official Plan ('OPA') and Zoning By-law No. 2006-125 ('ZBA'). The application proposes to allow residential lot creation on part of a 108-ha property located about 1.2 kilometres southwest of Rosseau Village, in the Township of Seguin (herein, referred to as the "subject site"). Currently, the subject site is designated *Rural and Resource Area* on Land Use Schedule A of the Official Plan and zoned *Rural Zone* ('RU') in Zoning By-law No. 2006-125 – both of which allow for some rural residential development – at a lower scale relative to what is proposed for the subject site.

Figure 1: Subject Site Boundary



Source: Geowarehouse, N. Barry Lyon Consultants Limited.

1.1 Surrounding Context and the Proposed Development

Though located near lands designated as *Shoreline Area* in the Township of Seguin Official Plan, the subject site is situated within a larger peninsula that separates Cameron Bay and Sucker Bay on Lake Rosseau. Most development on adjacent lands to the east, south, and west is concentrated along the Lake Rosseau shoreline, primarily comprising cottage dwellings and some year-round occupied houses (see **Figure 2**, for examples). Highway 632 is directly to the north, which provides access to the nearest full-service settlement area – Rosseau Village.

Figure 2: Examples of waterfront cottages on adjacent lands with frontage along Sucker Bay and Cameron Bay



Source: vrbo.com

The subject site is not a waterfront lot, nor is it accessible to the waterfront via public access. Furthermore, the proposed development is to be set back from adjacent waterfront properties to minimize views of the project from the lake.

Within this context, Rosseau Springs proposes to develop the subject site with a total of 50 residential lots that would capitalize on the natural landscape (see **Figures 3** and **4**). Single detached dwellings would be set back from a new, winding local road that follows the natural contours of the land. This design would result in potential for a visually appealing mix of residential orientations that showcase the woodland setting.

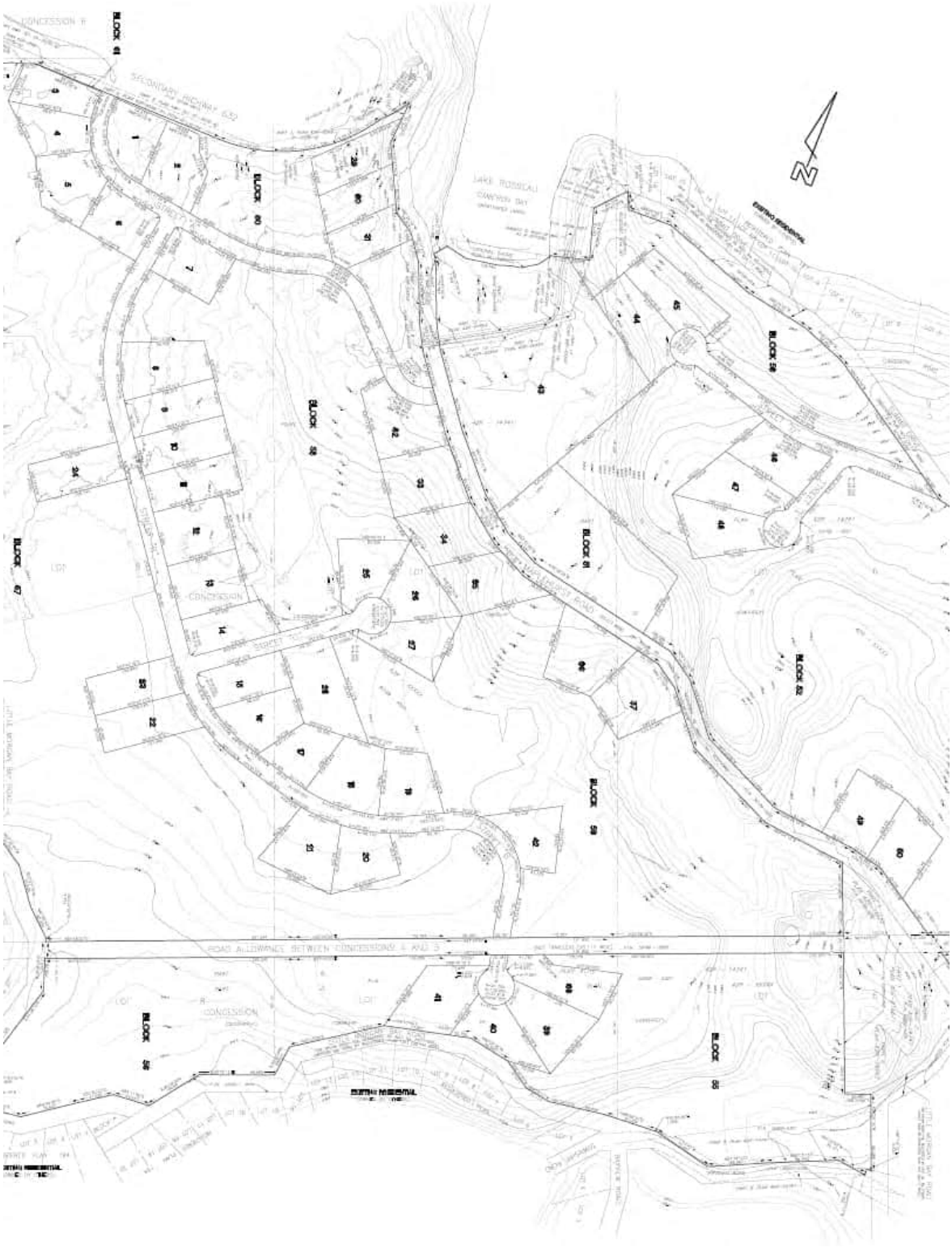
Access to the residential lots would be provided via a new local road, which would be developed by Rosseau Springs, and connect directly to Highway 632. Concurrently, hydro service would be introduced to each lot. As proposed, the local road would then be conveyed and assumed by the Township to allow for maintenance and year-round clearing. In addition, Rosseau Springs plans to develop a pickleball and/or tennis courts within the subject site for shared use by residents of the new community. In this instance, the communal courts would be owned and maintained by Rosseau Springs. A walking trail is also proposed through the site.

Future lot owners would be responsible for seeking individual building permits for the development of single detached homes, as well as for the installation of private well and septic.

Figure 3: Sample Landscaping, Site Planning, and Conceptual Designs



Figure 4: Draft Plan of Subdivision



Source: MTE Ontario Land Surveyors Ltd. April 16, 2024.

To ensure a cohesive and visually appealing environment within this freehold project, Rosseau Springs proposes to prepare design controls regulating the character of new development. These controls may address aspects of development not regulated by local zoning, such as architectural style, materials, and landscaping. These controls would seek to reinforce the established character of the larger Seguin and Lake Rosseau area with respect to changes proposed by both initial and future property owners within the Rosseau Springs community.

Given this context—specifically the subject site's lack of waterfront access or views —the project is anticipated to appeal to a combination of move-up and move-down buyers seeking year-round residences and a lower-cost option relative to Seguin's current housing stock. This would likely include more mature households who are entering retirement, which is a market segment that tends to be very active, compared to previous generations, and typically seek opportunities for a healthy lifestyle that would be afforded by this project. Additionally, the project is likely to attract younger households looking for alternative living options, away from the high cost of housing in the Greater Toronto Area ("GTA"), as well as desiring a more tranquil lifestyle. This housing would widen the continuum of housing options for these key demographics, addressing emerging needs, which are discussed further in the next sections of this report.

1.2 Report Purpose

The purpose of this report is to provide a high-level residential market assessment to understand the potential depth of demand for (non-waterfront) residential development, as is proposed at the subject site. Additionally, this report evaluates the merits of residential lot creation to satisfy potential land need within the Township, particularly considering key provincial policy direction.

1.2.1 Report Structure

The following steps have been undertaken by NBLC to complete this market and land need assessment, which is presented in the following report structure:

- **Section 2:** Provides an overview of the subject site and market context;
- **Section 3:** Summarizes potential and assumed residential development forecasts for the purpose of this report;
- **Section 4:** Summarizes relevant growth management policies of the new Provincial Planning Statement (October 2024) and the in-force and in-effect Official Plan (Approved October 2007);
- **Section 5**: Provides a preliminary assessment of the supply of vacant residential land and reconciles this supply against estimated development forecasts over the next 30 years; and,
- **Section 6**: Concludes by commenting on the marketability of the vacant residential land supply and potential risks of having constrained development boundaries in the context of economic growth and resiliency of the township moving forward.

2.0 Subject Site and Residential Market Context

2.1 Subject Site Context

Moreso than its location in Seguin Township, the subject site is particularly marketable given its location (including its name recognition) being at the northmost tip of the Muskoka Lakes – in this case, Lake Rosseau. Lake Rosseau is renowned for its natural beauty, featuring clear waters, lush forests, and rugged granite outcroppings that create a picturesque and serene environment. The quality of lake water also makes it ideal for activities like swimming, fishing, and boating. Given these attributes, as well as being a two-hour drive from the GTA, Lake Rosseau has established itself as a destination across Canada and internationally for seasonal cottagers and tourists alike seeking an authentic Muskoka experience. Notwithstanding the area's seasonality, its equally popular in this regard to local residents who live in the area on a year-round basis and would similarly be attracted to the area for summer and winter activities.

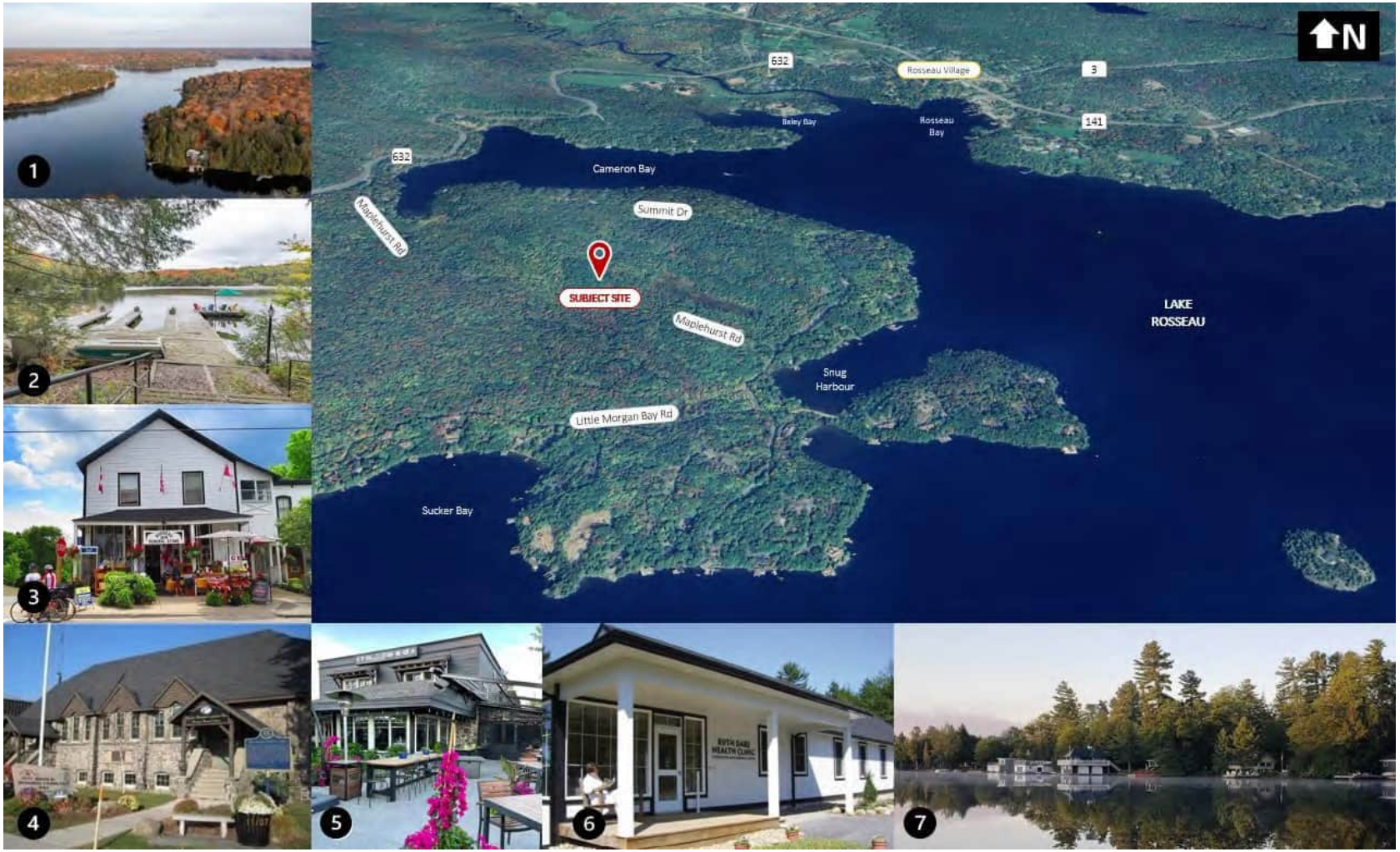
With this context, the local area is particularly attractive to seasonal and local residents given its close proximity to Rosseau Village. Rosseau Village is one of four primary settlement areas in the Township, encompassing just over 2.0 square kilometres. Despite its small size, Rosseau Village has a handful of local businesses, including smaller shops (e.g., book, clothing, and general merchandise retail stores, an LCBO, bakeries, coffee shops and restaurants) – all of which are accessible by water – contributing to a quaint lake-side village atmosphere. Access to the waterfront is available to all at the Rosseau Waterfront Park, which includes a boat launch, beach, playground, and washroom facilities and hosts seasonal markets.

Rosseau Village offers various community services too. Facilities include the Rosseau Memorial Community Hall, which serves as a hub for local gatherings, and the Rosseau Community Centre, which provides a space for recreational programs as well as being home to the Rosseau Public Library. For healthcare needs, residents and visitors rely on the Rosseau Nurse Practitioner-Led Clinic, on Victoria Street, which provides a range of primary care services. During peak summer months, the clinic operates as a walk-in clinic.

Many of these commercial and other uses are also a source of local employment. Assuming suitable housing options are available, local residents would be attracted to this area to reduce commute times and associated costs and enjoy access to the above referenced amenities.

The closest school to Rosseau Village is Rosseau Lake College, an independent co-educational boarding and day school for students in Grades 7 to 12. The closest public and separate schools are located about a half hour drive north in two other main settlement areas in the Township– Humphrey and Foley Centre. Humphrey also benefits from a community centre, including a library and rink. In this regard, Humphrey is relatively more attractive as a settlement area to young-family households.

Figure 5: Subject Site and Surrounding Area Context



Notes: 1) Aerial view of Cameron Bay looking east; 2) Typical waterfront view looking north to Sucker Bay; 3) Rosseau General Store in Rosseau Village; 4) Rosseau Community Centre; 5) Crossroads Restaurant; 6) Ruther Dar Health Clinic (Nurse-Led Practitioners Clinic; 7) Typical view from the water to Lake Rosseau Cottages. Source: vrbo.com; seguin.ca/en/news ; google images.

During the shoulder and winter months, it is important to note that commercial service levels in Rosseau Village tend to be reduced. This is a direct result of a reduced customer base. During this time, local residents would likely travel further to larger urban area, such as Port Carling, MacTier, or Parry Sound for access to daily needs (e.g., full-size grocery store).

2.2 Historic Population and Household Growth

Overall, the Township of Seguin has an estimated population of 5,361 as of 2023 (5,280 residents, based on the most recent 2021 Census), which has been growing over the past several decades. The Township was first established in 1998 through the amalgamation of several smaller municipalities and unorganized areas. Combining the incorporated townships and villages, it is estimated that the local population and number of occupied private (non-seasonal) households (herein, referred to as "households") increased over the last 30 years, on average, by about 9.4 % and 11.4% between Census periods. This is equivalent to about 63 local residents and 29 households per year. This rate of growth is slightly greater than that experienced at the provincial level (of 6.8%% and 11.0%, respectively). These growth rates are generally indicative of shrinking household sizes – potentially the combined effect of delayed household formation, an aging population, higher rates of separation, divorce or becoming a widower – all of which have implications for the delivery of housing.

In more recent years, population growth has been much higher, with the population and households increasing by 23% and 18% respectively. This rapid growth is driving increased demand for housing, which is absent any estimation of seasonal housing demand.

The seasonal population in Seguin, which typically is attracted to the area during the summer months, is estimated to be comprised of an additional 8,209 persons[1]. While a significant component of persons in the area, emphasis throughout the remainder of this report is placed on growth and accommodation of local residents and households, associated development forecast, and the resulting land need given the purpose of this report.

While growing, it is important to note the local population and number of households tends to fluctuate significantly. This variability is particularly evident when comparing Census periods against the province. In particular, reduced and negative population and household growth are observed relative to the province between the 1996 and 2001 and 2006 and 2011 Census periods. These fluctuations are likely explained by the area's reliance on spending by a seasonal population and the impacts of recessionary periods on the local economy.

[1] Prepared by Hemson Consulting for the Township of Seguin (August 8, 2024). 2024 Development Charges Background Study, Report for Public Consultation.

Table 1

Population and Private Household Growth, 1991 to 2021												
Census Year	Seguin						Ontario					
	Census (Permanent) Population	Growth	% Change	Occupied Private Households	Growth	% Change	Total Censis (Permanent) Population	Growth	% Change	Occupied Private Households	Growth	% Change
1991 [1]	3,378	-	-	1,270	-	-	10,084,885	-	-	3,376,875	-	-
1996 [1]	3,654	276	8%	1,455	185	15%	10,753,573	668,688	7%	3,660,000	283,125	8%
2001	3,698	44	1%	1,465	10	1%	11,410,046	656,473	6%	4,219,400	559,400	15%
2006	4,276	578	16%	1,730	265	18%	12,160,282	750,236	7%	4,555,025	335,625	8%
2011	3,988	-288	-7%	1,630	-100	-6%	12,851,821	691,539	6%	4,887,505	332,480	7%
2016	4,304	316	8%	1,820	190	12%	13,448,494	596,673	5%	5,169,175	281,670	6%
2021	5,280	976	23%	2,140	320	18%	14,223,942	775,448	6%	5,607,370	438,195	8%
Total / Average:	5,280	63	9.4%	11,510	29	11.4%	14,223,942	137,969	6.8%	5,607,370	74,350	11.0%

Source: Statistics Canada, Census Profile; Hemson Consulting, 2023. Notes: 1. Best estimate based on combined population of incorporated townships and villages comprising the Township of Seguin today.

Table 2

Labour Force Indicators					
Parry Sound and Muskoka Census Division, 2011 to 2021					
		2006	2011	2016	2021
Muskoka	In Labour Force	30,430	29,335	30,515	32,590
	Employment	29,040	27,170	28,345	29,060
	Unemployed	1,385	2,160	2,175	3,530
Parry Sound	In Labour Force	19,950	20,345	20,065	20,715
	Employment	18,610	17,950	18,195	18,645
	Unemployed	1,340	2,395	1,875	2,070
Combined	In Labour Force	50,380	49,680	50,580	53,305
	Employment	47,650	45,120	46,540	47,705
	Unemployed	2,725	4,555	4,050	5,600

Source: Statistics Canada, Census Profile.

2.2.1 Employment Insecurity and Impacts on Population and Household Growth

A key driver of population and household growth in any geographic area is its economic base, prevailing economic conditions, employment opportunities and job security. In this instance, much of the local areas labour force is inherently tied to cottage and visitor-driven industries, generating employment in a few key sectors such as:

- **Tourism and Hospitality:** The region's appeal as a cottage destination sustains many jobs in hotels, lodges, restaurants, and recreational facilities, especially in peak summer months
- **Retail and Local Services:** Numerous small businesses provide employment in grocery stores, specialty shops, marinas, and service sectors too; and,
- **Construction and Trades:** The ongoing development and maintenance of seasonal cottages, houses, and recreational equipment support jobs in construction and skilled trades.

Albeit less prevalent, other sectors within the local economy include those related to resource extraction and management as well as population-related sectors (e.g., education, healthcare, administration). Having a stable population base is critical to supporting efficient delivery of these population-related sectors.

As a result of a less diversified economy, places like Seguin are often more vulnerable to economic downturns. During recessions, discretionary spending typically decreases, leading to reduced travel, cottage purchases, rentals, and other non-essential services, which can severely impact tourism-dependent regions. Seasonality compounds these effects, as a recession may reduce visitor numbers and spending during a more limited peak season, affecting local businesses that rely on revenue surges. Risk of closures and job losses during prolonged downturns tend to be more pronounced and can lead to outmigration of the local population in search of work[2], especially if access to housing is challenging as well as the cost of living.

Concurrent with reduced to negative local population and household growth, the local labour force also decreased (see **Table 2**, on the previous page). In fact, the labour force did not return to its 2006 size until after the 2016 Census. Typically, a shrinking labour force also contributes to an aging community too (see **Table 3**, on the following page).

[2] Carson, D., Carson, D. & Lundmark, L. (2014). *Tourism and Mobilities in Sparsely Populated Areas: Towards a Framework and Research Agenda. Scandinavian* Journal of Hospitality and Tourism 14 (4): 353-366

2.3 Residential Development Activity

Theoretically, if fertility rates are stable and all other factors are equal, long-term household growth and residential start activity should grow at a similar rate. Over the last 75 and 50-year periods, the average number of annual housing starts was 26 and 29 units per year, respectively (see **Table 4**, on the following page).

While population and household growth in the area has fluctuated, particularly in the last 20 years, residential development activity has not kept pace as indicated by CMHC starts. For example, over the past 30 years, average household growth was 29, while starts were 24. In the last 10 years, average household growth was 51, compared to only 7 starts, and in the past 5 years, average household growth was 64, with just 21 starts. **Table 5**, on the following page, illustrates this deviation. Almost all of these starts have been in the form of single detached dwellings (see **Table 4**).

Practical factors often cause these two metrics to misalign and potentially diverge. Some of the household growth is possibly a result of seasonal residents converting to permanent residents, without necessitating purchase of a new unit.

A slowdown in housing delivery is also not necessarily indicative of demand but rather can often reflect a combination of factors related to the economics of development. These include the rise in interest rates and construction costs, which began in the aftermath of the 2008-2009 recession and have continued to affect the market today, as well income growth that has not been commensurate with market pricing and construction costs, as well as persistent challenges such as a lack of access to skilled trades. These issues, combined, can create capacity constraints within the residential construction industry, preventing the delivery of new housing at a pace sufficient to meet demand. This situation is observed broadly across the Province at the current time, which is causing price growth and eroding affordability as housing supply continues to fall below demand.

2.4 The Local Resale Market

The local (non-waterfront) resale market naturally helps address some local housing demand in areas experiencing high population and household growth. However, this is not a sustainable long-term solution if the municipality continues to attract more households and increase in size. This issue is especially pronounced when the resale housing supply is imbalanced to begin with, already offering limited choice, with market conditions favoring sellers and driving up pricing.

Table 3

Population Age Distribution Township of Seguin, 2016 to 2021												
	2006	%	2011	%	2016	%	2021	%	Change 2006- 2016		Change 2011-2021	
0-19 (Children)	885	21%	780	20%	735	17%	830	16%	-150	-17%	50	6%
20-24 (Students / New Grads)	205	5%	155	4%	185	4%	235	4%	-20	-10%	80	52%
25- 39 (Prime Renters / First-Time Buyers)	505	12%	530	13%	545	13%	745	14%	40	8%	215	41%
40 - 54 (Move-Up Buyers / Families)	1,010	24%	875	22%	850	20%	835	16%	-160	-16%	-40	-5%
55 - 64 (Young Downsizers)	805	19%	765	19%	830	19%	1,130	21%	25	3%	365	48%
65 - 79 (Mature Downsizers)	710	17%	725	18%	965	22%	1,190	23%	255	36%	465	64%
80+ (Elderly)	160	4%	165	4%	205	5%	315	6%	45	28%	150	91%
Total/ Average	4,280	100%	3,995	100%	4,315	100%	5,280	100%	35	1%	1,285	32%
Source: Statistics Canada, Census Profiles.												

Table 4

Township of Seguin Annual Housing Starts, Pre-1945 to 2021						
Dwelling Unit Type	Singles	Rows	Apartments	All units	Avg. Annual Units	Household Growth
	155	0	0	155	-	
1945-1960	265	0	0	265	18	
1961-1970	245	0	0	245	25	-
1971-1980	385	0	0	385	39	
1981-1990	325	0	0	325	33	
1991-1995	145	0	0	145	29	37
1996-2000	110	0	0	110	22	2
2001-2005	140	0	0	140	28	53
2006-2010	125	0	0	125	25	-20
2011-2015	65	25	0	90	18	38
2016-2021	105	0	0	105	21	64
Total	2,065	25	0	2,090	-	-
	99%	*1%*	*0%*	*100%*		
				Average - Last 75 Years	26	
				Average - Last 50 Years	29	
Hemson Consulting, Draft Seguin Township Development Charge Bacground Study, August 2024; Statistics Canada, 2021 National Household Survey Special Run; N. Barry Lyon Consultants Limited.						

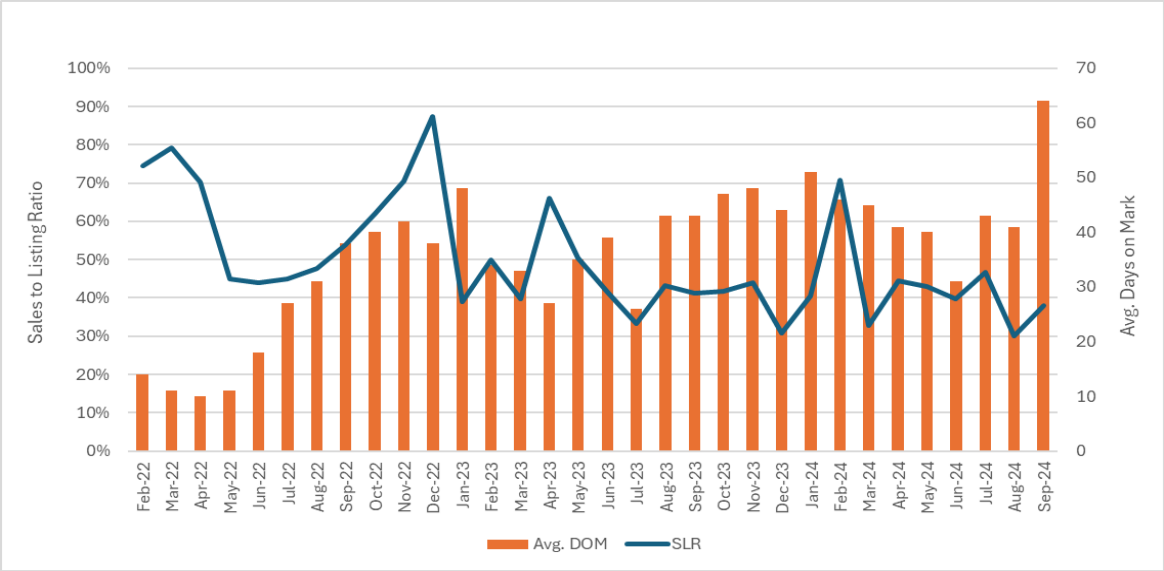
Table 5

Historic Private Household and Resiential Starts by Census Period Township of Seguin, 1991 - 2021			
	Avg. New Population Growth / Year	Avg. Occupied Private Households / Year	Avg. Annual Residential Starts
Last 30 Years (1991-2021)	63	29	24
Last 15 Years (2006-2021)	67	27	4
Last Ten Years (2011 - 2021)	129	51	7
Last 5 Years (2016 -2021)	195	64	21
Source: Statistics Canada, Census Profile; Hemson Consulting, Draft Seguin Township Development Charge Background Study, August 2024; Statistics Canada, 2021 National Household Survey Special Run.			

The following provides an overview of local housing conditions:

- In recent years, the local resale market has fluctuated between a balanced market and a seller's market. For instance, in the late 2010s, leading up to the COVID-19 Pandemic (the "Pandemic"), the local market was firmly a seller's market. This was marked by key indicators, such as low days on market ("DOM")—typically less than 40 days—and a sales-to-listing ratio ("SLR") exceeding 60%. These conditions drove price appreciation well above inflation and outpaced changes in borrowing costs.
    - Typically, an SLR of between 40% and 60% is considered a balanced market, as well having an average DOM of about 30 to 40 days.
- The 'sellers' market only intensified during the Pandemic. By its peak in Q1 2022, the average DOM had dropped to a low of 10 days, while the SLR reached nearly 90% (see **Figure 6**, below). Homes were effectively being absorbed into the market faster than they could be listed. This market activity coincides with when the Bank of Canada's ("BOC") lending rate were at the lowest too (0.25%).
- Following a rapid increase in the BOCs overnight lending rate, of 4.5-basis points over 12-months, the local resale market has shifted to more 'balanced' conditions – but not a 'buyers' market.
- Resale pricing has also increased dramatically over the past few years, resulting from the same supply-demand imbalance and other economic conditions identified above. For example, average pricing of non-waterfront residential properties in the Lakeland North district has increased around 75% since 2019, from around $400,000 to around $700,000.
- As the BOC continues to reduce the overnight lending rate, and new lending rules come into effect for first-time home buyers as of December 2024, it is expected that resale activity will increase and the local resale market will likely shift back to a 'sellers' market. As a result of these market conditions, areas like Seguin where delivery of new housing appears to be low, existing housing supply is likely to remain a major issue.

Figure 6: Key Indicators in the Lakeland North Residential (Non-Waterfront) Market, 2022 to Present



Notes: Lakelands North includes the Algonquin Highlands, The Archipelago, Bracebridge, Dysart et al, Georgian Bay Township, Gravenhurst, Highlands East, Huntsville, Lake of Bays, Minden, Muskoka Lakes, and Parry Sound. 2. Resale data excludes cottages, vacant land, condo and commercial properties. Source: N. Barry Lyon Consultants Limited; CREA; https://muskoka-realestate.ca

Figure 7



Source: N. Barry Lyon Consultants Limited; https://muskoka-realestate.ca/2023-year-in-review-muskoka-real-estate-market/

2.5 Structural Shifts in the Local Housing Market

In the aftermath of peak resale activity, the local population was estimated to be 5,361 persons based on Township estimates as of 2023[3]. Discussed further in the next section of this report, this total local population estimate far exceeded that which was forecasted by the Township in its current Official Plan.

In large part, this faster rate of growth is attributed the adoption of hybrid and work-from-policies[4,5] as many households left the GTA in search of space and nature[6]. Cottage country offered the chance for outdoor activities and a slower pace of life, which became more appealing during the Pandemic. The shift to remote work made it possible for people to live further from their offices, giving them the freedom to relocate without worrying about a daily commute. At the same time, property prices in cottage country were often lower than Toronto, making it financially appealing to move away from the high cost of urban living[7]. While many workers have been mandated back to the office, this is seldom on a full-time basis, some have not returned at all, and others may have transitioned into early retirement in-lieu of returning to the GTA.

2.6 Key Observations

Recent population growth can likely be attributed to people moving north, either by converting seasonal residences into permanent homes or purchasing new ones. This trend appears set to continue, albeit at a more moderate pace compared to the early 2020s.

As a result of this increased growth and housing demand, housing conditions in the resale market tightened and housing prices increased substantially. This has resulted in there being very limited housing options available to a permanent population that might work in the local economy. Assuming there are no constraints on new housing delivery, demand is expected to remain strong looking forward, particularly in areas where the resale market offers limited supply and choice.

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[3] Prepared by Hemson Consulting for the Township of Seguin (August 8, 2024). 2024 Development Charges Background Study, Report for Public Consultation.

[4] Epp, S., Gibson, R., Fullerton, C. (2022). *The Urban Exodus: Understanding the Impacts of Migration to Rural Ontario as a result of the Covid-19 Pandemic.* University of Guelph.

[5] McQuillan, K. (2024). *Leaving the Big City: New Patterns of Migration in Canada.* University of Calgary, School of Public Policy 17 (06).

[6] CBC/Radio Canada. (2022). More people leaving Toronto, Montreal for smaller pastures as Pandemic Hastens Urban Exodus | https://www.cbc.ca/news/canada/urban-exodus-canada-toronto-montreal-covid-19-1.6313911

[7] Chipadminiam. (2023). *Pandemic pushing Canadians to rural areas?: HomeEquity Bank*. CHIP. https://www.chip.ca/reverse-mortgage-resources/lifestyle/are-canadians-migrating-to-rural-areas/

3.0 Population and Households Projections

Last approved in 2007, the Town of Seguin Official Plan estimated that the Township would have a local population of 5,150 persons by 2026. As illustrated in **Table 1**, in the previous section, Seguin has achieved a population of 5,280 residents as of the 2021 Census period. This is despite periods of slow to no growth, as discussed previously. Again, the local population has continued to grow at a greater rate than anticipated, now estimated at 5,361 local residents as of 2023.

Overall, the current Official Plan does not provide relevant population and residential development forecasts to test sufficiency of vacant residential land supply against potential need. Population and household forecasts in official plans are typically considered crucial for guiding a community's long-term growth and ensuring that land use, infrastructure, and services align with anticipated needs. Most population projections at the community level are prepared using an age cohort model that ages people in place by year, projects birth by applying assumed fertility rates by age of the female population, projects deaths by applying assumed mortality rates by age and gender and assumes an annual profile for net migration by age and gender that that reflects on past trends. Sometimes missing from this approach is the link between economic migration and associated aspirations of a community. As a result, forecasts can often be subject to underestimation, particularly if impacted by positive economic cycles.

In particular, the Official Plan underestimated growth between the 2016 and 2021 Census period, which increased on average by 195 person and 64 households per year. As previously referenced, this high growth is partly attributed to the Pandemic, adoption of "Work-from-Home" policies, and a move north by many households from the GTA. It is expected that these movers will remain, as it would be difficult to re-enter the GTA housing market. Given some industries adopted permanent work-from-home polices, new households may continue to explore similar opportunities. As such, the trend to 'move north', on a year-round basis, may moderate but is likely to stay, presenting a structural shift in the local residential market. Such structural shifts could not be anticipated and would not be captured if wholly relying on pre-Pandemic demographic or housing start indicators to estimate future residential growth.

Understanding that growth projections in the current Official Plan are outdated and were underestimated, the draft Development Charge Background Study for the Township of Seguin, dated August 8th, 2024, was reviewed. This study provides updated population and development forecasts but only over a 10-year time horizon to 2033 based on limitations of the Development Charges Act. The forecast estimates a total increase of 2,463 persons and 1,210 households between the years 2024 and 2033. On an annualized basis, this equates to a net increase of 246 persons and 121 households per year.

- At face value, the development forecast of 121 households per year appears to represent a significant increase in growth compared to historic demographic and development activity. However, this high growth expectation is predicated on pent-up demand for housing in and around the Town of Parry Sound, with demand to be accommodated just outside of the urban area on lands within the Township of Seguin. These lands were approved for residential development through a Ministers Zoning Order ("MZO") and are referred to as the 'West Parry Sound' lands.
- Removing growth allocated to the MZO lands, the population and residential forecast is reduced to 260 persons and 200 households over the next ten years, or 26 persons and 20 households, on an annualized basis (see **Table 6**, below). This growth is assumed for all other municipal lands, including both within settlement areas, like Rosseau, and as appropriate in "All Other (Rural) Areas". In other words, upwards of 100 units of growth (or over 80% of the development forecast) are allocated to the MZO lands.

Table 6

Township Seguin Populatoin and Household Forecast, 2024-2033						
Year	Total Local Population	Growth	Total Households	Household Growth by Area		Total Growth
				MZO Lands	All Other Areas	
2024	5,388		2,193	0	0	0
2025	5,414	26	2,213	0	0	20
2026	5,420	6	2,233	0	0	20
2027	5,446	26	2,253	0	0	20
2028 [1]	5,808	362	2,423	150	20	170
2029	6,190	382	2,593	150	20	170
2030	6,540	350	2,763	150	20	170
2031	7,001	461	2,983	200	20	220
2032	7,454	453	3,203	200	20	220
2033	7,851	397	3,403	180	20	200

Notes: 1. Increase in household growth (150 households) assumes strong uptake of lands in MZO lands starting in 2028. However this growth in contingent on servicing these lands. Further increase in household growth (by additional 50 households per year)as of 2031 is allocated to MZO assuming some degree of market momentum). The delta of the 150 and 170 occupied households (20 households) is assumed to be households forecasted for all other areas - settlement areas and rural areas - accommodating permanent households, and held constant for the forecast period.
Source: Hemson Consulting, Draft Seguin Township Development Charge Background Study, August 2024; Statistics Canada, Census of Canada.

- The MZO lands will require identification of a servicing solution and introduction of municipal services before the initial residential permit can be drawn. Currently, a 2028 timeline to service these lands has been put forward. However, a high-level environmental assessment to select a servicing strategy only commenced in the summer of 2024, and this timeline may be ambitious. If not achieved, there may be a prolonged period of pent-up or spill-over demand in other areas.

While some spill-over demand would suggest greater need than 20 units per year, over the next ten years, the West Parry Sound area has different location attributes than the subject site or Rosseau Village. Geographically, the MZO lands are about a 30 to 45-minute drive away and would naturally attract different purchaser groups. Additionally, higher density forms of development are contemplated on the MZO lands (including a mix of single-detached to apartments) than is typically developed in areas like the subject site location.

3.1 Extrapolation of Historic Demographic Indicators and Trends

At the time of writing this report, the Township of Seguin Official Plan is under review. If and when the Township prepares a long-term population and development forecast to test the adequacy of land supply, economic migration and aspirations should be included with a view to support a sustainable and resilient local economy. In addition, recent trends and structural shifts in the local residential market should be considered.

Over the past 30 years, spanning approximately five economic cycles, household growth has often outpaced development activity as well as the forecasted development rate of 20 residential units per year over the next decade. Additionally, current trends in the resale market suggest an increasing shortage of housing options. This challenge persists when accounting for market choice.

Setting aside only the minimum amount of land required to accommodate population and household growth (e.g., demand of 20 units per year) is not an ideal solution. Instead, providing a continuum of housing is preferred, as it ensures a range of options that meet the diverse and evolving needs of the community over time. This approach supports social and economic goals by offering housing that aligns with various financial capacities, household sizes, and life stages.

The total supply of vacant lands available to meet market demand and provide choice remains uncertain, particularly if delays occur in delivering the MZO-designated lands. Even when these lands become available, they may not address the needs of all households, especially those with household maintainers working in cottage-related, hospitality, or tourism sectors to the south of the region. Such households are more likely to prefer locations closer to Lake Rosseau and the broader Muskoka Lakes area to reduce transportation costs and improve quality of life.

In areas economically reliant on tourism, municipalities should adopt land use and housing strategies that account for seasonal population surges during periods of strong economic activity. These surges often place significant pressure on housing, stretching the capacity of the local economy and housing stock. Proactive planning for these fluctuations can mitigate housing shortages and price spikes and support greater attainability for local residents. Additionally, by addressing demand peaks, municipalities can strengthen local economic resilience, attract new households, and encourage industry diversification. Forward-looking planning also enables

communities to retain some seasonal growth on a year-round basis. Seasonal cottages, for example, can be converted into permanent residences, while seasonal workers or short-term residents may transition into full-time residents.

The trend of individuals relocating 'north' should be viewed as an economic opportunity, as it can result in direct and indirect impacts in the local construction industry in terms of jobs and contribution to GDP, as well as having more enduring impacts such as fostering more stable, jobs, household income, and year-round spending. In turn, this has positive implications for retail and service-oriented businesses in areas like Rosseau Village, and help increase the municipality's tax base. The proposed project is expected to appeal to potential buyers seeking year-round residences, aligning with this trend and positive impacts.

From a residential market and long-range planning perspective, the short-term development forecast of 20 units per year appears low and likely underestimates total demand. Instead, market demand over the longer term is estimated to range from 25 to 35 households annually. However, planning for the high end of this range could be considered appropriate for the abovementioned reasons, as well a recognizing reduced potential risk in terms of delivery of infrastructure given the reliance on well and septic to service growth. The mid-point of this range (30 units) is conservatively recommended for planning purposes, which assumes favorable economic conditions, continued (albeit moderating) in-migration of full-time residents from the GTA, and a land market capable of accommodating periods of high demand.

4.0 Policy Context

4.1 Provincial Planning Statement, 2024

The Province of Ontario (the "Province") provides policy direction to local municipalities with respect to growth management. In 2022, the Province initiated a review of the 2020 Provincial Policy Statement ("PPS") and undertook consultation between April 6 and May 12th, 2024. This resulted in new and updated policies that seek to increase housing supply, make land available for development, provide infrastructure to support development, balance housing with resources, and improving implementation of the Housing Supply Action Plan (May 2nd, 2019). The new PPS took effect on October 20th, 2024, consolidating and replacing the former PPS and the 2019 *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan") into one planning policy framework.

All local official plan documents must be brought into conformity with the new PPS, as they are reviewed and updated, in this case including the on-going Township of Seguin Official Plan comprehensive review. The following provides a summary of the key growth management policies that would be considered during this official plan review process as it relates to the calculation and assessment of vacant residential land supply and need:

- Section 2.1.1 of the PPS requires planning authorities to base population and growth forecasts on the Ministry of Finance's 25-year growth projections, with an exception allowing municipalities to continue using forecasts previously issued by the Province.

  In the case of the Township of Seguin, however, a 25-year growth projection is not available from the Ministry nor are forecasts from the former Growth Plan. In the absence of these projections, it would be appropriate to test policy requirements of the PPS based on alternative sources such as historic Census and development growth metrics and/or the next best available forecasts, as discussed in the previous section of this report. Until an alternative forecast is prepared, a residential growth rate of 30 residential units per year is assumed for the purpose of this preliminary residential land need assessment.

- Policy 2.1.3 of the PPS further stipulates that … "*sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years".*

  In this case, the supply of vacant residential land is to be evaluated at the time of creating a new official plan and each official plan update. Given the Township is mid-way through the process of a review period, it is assumed that land could be made available for up to 30 years of supply but not less than 20 years. Residential demand and growth projected over these time horizons – 20 years and 30 years – represent a minimum land requirement and maximum supply of land that can be made available for future residential development.

4.2 Local Official Plan Policies

While the current Official Plan is under review, the following summarizes policies which generally direct residential growth in the Township and therefore are taken into consideration in our assessment of vacant residential land supply and need, which is outlined in the next section of this report.

We note that the Township has four settlement areas including towns, villages, and hamlets. These four settlement areas are illustrated on Schedule A of the Official Plan, as illustrated in **Figure 8**, on the following page. These are built up areas where development is concentrated and where future development is to be directed (see Section C.2.1.1 of the Official Plan). The settlement areas are further divided into two classifications: Major Settlement Areas; and, Existing Settlement Areas. Rosseau Village and Humphrey are considered major Settlement Areas, with larger concentrations of community service facilities, housing and commercial and employment uses. These areas are intended to be the primary location for growth and development. Whereas Orrville and Foley Centre represent older long-standing communities in the Township and are classified as Existing Settlement Areas.

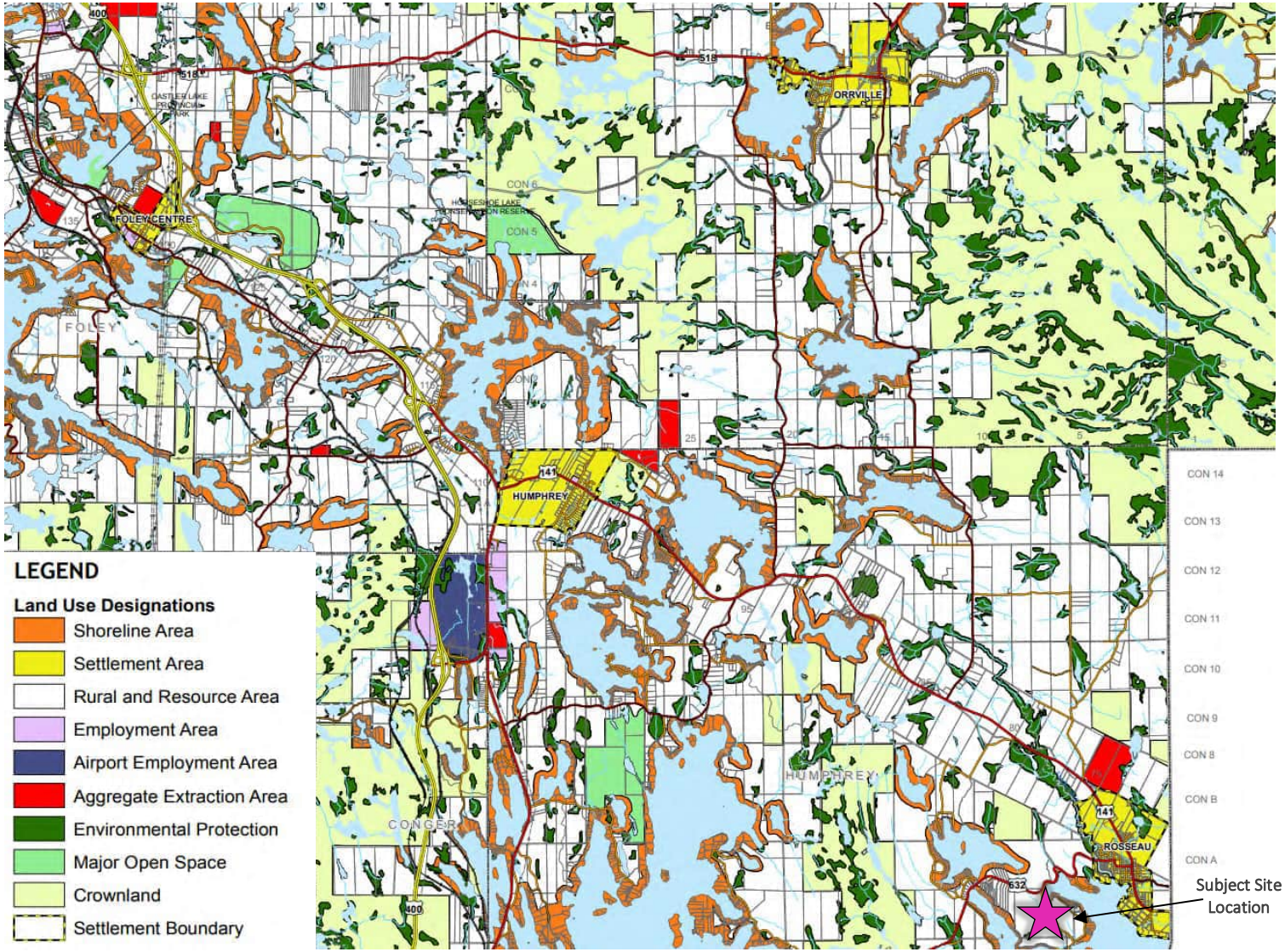
The Official Plan does not include intensification or growth allocation targets for the settlement areas – separately or combined.

- Generally, the economics of development in these areas do not support intensification, or rather redevelopment of existing residential areas into more dense forms of housing. As such, 0% intensification is assumed as it relates to satisfying the projected future residential market demand, the minimum land requirement and maximum allocation of lands for future growth.

The official plan does provide residential development limits outside of settlement areas, particularly with regard to lands designated *Rural and Resource Area.*

- The amount of development is to be limited in the *Rural and Resource Area* by permitting limited residential development in the form of individual lots through the process of infilling (see Section A.2.3.2).
- Such development is to occur through lot creation by consent on larger lots: three new units if greater than 40 hectares, two if 20 to 40 hectares, one if less than 20 acres, and none if less than 1.2 hectares (see Section B.12.2.5 a), b) and c)).
- Such development is also to occur up to a rate of up to 15 new lots created through consent per year (Section B.12.2.5 d)). This policy establishes an intensification limit in rural areas, and therefore, all remaining future growth is directed to settlement areas. For example, assuming 15 lots of a total annual demand of 30 residential units is allocated to lands designated Rural and Resource Area the remainder (15 lots or 50% of growth) is directed to settlement areas.

Figure 8: Excerpt of the Township of Seguin Official Plan, Schedule A



- In addition, Council is to be satisfied that the proposed new lots in *Rural and Resource Areas* would also:
    - have a minimum lot of area of 1.2 hectares;
    - a minimum lot frontage of 90 metres;
    - be at least 300 metres from the limits of a shoreline of high sensitivity, over-threshold lakes, or an at capacity trout lake; and,
    - preserve the natural vegetation in the front yard in order to maintain the rural character of an area. It is assumed that the latter requirement would generally require sufficient front lot setback and lot depth to preserve a large front yard area.

While residential development is permitted within settlement areas and outside of the settlement areas on lands that satisfy Section B.12.2.5, other potential encumbrances also need to be evaluated where lands are also impacted by natural heritage and other features identified in the Official Plan on Schedule C - Resources, Hazard or General Overlay Designation.

4.3 Estimated Residential Growth / Unit Supply Requirement

Table 7, on the following page, summarizes the calculated residential growth forecast by area using the below methodology.

- Total residential demand has been extrapolated over the 20- and 30-year planning horizons set out in Sections 2.1.3 of the PPS.
- While the PPS directs growth to Settlement Areas, the market context within the Township does not support strong intensification potential, there is limited available lands to accommodate new low-density lot development, and there are currently no applications requesting a linear expansion of the existing Settlement Areas, a likely result of limited developer interest in these areas and/or limited development potential.
- The allocation to "All Other (Rural) Areas" is capped at a maximum permitted number of residential lots created through consent (15 per year of the estimated annual growth rate of 30 units). The remainder is then allocated to settlement areas (also 15 units or 50% of total estimated annual demand).
- In total, these residential growth forecasts suggest a need to plan for a minimum of 600 residential units over the next 20 years to 2044 and up to 900 units over the next 30 years to 2054.
    - This level of need is estimated and allocated to Seguin's existing settlement areas and all other rural areas, outside of and separate from the MZO lands.

- In “Settlement Areas” it is estimated it is necessary to plan for a minimum of 300 residential units over the next 20 years to 2044 and up to 450 units over the next 30 years to 2054. This assumes 50% of growth is allocated to settlement areas, with growth in “All Other (Rural) Areas” fixed at 15-lots per year.
- In “All Other (Rural) Areas”, which includes the subject site location, it is estimated it is therefore necessary to plan for a minimum of 300 residential units over the next 20 years and up to 450 units over the next 30 years, as well.

Table 7

Estimated Seguin Township Residential Growth to Calculate Land Requirement	
	Units Per Year
All Areas	
Minimum zoned, including in draft approved or registered plans (3 Years)	150 units
Minimum land supply to accommodate household growth (20 Years)	600 units
Maximum land supply to accommodate household growth (30 Years)	900 units
Settlement Areas	
Minimum land supply to accommodate household growth (20 Years)	300 units
Maximum land supply to accommodate household growth (30 Years)	450 units
All Other (Rural) Areas	
Minimum land supply to accommodate household growth (20 Years)	300 units
Maximum land supply to accommodate household growth (30 Years)	450 units

5.0 Residential Land Supply and Demand Reconciliation

5.1 Identification of Vacant Residential Land Supply

The following section of this report summarizes the methodology used to conduct a preliminary assessment of residential land supply. To begin, vacant residential properties in the Township were identified using a combination of GIS mapping and MPAC property codes as well as through the manual selection of properties. The following provides a more detailed description of steps taken to identify and quantify the supply of vacant residential land.

- GIS parcel fabric and corresponding MPAC property codes were digitized based on property boundaries from Geowarehouse.
- Parcels with the following MPAC property codes were selected as being represented of vacant residential lands that would typically accommodate local population (non-seasonal) growth:
    - 100 - Vacant residential land not on water
    - 101 - Second tier vacant lot - refers to location not being directly on the water but one row back from the water
    - 112 - Multi-residential vacant land
    - 113 - Condominium development land—residential (vacant lot)
    - 127 - Townhouse block – freehold units
    - 260 - Vacant residential/commercial/industrial land owned by non-farmer with a portion being farmed

  These properties are assumed to have development potential. Waterfront lots were excluded, recognizing these lots are often (but not always) occupied by seasonal residents or visitors.
- Additional information was collected related to current land use permissions. That was done by overlaying Schedule A of the Official Plan and zoning-bylaw documents to identify land uses designation and zoning categories. This latter step was conducted to ensure all vacant residential land captured based on the above MPAC codes permits at least one residential unit.
- After the initial desktop selection of vacant residential land, parcels were categorized as within or outside of existing settlement areas, based boundaries in Schedule A of the Official Plan.
    - Within settlement areas, a survey was carried out in October 2024 to validate if identified vacant residential lots were indeed vacant recognizing MPAC categories might be out of date. For example, previously identified vacant residential parcels that were recently improved with the introduction of a single-family dwelling or addition of an accessory structure were removed from the inventory. Additionally, lots that are occupied by other permitted land uses in settlement areas (e.g., active commercial uses,

churches, cemeteries, trail, parkettes, and other open spaces) were removed from the potential vacant residential land inventory too.

- Additionally, lands adjacent to highways, trails or parks that are owned by the municipality, crown or similar were removed, as well as hydro corridors.
- Lands that are isolated, without an opportunity for land consolidation, are also removed.
- For "All Other (Rural) Areas" a desktop assessment of vacant residential land was used to remove properties, which may have been recently developed. This desktop assessment focused on properties that were recently subject to a consent application.

5.1.1 Removal of Properties with Units in the Planning Process

Township staff provided information regarding residential units in Plans of Subdivision for which they have planning authority. Any property that was identified in the previous step and was also identified as being in the planning process are assumed to accommodate future growth and removed from the forecasted residential growth. In this case, there is only one project approved, referred to as the Clear Lake Estate Subdivision, which is planned to be developed with 28 building lots to accommodate an equal number of single-detached dwellings. These lands were also removed from the vacant residential land supply.

5.1.2 Removal of Some Lands with Natural Feature and Other Potential Constraints

Recognizing that land supply can be limited by the presence of natural and existing built features and other potential encumbrances, vacant residential lands with these characteristics were identified using Schedule C of the Official Plan. More specifically, the following features were identified and assumption made in order to refine the potential vacant residential land supply:

- *Areas of Natural & Scientific Interest*, *Provincial Significant Wetlands*, *Wetlands*, *Mine Hazards*, *Moose Aquatic Feeding Areas*, and *Stratum 1 Deering Wintering Areas* were removed from the vacant residential land supply.
  - However, where parcels are partially impacted by the above constraint overlays, the residual land was left in the vacant residential land supply if greater than 1.2 hectares.
- Areas potentially impacted by *Stratum 2 Deer Wintering Ground*, *Mineral Resource Potential Area*, *Aggregate Recourse Potential Area* and *Waste Disposal Assessment Area* overlays were assumed to have development potential but would require investigation on a site-by-site basis.
- Discussed in greater detail in the concluding section of this report, about marketability and development feasibility, these lands were kept in the potential vacant residential land supply.

5.1.3 *Refinement of Potential Vacant Residential Land Supply Designated Rural and Resource Area Outside of Settlement Areas*

For lands outside of the settlement areas, further reductions were made based on current official plan polices that permit lot creation on lands designated *Rural and Resource Area*. In particular, only lands that satisfied the following parameters remained within the inventory of potential vacant residential land supply.

- Lands that are directly accessible to a public road or highway;
- Have at least 1.2 hectares of potential development area; and,
- Have a minimum frontage of 90-metres; and,

The results of this preliminary vacant residential land inventory are presented in **Table 8**, below. Land areas provided are before taking out lands for local roads, parks, stormwater management, any necessary buffers, etc.

Table 8

Status	Estimated Vacant Residential Land Supply with Development Potential		
	Total	In Settlement Areas	In "All Other (Rural) Areas"
Gross Area	5,547 ha	114 ha	5,433 ha
Gross Developable Area	4,982 ha	105 ha	4,877 ha

5.2 Estimating Vacant Residential Land Capacity

The purpose of this preliminary estimate of vacant residential land supply is to estimate a potential land capacity and compare this to the assumed level of market demand to understand whether there is likely to be a sufficient amount of vacant residential land within each area – Settlement Areas or All Other (Rural) Areas – to accommodate the forecasted residential growth. The following tables present a series of calculations that first define the total amount of forecasted residential growth allocated to each area (as described in Section 4 of this report) then sequentially subtracts the estimated vacant residential land capacity to end with a final supply and demand balance.

The growth allocated to settlement areas (50%) during this test represents the upper limit of growth that is likely to locate in these more urbanized areas or hamlets. As previously referenced, within these areas, it is assumed that no demand is to be satisfied through intensification, which would include redevelopment of existing properties with a denser form of residential land uses.

To convert gross developable land area to a potential unit capacity, the following methodology is applied.

- Some of the residential unit growth within settlement areas will be accommodated through lot development. In this instance, it is assumed that lots under 0.60-hectares could accommodate one-unit only. This assumption is based on the average size of occupied residential lots within settlement areas at the time of writing this report.
- In other instances, residential unit growth may be accommodated on larger vacant residential lands. The following approach is utilized for these larger lots.
    - Not all of the larger vacant lots are likely to be capable of accommodating residential uses. Of the gross vacant residential land, it is possible to net out remaining land for residential use. The approach to calculate permanent unit supply on these lands assumes 30% is taken out to support uses such as local roads, parks, stormwater management facilities, associated buffers, etc. Applying these assumptions results in an estimate of the net vacant residential land area.
    - Development density assumptions are then applied to the net area. Future development is assumed to be comprised of single-detached dwellings and a development density of about 2.5 units per net hectare is therefore assumed. This level of density is indicative of about one single detached unit per acre – a slightly greater level of density than approved at the Clear Lake Estate Subdivision.
    - The addition of single lot development and estimate of the potential unit capacity on larger vacant lots using the above methodology results in an estimate of the potential residential unit capacity within settlement areas.

In "All Other (Rural) Areas" a density of one residential unit is applied per vacant lot. The result of applying one unit to the remaining vacant residential lots is an estimate of potential unit capacity outside of settlement areas.

5.3 Preliminary Reconciliation of Supply and Demand

As shown in **Table 8,** on the previous page, approximately 105 hectares of vacant land with residential permissions have been identified within the existing settlement area, and 4,877 hectares have been identified across all other areas of Seguin, excluding the MZO lands.

The following summarizes the estimated unit supply that could be accommodated on this vacant residential land, reconciled against the forecasted demand (30 units per year) and the land need for a minimum of 20 years and a maximum allocation of land to accommodate future growth of up to 30 years (see **Table 9**):

- Based on the described methodology, the identified lands are estimated to collectively accommodate approximately 644 new residential units. Of this capacity, approximately 239 units are in settlement areas, where much of the development is likely to occur (50%), while

the remaining 405 units are in rural areas. This calculation reflects the conversion from gross developable area to net developable area.

- As discussed in Section 4.0 of this report, the local market is expected to support demand for approximately 30 units per year on average. This results in a minimum land requirement for 572 units to 2044 and the ability to plan for up to 872 units to 2054, after accounting for units already in approved plans.
- This analysis suggests that the Township has sufficient land to meet the minimum land requirement under the PPS (20 years of growth).
- However, using the maximum planning horizon of 30 years, there appears to be potential to increase the available residential land supply, such as through the approval of proposed projects.

Table 9

	Maximum (30-Year) Estimated Residential Land Permitted: Market Demand vs Unit Supply on Vacant Designated Residential Land		
	Total	In Settlement Areas	In "All Other (Rural) Areas
Estimated Demand (at avg. 30 units / yr)			
Units Created Through Intensification	0 units	0 units	0 units
Units Required After Intensification	900 units	450 units	450 units
Units in the Planning Process	28 units	0 units	28 units
Total - Units Required After Considering Units in Plans	**872 units**	**450 units**	**422 units**
Estimated Supply / Potential Unit Yield			
Gross Vacant Residential Land Supply (= or > 0.6 ha)	n/a	77 ha	n/a
Assumed Take Out for Local Roads, etc.		30%	
Net Vacant Residential Land Areas		54 ha	
Assumed Development Density		2.5 units per hectare	
Units on Vacant Designated Lands		135 units	
Units on Single Vacant Development Lots		104 units	*405 units*
Total – Estimated Unit Supply Accommodated through development of Net Vacant Residential Land	**643 units**	**238 units**	**405 units**
Supply and Residential Land Need Reconciliation *Positive = Land Surplus* *Negative = Less than maximum 30-year supply*	**-229 units**	**-212 units**	**-17 units**

6.0 Key Observations

Typically, a full land needs assessment would be carried out by a municipality when updating its official plan. Such an assessment requires a large, multidisciplinary team. This would include preparing a development forecast using the prototypical forecasting methodology, conducting a more comprehensive survey of vacant residential land supply, giving greater consideration all environmental constraints, which was beyond the scope of this analysis. These constraints would likely involve removing lands from potential development that may be impacted by proximity to sensitive areas, such as high-sensitivity shoreline zones, over-threshold lakes, or at-capacity trout lakes as identified in the current Official Plan. It would also include identifying sensitive land uses and adjacency issues.

This report has been prepared with an understanding of the general depth of the non-seasonal residential market to inform growth, along with a preliminary assessment of the capacity to accommodate this demand. A more detailed analysis would likely result in the removal of additional lands from the preliminary assessment of vacant developable land, further reducing the capacity to accommodate future population and household growth due to practical and environmental considerations.

Consequently, the findings in this report likely overestimate the amount of available development land and underestimate the land needed to accommodate new development over the next 30 years.

6.1 Marketability of Vacant Residential Land Supply

When vacant residential lands have significant challenges to overcome, from lot configuration/need for assembly to other encumbrances like challenging conditions to prepare lands for development (e.g., challenging bedrock or steep grade changes), to environmentally sensitive areas or potential human-made hazards, their development is generally less likely for the following reasons:

- **High Cost of Development**: Overall, the high development costs of such lands can deter investment. Carrying out the necessary studies to address feasibility and identify mitigation strategies can be costly, before even knowing if lands have development potential. If there is development potential, addressing hazards such as contamination or stabilizing lands near former waste disposal sites can be expensive. Similarly, development near environmentally sensitive areas often requires extensive studies, regulatory compliance, and potential offsets, all of which increase upfront costs.
- **Perception of Risk**: Public perception and risk are additional concerns. Building on encumbered lands can pose reputational risks to developers and builders, particularly if hazards resurface or environmental impacts occur, leading to opposition from the community

or public scrutiny. In the case of a potential individual lot purchaser, there may also be a perceived sense of risk impacting the uptake of land.

- **Varying Motivations of Landowners**: Additionally, existing landowners will have various motivations and may not seek to intensify the use of existing properties. For example, larger lots that require a process for severance and sale within areas designated *Rural and Resource Area* would need to be completed to contribute to the supply.

Given these factors, many lands that may be encumbered but have been kept in our vacant residential land supply may not actually be developed and accommodate residential growth within the planning horizons.

6.2 Potential Implications of an Under Supply of Residential Land

Setting aside only the minimum amount of land required to accommodate population and household growth per the PPS is not an ideal solution. Instead, allocating the maximum permissible amount of vacant residential land to support delivery of a full continuum of housing is preferred, as it ensures a range of options that meet the diverse and evolving needs of the community over time. This approach supports social and economic goals by offering housing that aligns with various financial capacities, household sizes, and life stages.

A key challenge in Seguin Township is it dependence on a few key sectors, strong seasonality, and a potential shortage of housing. The popularity of vacation homes in the summer months in east Seguin has contributed to this issue, particularly during the peak of an economic cycle, whereby supply is depleted and real estate prices are inflated.

The trend of persons 'moving north' or converting seasonal residences to full-time homes should be viewed positively as it adds to a stable labour force, household income and increased spending on a year-round basis. In turn, this can support local business and overall economic growth in the township, so long as there is a suitable supply of vacant residential land to accommodate this growth.

In the case of Seguin, all residential development is reliant on private well and septic systems. Therefore, having a supply of land to satisfy peak economic conditions and recent trends may not present an undue burden on the efficient delivery of municipal infrastructure. Conversely, tightly constrained settlement boundaries can lead to land price inflation by limiting the supply of vacant land, either in reality or perception. Higher land prices in such a constrained market make housing projects economically unfeasible, leading to a reduced supply of new housing. When higher-priced homes dominate new construction, average housing prices rise further.

While not located within settlement areas, the proposed project would contribute to a healthy land supply and attract a population that supports local businesses year-round, helping to stabilize the local economy against cyclical downturns.

Additionally, uncertainty about whether or when landowners will develop vacant lands suggests a potential short-term supply challenge. Approving lands near a popular settlement area, owned by landowners with development capacity and interest, would represent sound planning from this perspective. Moreover, the results of this preliminary land needs assessment suggest such approval would be permissible given the remaining capacity to allocate additional land for residential development to accommodate growth up to a 30-year period.

6.3 Conclusion

The proposed residential development on the subject site offers a strategic solution to Seguin Township's housing needs. It supports both market demand for year-round residences and the economic stability of local businesses. The project will contribute to a healthy residential land supply, and provide an opportunity for sustainable growth, potentially potentially making it a critical piece of the Township's future planning.

Appendix A:

Preliminary Assessment of Vacant Residential Land Inventory in Settlement Area

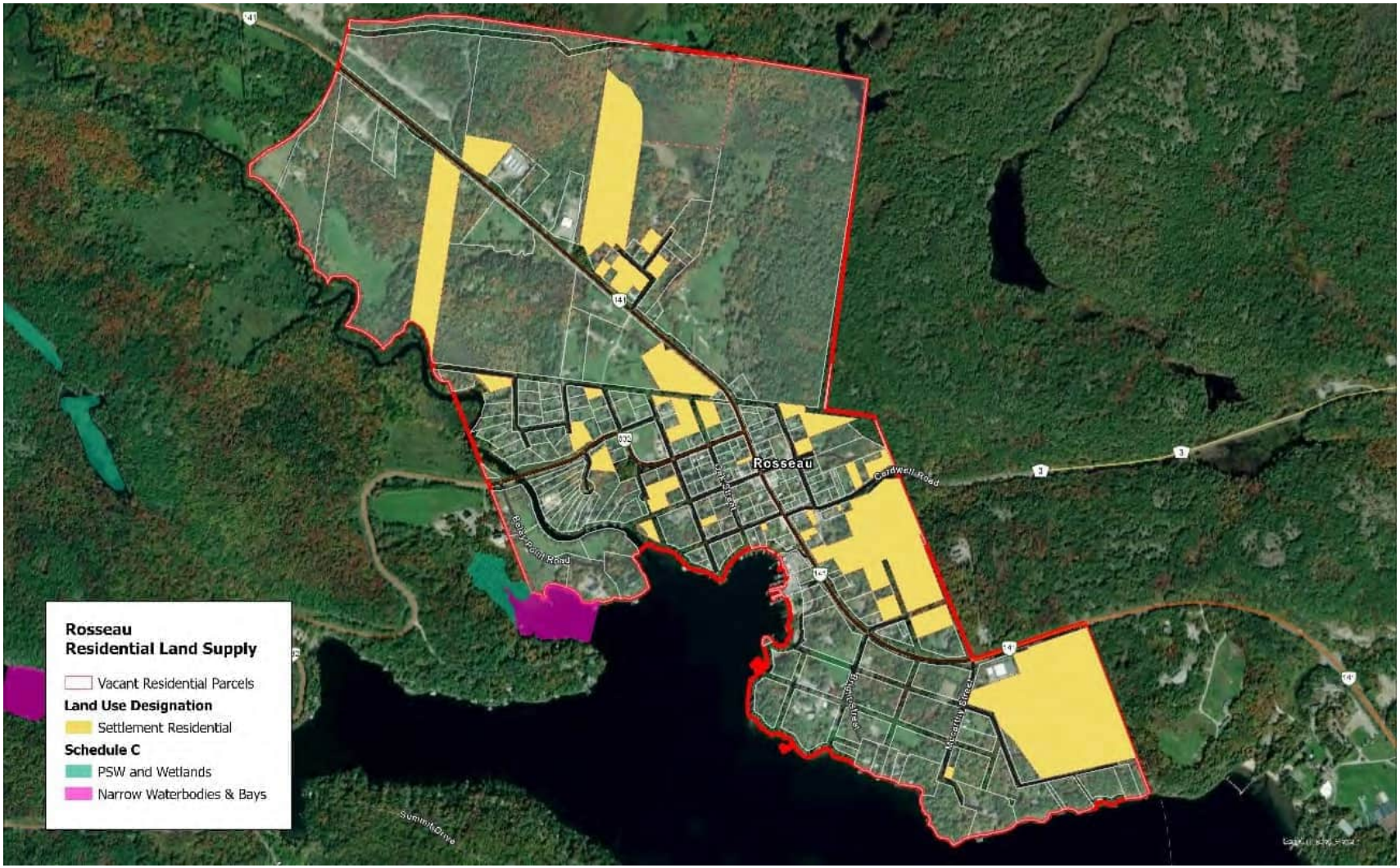


Figure 9: Rosseau Residential Supply

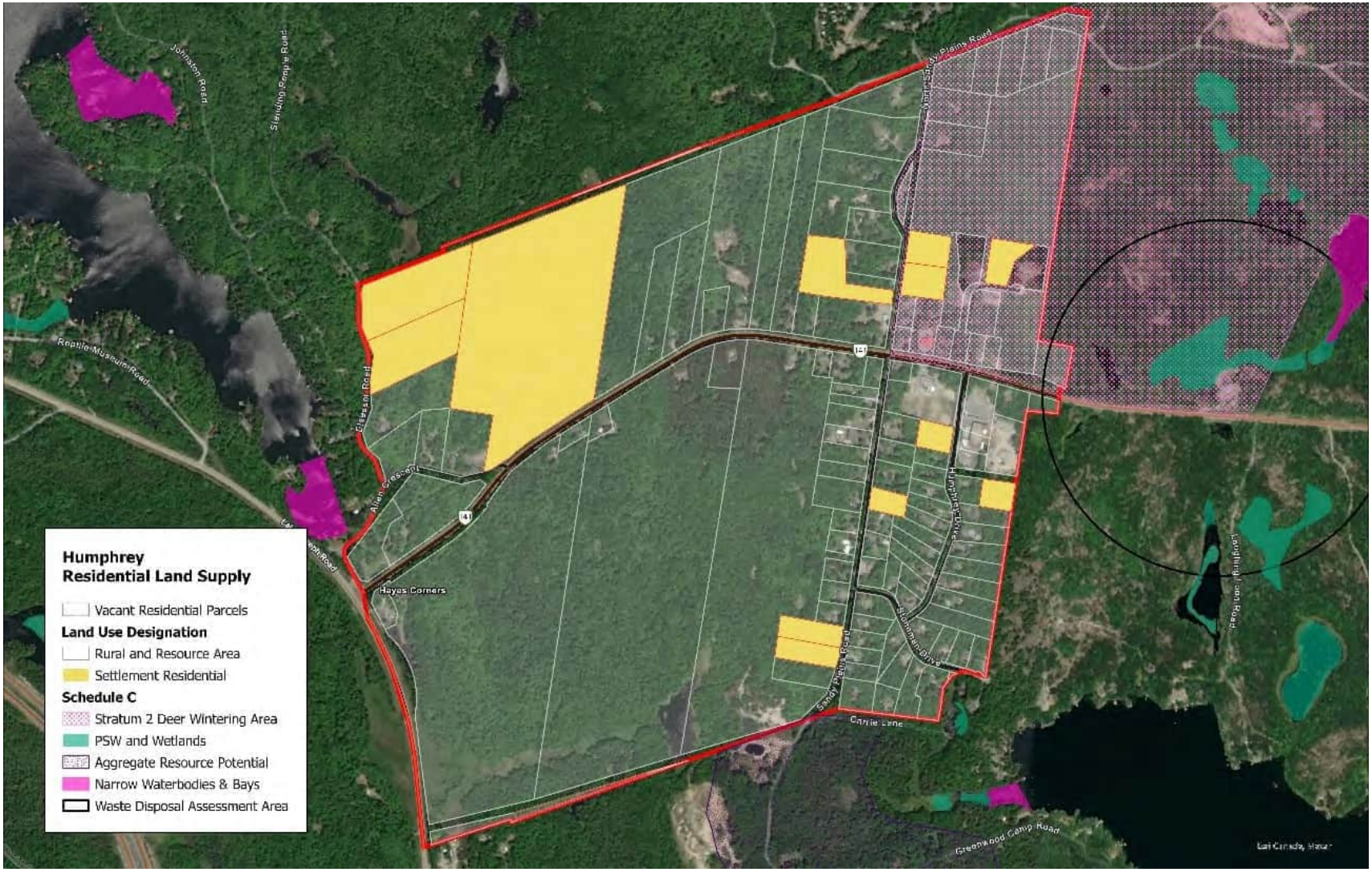


Figure 10: Humphrey Residential Supply

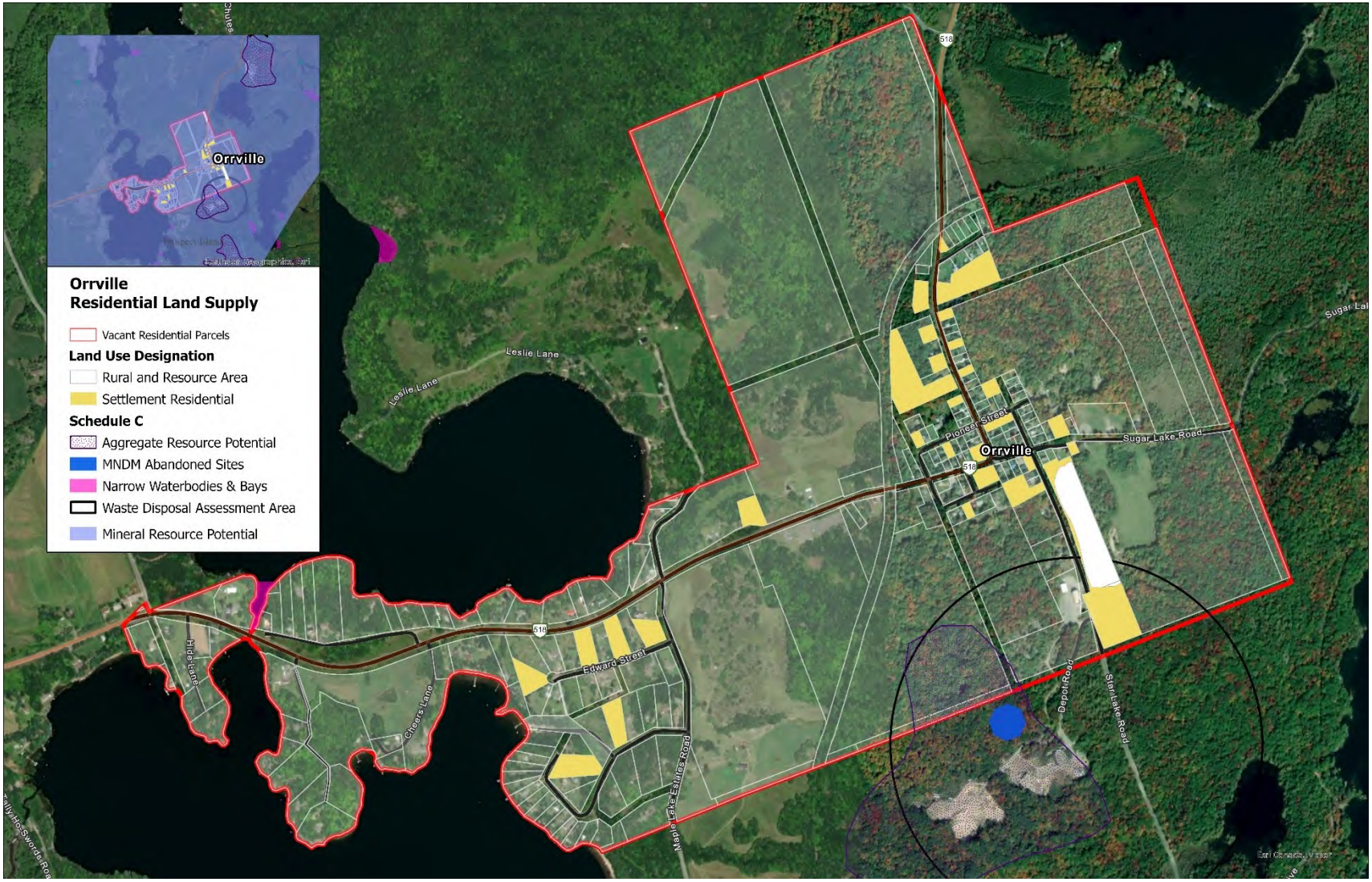


Figure 11: Orrville Residential Supply

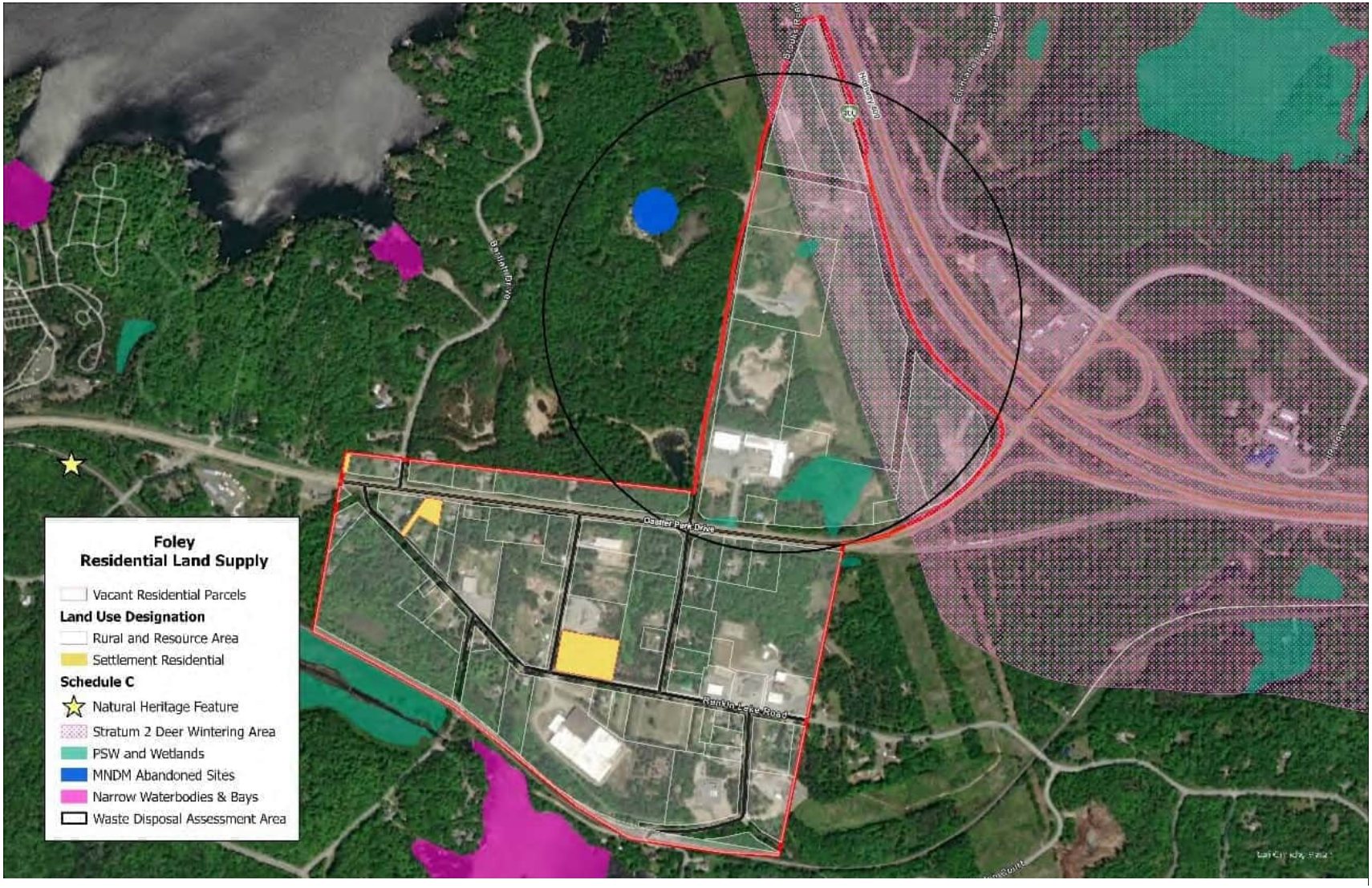
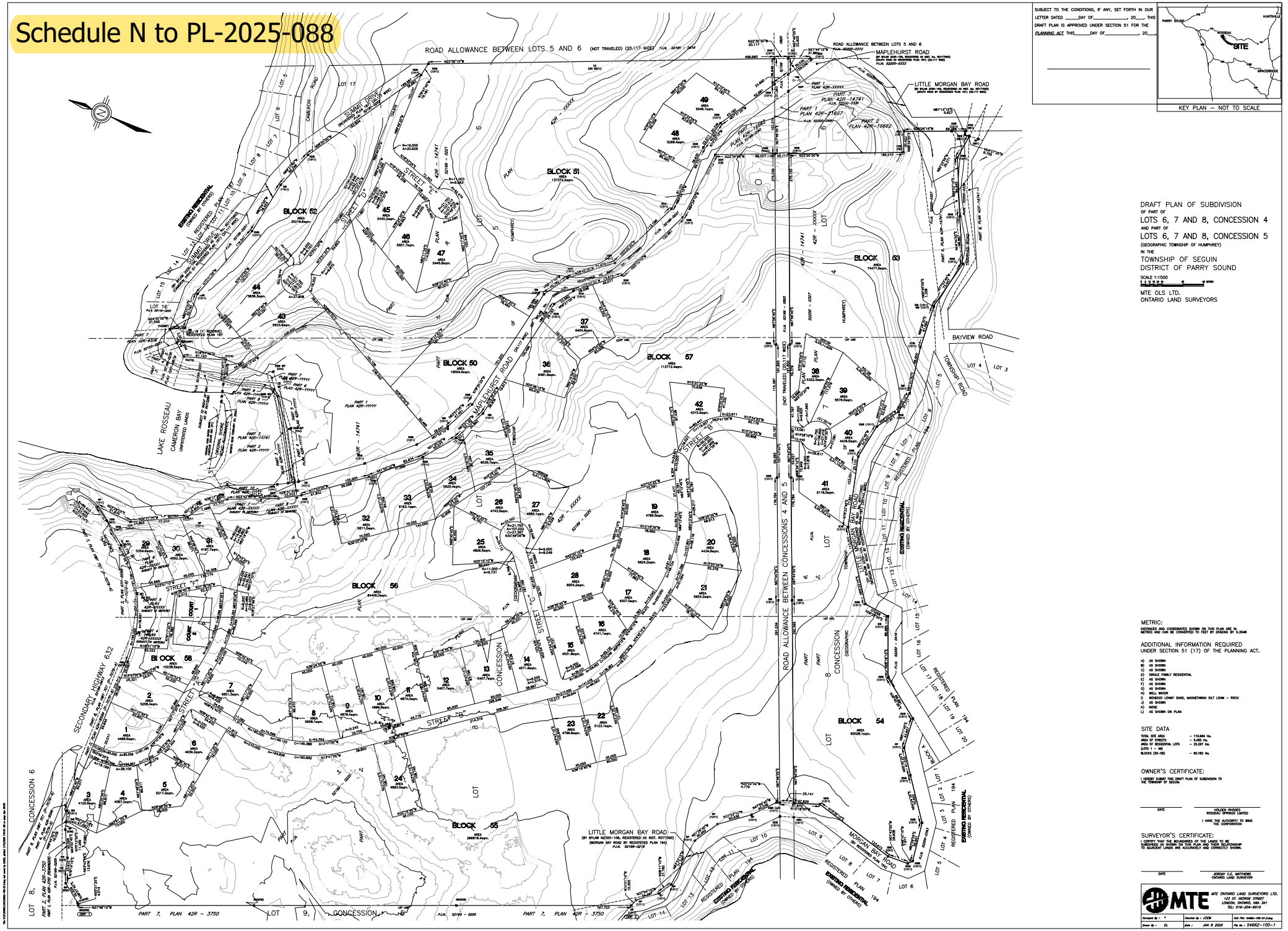


Figure 12: Foley Residential Supply



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Schedule N to PL-2025-088



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED ____DAY OF_____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 FOR THE *PLANNING ACT* THIS____DAY OF_____, 20____

KEY PLAN – NOT TO SCALE

DRAFT PLAN OF SUBDIVISION
OF PART OF
LOTS 6, 7 AND 8, CONCESSION 4
AND PART OF
LOTS 6, 7 AND 8, CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF HUMPHREY)
IN THE
TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND

SCALE 1:1500
0 15 30 45 60 METRES

MTE OLS LTD.
ONTARIO LAND SURVEYORS

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A) AS SHOWN
B) AS SHOWN
C) AS SHOWN
D) SINGLE FAMILY RESIDENTIAL
E) AS SHOWN
F) AS SHOWN
G) AS SHOWN
H) WELL WATER
I) WENDIGO LOAMY SAND, MAGNETAWAN SILT LOAM – ROCK
J) AS SHOWN
K) NONE
L) AS SHOWN ON PLAN

SITE DATA

TOTAL SITE AREA	– 110.384 Ha.
AREA OF STREETS	– 5.485 Ha.
AREA OF RESIDENTIAL LOTS (LOTS 1 – 49)	– 23.297 Ha.
BLOCKS (50–58)	– 83.182 Ha.

OWNER'S CERTIFICATE:
I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWNSHIP OF SEGUIN.

DATE — HOLDEN RHODES, ROSSEAU SPRINGS LIMITED
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE — JEREMY C.E. MATTHEWS, ONTARIO LAND SURVEYOR

MTE ONTARIO LAND SURVEYORS LTD.
123 ST. GEORGE STREET
LINDSAY, ONTARIO, K9V 3A1
TEL: 519-204-4810

Surveyed By : *	Created By : JCEM	Cad File: 54662-100-01.dwg	
Drawn By : DL	Date : JAN 8 2025	File No : 54662-100-1	

OPA # 15, ZBLA R-2025-0013-H, Draft Plan Subdivision CON-2025-0001-H
Rosseau Springs Limited – Public Comments Received

From	Opposed/In Support	Correspondence
Aug 21/25 Gayle and Pat Kelly	Opposed	Please add out names to the list of those opposed to the Rosseau Springs Development, including, but not limited to the following reasons 1. environmental stewardship, and related soil and hydrology contamination. Who is going to look after this area, long term. Empty lot maintenance, trail maintenance, pickleball court maintenance..... 2. protracted construction periods and related nuisances. This could go on for many years. It is not a single lot that takes a few months to develop. 3. road safety, maintenance and condition; The road study was done on a Wednesday, off season. Let's get a study done on a Friday, or Saturday in July. That area of the road is very dangerous, with hills and curves, We do not need another access, especially with large construction trucks going in and out. 4. the absence of a committed developer to construct the entire subdivision; They want to sell lots and then leave. They are not committed long term. 5. off-loading of continuing costs to the municipality (and therefore its tax payers). Our taxes are currently high enough and we don't get road maintenance on our private road, or garbage pick up. We don't need higher taxes. We are opposed! Signed Gayle and Pat Kelly 107 Little Morgan Bay Road
Aug 21/25 Peter Hodgson	Opposed	To Seguin Council / Craig Jeffrey, I have a property at 24 Misty Morn Rd in Seguin, and am strongly opposed to "Rosseau Springs." The proposed Rosseau Springs development is detrimental to Lake Rosseau and its surrounding areas. The project proposes to ruin an existing forest and wetland and replace it with a large subdivision. This goes directly against Seguin's Official Plan. The Official Plan says that any development in rural or resource areas should be single lots or infill. The Rosseau Springs development would have a huge negative impact on the environment in Seguin and would specifically have a negative impact on Lake Rosseau and its surrounding areas, which are valuable and a "jewel" of Seguin and of Ontario to be protected for current and future generations. Please respond as to your view on this proposed development. Thank you, Peter Hodgson
Aug 22/25 Angelo & Kerri Molinaro	Opposed	Dear Craig Jeffrey and Council Members, We are writing to express our strong opposition to the proposed 49-unit subdivision development on Maplehurst Rd. We are property owners at 75 Little Morgan Bay Road. We began building our cottage in 2007 and completed it in 2008. Like many others who have made long-term investments in Seguin, we were drawn here for the peace and quiet of cottage country, the clarity of the lake, and the natural environment that makes the four-hour drive from our primary residence worthwhile. This development threatens to fundamentally alter those qualities. 1. Out of Scale with the Community The proposal is out of scale with the existing character of Lake Rosseau and Little Morgan Bay. The surrounding properties are traditional cottages and seasonal homes designed to blend with the environment. A 49 unit subdivision represents urban-style density that does not belong in the heart of Muskoka's cottage country. If approved, it would set a precedent for further high-density

		developments, eroding the very essence of Seguin as "The Natural Place to Be." 2. Environmental Impact and Water Quality Lake Rosseau is a treasured waterbody that must be protected. Increased development on this scale will introduce: • Greater pressure on water quality, with stormwater runoff and septic loads, all contributing to potential degradation. • Boat traffic increases, further stressing the lake ecosystem, shoreline erosion, and safety for existing users. • Negative consequences for wildlife habitat, as forested areas are fragmented and sensitive species are displaced. These concerns are directly tied to Seguin's Official Plan, which emphasizes the importance of protecting water quality, shoreline character, and ecological integrity. This proposal is inconsistent with those guiding principles. 3. Road and Infrastructure Concerns Our access to the lake is via Little Morgan Bay Road, a private road maintained at the expense of residents. A high density development raises serious questions: • Who will bear responsibility and ongoing costs for road maintenance and safety? • How will the increased traffic affect emergency access and the safety of existing families, many of whom walk or cycle along the road? The current infrastructure is not designed to accommodate subdivision level traffic, and the proposal has not addressed this. 4. Wildlife and Natural Habitat This bay and its surrounding forest are home to a wide range of species — from loons and herons to deer, fox, and smaller mammals. Large scale development will fragment habitat, increase human-wildlife conflict, and diminish biodiversity in an area that residents have worked hard to protect. 5. Precedent and Long Term Consequences Approving this development would not only harm Lake Rosseau today but would also open the door to future developments that could permanently change the character of Seguin Township. Families like ours came here and stayed here because Seguin has historically protected its lakes and landscapes. We urge Council to continue to uphold these values. Conclusion We urge you to reject this subdivision proposal. It is incompatible with Seguin's Official Plan, out of scale with the surrounding community, and threatens the very reasons residents and visitors alike value Lake Rosseau: its natural beauty, quiet atmosphere, clean water, and abundant wildlife. We are not against growth, but it must be growth that is appropriate, sustainable, and respectful of the unique character of Muskoka cottage country. This proposal is none of those things. Thank you for considering the concerns of those who live, invest, and care deeply about this community. Sincerely, Angelo and Kerri Molinaro 75 Little Morgan Bay Road Seguin, Ontario P0C 1J0
Aug 22/25 Karina Bukhanov	opposed	To Seguin Council, My name is Karina Bukhanov. I have a cottage at 24 Misty Morn. This letter is to express my strong opposition to the Application R-225-0013-H I have multiple concerns regarding this application specifically its impact on the environment, wild life and wetlands. I did contact my lawyer and one thing that he raised in addition to the above is that this proposal is clearly against the Seguin Township Official Plan and By-Laws. These limit the number of severed lots in rural and resort areas. What is being proposed is a huge subdivision. As such it should not be considered at all. Why is the township even going through this process? Again I object strongly on multiple ground. Regards, Karina Bukhanov Email: karina@mmpi.com Tel: 416-617-2475
Aug 25/25 Barry and Patti Roth	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested

		The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. The applications for amendment to the OP,ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands Outside of Settlement Areas-it does the opposite. AsperSectionB.12.3(d)SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate For the area. Applications are Not Consistent with PPS 2024 .Settlement Geography- Focus Growth to Rural Settlement Areas Policy Extract:"In rural areas, rural settlement are as shall be the focus of growth and development..." Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024emphasisondirectinggrowthtoruralsettlementareasandensuring development is appropriate to planned/available infrastructure. Servicing for Multi-Lot development-Preference for Communal over Individual Policy Extracts: "Municipal services are the preferred form of servicing for settlement areas." "Wheremunicipalservicesarenotavailable...privatecommunalservicesarethe preferred form of servicing for multi-unit/lot development." A49-lotruralplanonindividualwells/septics(ifproposed)wouldddirectly contradictPPS2024'sservicinghierarchyformulti-lotprojects.Evenifcommunal servicingisproposed,thescalestilltriggersPPSrequirementstodemonstrate feasibility,financialviability,andnonegativeimpacts,integratedwithSWM planning. Inclosing,Weobjecttotheapplicationsintheirentiretyincludingthedraftplanof subdivisionapplicationandrespectfullyrequestthatSeguinMunicipalCouncil: .RefuseOPA-2025-0003-HandtheimplementingZBA. DeclinedraftapprovalofCON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Barry A Roth Patti A roth 52 Summit Drive Broth57975@aol.com
Aug 25/25 Wendy and John Carlan	opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with

		Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Wendy and John Carlan 11 Cameron Road, Rosseau, Ontario NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025
Aug 25/25 Joanne Peters and Michael Bowick	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024.

Non-Conformity with the Seguin Official Plan

1. Circumventing the Rural Lot Creation Regime

Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year."

The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character.

2. Conflict with Settlement-First Growth Strategy

Policy Extracts:

- E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services."
- Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas
- Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas.
- Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment.

On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

3. Conflict with Maintenance and Protection of Rural Areas

Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite.
As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area.

Applications are Not Consistent with PPS 2024

1. Settlement Geography – Focus Growth to Rural Settlement Areas

Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …"

- Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure.

2. Servicing for Multi-Lot Development – Preference for Communal over Individual

Policy Extracts:

- "Municipal services are the preferred form of servicing for settlement areas."
- "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development."

		• A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Your Signature: Cottage Address: NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council.
Aug 29 Miles Chesher 19 Cameron Rd	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. We respectfully request for the reasons below that Council make the following decision: 3. Refuse OPA-2025-0003-H and the implementing ZBA. 4. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan **1.** Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. **2.** Conflict with Settlement-First Growth Strategy Policy Extracts:

- E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services."
- Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas
- Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas.
- Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment.

On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

3. Conflict with Maintenance and Protection of Rural Areas

Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite.
As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area.

Applications are Not Consistent with PPS 2024

3. Settlement Geography – Focus Growth to Rural Settlement Areas

Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …"

- Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure.

4. Servicing for Multi-Lot Development – Preference for Communal over Individual

Policy Extracts:

- "Municipal services are the preferred form of servicing for settlement areas."
- "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development."
- A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning.

In closing, we object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council:

1. Refuse OPA-2025-0003-H and the implementing ZBA.
2. Decline draft approval of CON-2025-0001-H.

Thank-you kindly for your attention to this matter.
Respectfully,
Miles and Michaela Chesher
19 Cameron Road, Rosseau, ON

NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.

Aug 27/25 Jennifer Clarke 18 Ditchburn Dr	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 5. Refuse OPA-2025-0003-H and the implementing ZBA. 6. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan **1.** Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. **2.** Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). **3.** Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

		The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 5. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 6. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter.
Aug 27/25 Andrew Armour (Armour Family) 36 Summit Dr	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024

		under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: ● E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." ● Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas ● Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. ● Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" ● Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: ● "Municipal services are the preferred form of servicing for settlement areas." ● "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." ● A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H.

		Thank-you kindly for your attention to this matter. Respectfully, Andrew Armour (on behalf of the Armour family, including Ryan Armour) 36 Summit Dr. NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting virtually on September 15th, 2025
Aug 29 Adrienne Clarke & Michael Green 21B Maplehurst	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas

		Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Adrienne Clarke & Michael Green 21B Maplehurst Rd. NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025.
Sept 2 Stefanie Zuccarini 48 Summit Drive	opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I am writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. I oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in

		Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. draft approval Thank-you kindly for your attention to this matter. Respectfully, Cottage Address: Stefanie Zuccarini 48 Summit Drive, Rosseau, ON P0C 1J0 NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.
Steve MacDonald PattyMac	In support	Mr. Graham Richards MHBC Planning, Urban Design & Landscape Architecture 113 Collier Street Barrie, Ontario L4M 1H2 Re: Rosseau Springs49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Sum I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed. I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: 1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped. 2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected. 3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community. 4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally. 5. This country is in a housing crisis. While this development is an upscale

		development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community. 6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000. 7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople. 8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth. 9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community. 10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that. In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached. Sincerely, Steve MacDonald PattyMac 3785 Muskoka Rd 169, Port Carling ON.
Ron Brent Brent Quarries	In Support	Mr. Graham Richards MHBC Planning, Urban Design & Landscape Architecture 113 Collier Street Barrie, Ontario L4M 1H2 Re: Rosseau Springs 49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: Housing is needed in our area. There is definite shortage of year round residences. I know the proponents of the project and they have a track record of projects that compliment the area in an environmental way. This will increase the tax base of the municipality. The construction phase and ongoing needs of this community will provide a lot of work for local contractors and suppliers.
Sept 4/25 Turner Tobin 28 Bluff Drive	opposed	Attention: Mr. Craig Jeffrey, Clerk Councillor Gail Finnson Mayor Ann MacDiarmid Township of Seguin Council Members RE: Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024

		under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Below is a section-by-section critique of the planning rationale. Planning Section 1.: "*in keeping with the general intent and purpose of the Official plan*" (DeLoyde Development Solutions, 2025) From the Township of Seguin Official Plan1: "*the distinctive and unique identity of the township comes from the beauty and tranquility of the northern Ontario setting, lakes of all sized and character, vast forested areas and its rivers and wetlands*" and "*it is the goal of this Plan to direct the majority of Growth to existing Settlement Areas*". The proposed development contemplates bulldozing all but certain sections of what could easily be characterised as a vast forested area of rivers and wetlands far outside of existing settlement areas. The proposed development is not consistent with the intent and purpose of the Township of Seguin Official Plan. Context: From the Provincial Policy Statement, October 20242: "*Growth and development will be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of rural areas, local food production, and the agri-food network. In addition, resources, including natural areas, water, aggregates and agricultural lands will be protected.*" The proposed development is not consistent with the vision of the 2024 PPS regarding settlement areas and protection of natural areas. Section 6.1: In reference to the Provincial Policy Statement, October 2024: "Where site conditions are suitable for the provision of appropriate sewage and water services." (DeLoyde Development Solutions, 2025) It is our view that the proposed development does not meet the standard of "appropriate" and thus conflicts with specific policies of the 2024 PPS. Section 3.2.: "none of the proposed lots will have lake frontage on Lake Rosseau" (DeLoyde Development Solutions, 2025) This statement should not be considered as there is nothing preventing them from purchasing (or already owning) lands that do front on Lake Rosseau. Section 5.2: "implications of the west Seguin Minister's Zoning order" (DeLoyde Development Solutions, 2025) This statement should not be considered as the MZO pertained to a settlement area and has nothing to do with RR and EP zoning. 1 https://www.seguin.ca/en/explore-play/resources/SeguinOfficialPlanandSchedules.pdf 2 https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf Environment Section 1.: "in keeping with the recommendations outlined in the associated Environmental Impact Study…" - The Associated Environmental Impact Study's (FRi Ecological Services, 2025) primary recommendations appear to be to (a) setbacks around only specific areas present on the site, and (b) limit clearing to certain periods of the year. - The recommendations do not appear to prevent: o The bulldozing/clearing of areas with confirmed/assumed habitats for species at risk (or significant) such as: ▪ Black Ash ▪ Eastern Small-Footed Myotis ▪ Little Brown Myotis ▪ Bat Maternity Colonies ▪ Barred Owls ▪ Canada Warbler ▪ Eastern Wood Peewee ▪ Wood Thrush o The bulldozing/clearing of areas with suitable habitats for species at risk (or significant) such as:

		▪ Chimney Swifts ▪ Eastern Hog-Nosed Snake ▪ Eastern Whip-poor-will ▪ Massasauga ▪ Red-headed Woodpecker ▪ Tricolored Bat o The destruction of 25% of the available bird habitat (p. 128) Demolishing the current or potentially suitable habitats of Species-At-Risk during their migratory periods does not in our view constitute "no impact" or a proper mitigation strategy. Well yes, it's better than demolishing their habitats on top of them while they are present, it should not be misconstrued as an "environment-first" approach. Context: The varying setbacks used were called into question in the peer review by Beacon Environmental: "Beacon recommends further clarification regarding setbacks" (Beacon Environmental Ltd., 2025). FRi's response to peer review is to repeat "it is FRIs opinion that a 5-meter setback is more than sufficient". While 5m may preserve stream function, is it enough to preserve water quality given the unique servicing plans and the fact that the water courses flow downwards to fish habitat areas and into Lake Rosseau? The municipality should retain their own consultants to establish sensitive areas given the proposal's scale and potential for creating lasting negative damage. Servicing Section 5.3: "Rosseau Springs commits to ensuing that the geotechnical recommendations will be respected during development", "septic systems will use the best available technology" and "The report also details recommendations and mitigations measures that will be implemented at both the construction stage as well as throughout the life of the development." (DeLoyde Development Solutions, 2025) - The Rosseau Springs Frequently Asked Questions page references that the group will be selling lots, and that: "each owner will be responsible for the installation of their own well water and septic system" (Rosseau Springs, 2025). If this is true, how can they vouch for each owners' individual installation choices? The long-term commitments from Rosseau Springs should not be taken at face-value as they directly contradict stated plans on the company's website. Section 5.3: "Pump tests conducted in 2023 prove there are adequate and reliable potable water supplies" (DeLoyde Development Solutions, 2025) - From the Hydrogeological report: "groundwater quality showed exceedances for multiple health related contaminants at one of more drilled locations, including: Total Coliform, E. Coli, Total Coliform Background, Turbidity and Sodium. Additional exceedances included aesthetic and operational objectives, such as colour…" (exp Services Inc., 2023) This statement in its current form is misleading and should not be considered. Section 4.3: "The rezoning application proposes reducing the required minimum lot area from 2 hectares to 0.4 hectares and minimum lot frontage from 60m to 30m" (DeLoyde Development Solutions, 2025) - The Hydrogeological Report references "smaller lots may be vulnerable to elevated nitrate levels in groundwater" and possible "short-circuiting" (exp Services Inc., 2023) This is one of the many reasons the current zoning exists and is an argument against a ZBA. Section 6.1: "This development can proceed rapidly because there is no need for costly municipal infrastructure" (DeLoyde Development Solutions, 2025) The municipality should consider how rapidly development will occur when they need to co-ordinate the placement of up to 49 different septic and groundwater systems on extra small lots in a swamp. There is a reason the PPS prefers "private communal" services, and the current lot restrictions exist. General Section 5.2: "It supports market demand for year-round residences" (DeLoyde Development Solutions, 2025) - The NBL report includes mention of "*pickleball or tennis courts.*" and Rosseau Village's "*boat launch,* *beach and clinic*" in reference to their ability to attract year-round residents. It's unclear why exactly

		outdoor summer amenities will attract year-round residents. Other unsourced claims are made throughout, but a clear economic rationale is not provided. This statement while admirable, is not thoroughly sourced or proven throughout the report and should not be considered. Context: The Hydrogeological plans reference "50 lots" (exp Services Inc., 2023) while the proposal is for 49 lots. There is one missing lot near the entrance to the proposed community. According to a CTV article about not following COVID-19 safety measures, Holden Rhodes is the owner of Killarney Mountain Lodge (Frommer, 2021). The municipality should consider why the plans are not properly coordinated, and if they are unknowingly opening the door to a short-term rental community, mobile-home community or some other land use. Section 6.1: "Will help strengthen the local economy and tax base" (DeLoyde Development Solutions, 2025) There exists significant risk of depressing land values in the area, which could offset or more than offset the increased in land value of the proposed subdivision. Additionally, if this were to occur it would be shifting tax burden from larger properties who may be more able to pay, towards smaller properties. There is a very real possibility of this development reducing the values of neighbouring properties in such a manner that it more than offsets the proposed development effect on the tax base. The report fails to explain how this will be a net positive economic force for the area. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, X Turner Tobin 28 Bluff Drive NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council
Cheryl Lewis 21C Maplehurst Rd	opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I am writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. I oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. I own the cottage property at 21C Maplehurst Road, located in the Southwest portion of Cameron Bay. The property has been in our family since the 1950s and has always been used as a seasonal cottage. It is very important to my family; each summer we spend as much time at the cottage as we can and in the off season we look forward to returning. We value the quiet cottage community that exists there, the natural environment and the abundant wildlife. The proposed residential subdivision would significantly change the character of the area and negatively impact the natural ecosystem. Further, our cottage would be particularly impacted by the proposed development due to the proximity of the properties (lots 43 and 44) immediately behind us. Aside from the issues related to construction directly above our cottage, including deforestation, the potential for erosion and noise, the reports by EXP, particularly the Hydrogeological

		Report, make clear that there would be concerns about nitrate and phosphorus levels arising from the new builds. They recommend enhanced nitrate and phosphorus removal in the septic systems and chlorination, as well as UV treatment, of the well water. The proximity of lots 43 and 44 means these concerns would also likely affect us. And, if built, the presence of two large, year-round houses looming over our cottage would be unsettling, to say the least. The houses would have no lake access, so what would their focus be? To the extent they were interested in the water at all, they would be constantly looking over our shoulder. Our cottage property was bought and continues to be maintained with the reasonable expectation that its natural cottage character will continue. A 49-lot residential development in the adjacent woodland area would change that, to our detriment. We would not be alone in this; all the other cottagers in the area would be similarly impacted. I can only assume that if the applications were approved, the specter of similar results in other cottage communities in Seguin would have a significant destabilizing effect. It is also relevant to note that this proposed development is patently wrong-headed and there is a very real possibility that, if approved, it would fail to garner buyers. The result would be the destruction of a significant area of the natural environment Seguin is known for to house a ghost-town. Please don't let that be your legacy. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I respectfully request for the reasons above and below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts:

		· E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." · Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas · Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. · Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" · Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: · "Municipal services are the preferred form of servicing for settlement areas." · "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." · A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council:

		1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank you kindly for your attention to this matter. Respectfully, Cheryl Lewis 21C Maplehurst Road NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025
Ryan Wilson 16 Lock St	Support	Re: Rosseau Springs49 Lot Subdivision Proposal- Hwy 632, Maple I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed. I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: 1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped. 2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected. 3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community. 4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally. 5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community. 6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 10Ox from ~$5,000 currently, going to -$500,000. 7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople. 8. The development will positively assist many other businesses in having fulltime and season residents added to the community increasing employment and their business growth. 9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community. 10.Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community -the new marina in Rosseau is a perfect example of that. In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached. Sincerely, Ryan Wilson 16 Lock Street Rosseau, ON
Steve Tait	In support	Re: Rosseau Springs49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summi

Maple Leaf Marinas		I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed. I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: 1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped. 2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected. 3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community. 4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally. 5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community. Docusign Envelope ID: 400E0543-C84B-4083-BB2A-2694E4EF356C 6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000. 7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople. 8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth. 9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community. 10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that. In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached. Sincerely, Steve Tait Docusign Envelope ID: 400E0543-C84B-4083-BB2A-2694E4EF356C Vice President Maple Leaf Marinas
Dr. Jane Halkiotis 79 Little Morgan Bay Rd	Opposed	Dear Craig Jeffrey and All Seguin Council Members, We are at 79 Little Morgan Bay Road for very many years and are writing to express our strong opposition to the proposed 49-unit subdivision development off Maplehurst Rd., for multiple reasons. We were drawn to this Seguin area for the quality of the lake, the preservation of the natural environment, vegetation and wildlife along with the tranquility of the area, and it is this 49-lot development that threatens to fundamentally alter and seriously diminish those qualities. This subdivision is not fitting and is not appropriate at this location and certainly does not address any housing shortage. This development has attached to it, many unanswered questions with resulting damaging effects. 1. Out of Scale with the Community The proposal is out of scale with the existing character of Lake Rosseau and Little Morgan Bay. The surrounding properties are traditional cottages and seasonal homes designed to blend with the environment. A 49 unit subdivision represents urban-style density that does not belong in the heart of Muskoka's cottage country.

		If approved, it would set a precedent for further high-density developments, eroding the very essence of Seguin as "The Natural Place to Be." 2. Environmental Impact and Water Quality Lake Rosseau is a treasured waterbody that must be protected. Increased development on this scale will introduce: • Greater pressure on water quality, with stormwater runoff and septic loads, all contributing to potential degradation. • Boat traffic increases, further stressing the lake ecosystem, shoreline erosion, and safety for existing users. • Negative consequences for wildlife habitat, as forested areas are fragmented and sensitive species are displaced. These concerns are directly tied to Seguin's Official Plan, which emphasizes the importance of protecting water quality, shoreline character, and ecological integrity. This proposal is inconsistent with those guiding principles. 3. Road and Infrastructure Concerns Our access to the lake is via Little Morgan Bay Road, a private road maintained at the expense of residents. A high density development raises serious questions: • Who will bear responsibility and ongoing costs for road maintenance and safety? • How will the increased traffic affect emergency access and the safety of existing families, many of whom walk or cycle along the road? The current infrastructure is not designed to accommodate subdivision level traffic, and the proposal has not addressed this. 4. Wildlife and Natural Habitat This bay and its surrounding forest are home to a wide range of species — from loons and herons to deer, fox, and smaller mammals. Large scale development will fragment habitat, increase human-wildlife conflict, and diminish biodiversity in an area that residents have worked hard to protect. 5. Precedent and Long Term Consequences Approving this development would not only harm Lake Rosseau today but would also open the door to future developments that could permanently change the character of Seguin Township. Families like ours came here and stayed here because Seguin has historically protected its lakes and landscapes. We urge Council to continue to uphold these values. Conclusion We strongly urge you to reject this subdivision proposal that is not compatible with Seguin's Official Plan, is out of scale with the surrounding community, and threatens the very reasons residents and visitors alike, value Lake Rosseau: its natural beauty, quiet atmosphere, clean water, and abundant wildlife. This subdivision in this location does not represent or support appropriate growth. It is not sustainable nor is it respectful of the unique character of this area of cottage country. This proposal is none of those things. It is of most importance that you strongly and very carefully consider the views and most serious concerns of those who live, invest, and care deeply about this community. Sincerely, Dr. Jane Halkiotis 79 Little Morgan Bay Road Seguin, Ontario P0C 1J0 Dear Craig Jeffery and All Seguin council members,

		This RS development off Maplehurst Road is simply overbearing and damaging in such a small, forested, critical core area and with this development, there is not the preservation of natural land. Seguin Township needs to understand this and holds the responsibility to preserve and prevent such developments happening in such an area. This is simply not the area for this. Sincerely, Dr. Jane Halkiotis
Bernadette Davidson	Opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: · E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." · Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas · Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. · Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

		The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" · Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: · "Municipal services are the preferred form of servicing for settlement areas." · "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." · A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of lsubdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter.
Richard Kun 42 Summitt Drive	Opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts:

		· E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." · Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas · Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. · Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" · Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: · "Municipal services are the preferred form of servicing for settlement areas." · "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." · A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of l subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter.
Robert Wasserman & Jacqueline Shinfield	opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas.

		I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: · E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." · Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas · Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. · Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" · Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: · "Municipal services are the preferred form of servicing for settlement areas." · "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." · A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of l subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter.
Andrew Kingsmill	Opposed	Dear Members of Seguin Council:

		Re: Opposition and Objection to: Official Plan Amendment OPA-2025-0003- H; Zoning By-Law Application R-2025-0013-H; and Draft Plan of Subdivision-Application CON-2025-001-H, all proposed by Rosseau Springs Limited I own the property located at 101 Little Morgan Bay Road, which has been our family cottage since March 2013. My wife and I have reviewed the drafts of the Official Plan Amendment, Zoning By-Law Amendment and Plan of Subdivision and the related applications submitted by Rosseau Springs Limited ("Rosseau Springs") to the Township of Seguin that propose a new rural residential development (the "Proposed Development"). We have also reviewed the professional reports and environmental impact studies submitted in support thereof. At the time of writing this letter, we have not had the benefit of the Township Staff report to Council relating to the Proposed Development, which we understand will be made available prior to the public meeting on September 15, 2025. The Proposed Development includes 49 lots, 8 conveyable remnant blocks and 6 new public roads on a site that is approximately 3 kilometers (by car) west of the designated Rosseau Settlement Area. The site is very large with adjacency to Highway 632, Maplehurst Road, Summit Drive and Little Morgan Bay Road as well as several untravelled original road allowances. As we understand it, the primary objective of the applications is to enhance the supply of residential housing opportunities in east Seguin Township on a site outside of a designated Settlement Area and within lands subject to rural designation and zoning with environmentally sensitive wetland features. The site is in the immediate proximity of lakefront properties on environmentally sensitive Lake Rosseau. 2 We appreciate that the Township of Seguin is not static and view the prospect of enhancement and new development in the Township, including within the Rosseau Settlement Area, as positive. However, we are very much opposed to and against the Proposed Development and the related Official Plan and Zoning By-Law Amendments and the draft Plan of Subdivision. At a high level, we are concerned that: (i) the proposed amendment to the Official Plan is more than "a technical amendment to Policy B.12.2.5 to allow the development to proceed by way of a Plan of Subdivision" (as indicated on page 3 of its Planning Justification Report dated June 23, 2025 of DeLoyde Development Solutions) and does not adequately take into account key policies of the Official Plan relating to development in rural areas, including those relating to environmental aspects; (ii) the proposed site-specific zoning allows for lots that are significantly substandard to rural requirements, both in number as well as size, and does not clearly address the entirety of the site, particularly the use and future expectations of remnant blocks; and (iii) certain aspects relating to public safety and build out are not reflected in the Our principal submissions in opposition follow below. In our submissions references are made to: (i) the Township of Seguin Official Plan (the "OP"), which is currently being reviewed and updated by the Township; (ii) the draft of the new Official Plan available on the Township's website (the "Draft OP"), which includes redlining to show contemplated changes to the OP; and (iii) the Provincial Planning Statement, 2024 (the "PPS"), issued under Section 3 of the Planning Act. We note that one of the reasons the Township is updating its OP is to make it consistent with the PPS. The Draft OP references the PPS and appears to us to include necessary consistency changes. Submissions in Opposition 1. Residential Growth Required Primarily in Settlement Areas: The subject lands of the Proposed Development are currently designated "Rural and Resource Area" and a small portion is designated "Environmental Protection" in the OP. A primary goal of the OP is to direct the majority of growth (including residential growth) to Settlement Areas (A.2.3.1), the two main ones of which are Rosseau and Humphrey. The Draft OP amends A.2.3.1 to include a reference to the lands subject to the MZO at the North Western portion of the Township (also known as the North Seguin Development Area), in addition to the existing Settlement Areas, as a new Settlement Area and target area of growth. 3 Accordingly, an entirely new Settlement Area, that is planned to be serviced by municipal sewage and municipal water systems, in addition to Rosseau and Humphrey, will be available to accommodate the Township's higher density residential growth. A.2.3.2 (a) specifically directs the majority of new residential growth to the Settlement Areas. A.2.3.2 (e) of the OP specifically limits large residential developments outside of the Settlement Areas. This limiting step is further

		constrained by A.2.3.2 (e) of the Draft OP by the addition of the words "restrict or prohibit". The Proposed Development is inappropriate in this context. It is also a goal of the OP and the Draft OP to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas (A.2.5.1). The Proposed Development is too dense and is incompatible with the rural character of the surrounding area. The Proposed Development resembles a new community or small settlement area due to its large physical scale, the creation of organized smaller rural lots and the introduction of 6 new public roads, similar to a newly planned urban subdivision. The scale of the Proposed Development introduces an entirely new pattern of rural housing development that is an unwarranted departure from the area's current pattern of rural housing and is not compatible with the objective and policies of the OP or the Draft OP. 2. Narrowly focused draft OPA and ZBA: The draft Plan of Subdivision includes 8 remnant blocks (blocks 50 to 58) each of which would technically be capable of separate conveyance on registration of the proposed plan of subdivision. The Planning Justification Report states that the current intent is that the owner will retain these blocks and that they will remain undeveloped. The Report also eludes to proposed uses within these blocks as amenity area, including walking trails, racquet courts and a parking area, all of which are expected to be counted toward parkland dedication requirements under the Planning Act. The proposal includes the zoning of a number of unmapped wetlands within the remnant blocks from Rural (RU) to Environmental Protection (EP). The "Environment-First" principle of the OP as applied by Rosseau Springs would suggest that creation of the 49 residential lots and associated public roads is the extent of appropriate development within this site and supports the premise that the 8 remnant blocks truly are remnant and have a unique purpose. The draft Official Plan Amendment and Zoning By-Law Amendment submitted do not clearly reflect this. There is no indication of redesignation, guiding site specific policies or incorporation of a corresponding exception or zoning amendment for the 8 remnant blocks to appropriately address their function in the context of the Proposed Development and limit the permitted uses (eg. conservation, passive and active recreational uses). It is also not clear if only the 49 residential subdivision lots proposed are what is permitted within the entire 4 site area that is the subject of the applications. In fact, as currently drafted, the designation of the remnant blocks appears to remain Rural and Resource Area with Rural (RU) zoning which suggests opportunity for additional dwelling(s) and possibility that the process in the OP for lot creation by consent would continue to apply and be available for reconsideration of development potential within the remnant blocks despite environmental constraint. Clarity is required as this seems inconsistent with what is being put forward as a comprehensive assessment and proposal for the entire site which is the subject of the applications. The limitation on the number of new lots that may be created in the Rural and Resource Area designation contained in B.12.2.5 of the OP appear to be currently proposed to be removed and not carried forward in the Draft OP highlighting the need for clarity of expectations in any site-specific planning documents in this context. 3. Private Servicing Issues: The Proposed Development will have a much higher density of rural homes than otherwise permitted in the Township rural areas. Each of the 49 lots on the Proposed Development will be serviced with individual groundwater wells and septic systems. The site of the Proposed Development and surrounding area are both hydro geologically sensitive. The increase in the number of septic systems associated with this higher density imposes greater health and environmental risks, including surface and groundwater contamination. The Hydrogeological Report of EXP Services Inc. ("EXP Services"), dated July 20,2023, indicates that "there is potential for elevated levels of nitrates in groundwater beneath and adjacent to the Site from the combined impact of individual septic systems on the lots" and "[t]here is potential for elevated levels of total phosphorous in surface water in Lake Rosseau adjacent to the Site from the combined impact of individual sewage systems on the lots". The health and environmental risks associated with the combined impact of the individual septic systems conflict with the "Environment-First" principle of the OP, which principle has been carried over into the Draft OP. In the Servicing Options Statement Proposed Lot Development, Seguin Township dated July 20,2023 of EXP Services, EXP Services stipulates that neither municipal nor communal water and wastewater servicing are viable options for the Proposed Development and only individual sewage systems and individual water supplies for each lot are viable. In the context of new development activity, the PPS provides that "[w]here municipal sewage services and municipal water services or private

		communal service sewage services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that the site conditions are suitable for the long-term provision of such services with no negative impacts". The hydro geologically sensitive nature of the site of the Proposed Development and adjacent areas are such that it is difficult to see how "no 5 negative impacts" can be sufficiently demonstrated by Rosseau Springs and its experts. In addition, the specific and measurable steps to be taken to achieve the "Environment-First" principle of the OP include "[p]rohibiting new development that will result in a negative impact to the critical functions and processes of watercourses, lakes, aquifers and wetlands (A.2.1.2(f)). 4. Permanent Stream Impact On Contaminant Loading: EXP's Hydrogeological Report does not include due consideration of the three permanent streams on the site, two of which flow into Lake Rosseau, in the discussion relating to contaminant loading. Of note is that the proposed stormwater management relating to the Proposed Development, including for the new public roads, relies on surface drainage. Our cottage is close to the stream that runs into Sucker Bay. The run-off from this stream into Lake Rosseau is not insignificant and is variable. In the spring or after a major rainstorm, this stream and the associated runoff exhibit river-like characteristics. These three permanent streams seem to us to materially exacerbate the risk of transmission of contaminated water from the Proposed Development area into Lake Rosseau. 5. No Shortage of Residential Land Supply: In support of its application to amend the OP, Rosseau Springs indicates in Appendix 1 to the Application "that the housing supply study prepared by N. Barry Lyon Associates demonstrates the growing need for additional housing in east Seguin by 2050." On page 28 of N. Barry Lyon Consultants Limited ("NBLC") Residential Market and Preliminary Land Need Assessment, dated November 2024, in the context of its discussion relating to the reconciliation of supply and demand of residential units in the Township (excluding any in the MZO lands), NBLC states "[t]his analysis suggests that the Township has sufficient land requirements to meet minimum land requirements under the PPS (i.e. 20 years of growth)" and "[h]owever, using the maximum planning horizon of 30 years, there appears to be potential to increase the available residential land supply, such as through the approval of proposed projects." Under the Draft OP, the Township has opted for a 20-year period ending in 2045 in planning for people and homes for residential development and ensuring that sufficient land shall be made available to accommodate such growth. The necessary amount of land for residential development is already available. The Proposed Development does not fall in the category of being "a critical piece of the Township's future planning (as concluded by NBLC on page iv). 6. No Contemplated Changes to Maplehurst Road: In support of its application to site specifically amend the OP, Rosseau Springs also claims that "the traffic generated will be modest and can be handled by the area road network." On a practical level, it is surprising to us that no changes to Maplehurst Road are being contemplated. The existing turn onto Maplehurst Road when traveling 6 south on Highway 632 is tricky at best and, arguably, already unsafe given an approximate130 degree turn and inability to see whether there are vehicles or pedestrians approaching from the east along Maplehurst Road until after you have initiated the sharp right turn (illustrated at the triangular extension within lot 29 on the draft plan of subdivision). The intersection should be widened/modified and the sight lines improved. In addition, there are currently only 4 access points onto Maplehurst Road in the segment between Highway 632 and Little Morgan Bay Road which is the only link to the Highway for all properties on the existing area road network. This segment of Maplehurst Road is also on the frequented walking routes of many area residents. The 8 lots (lots 32 to 37, 48 and 49) proposed along this segment will disrupt existing traffic conditions by introducing new access points where vehicles and pedestrians will intersect. The design of the existing, somewhat winding and hilly, Maplehurst Road should be assessed to identify potential safety issues in the context of the Proposed Development. Any issues should be addressed proactively. 7. Draft Plan of Subdivision: At a minimum, considerations of the Draft Plan of Subdivision in current form should include: • Reduction of the number of lots and increase in size to more closely approximate permitted residential lot density in this rural area. • Utilizing reserves (0.3 metre) to be owned by the Township within proposed

		lots and blocks along existing and proposed road frontages, as appropriate, to restrict access where not intended. This would include restrictions on any secondary access to existing roads such as Little Morgan Bay Road (only a small portion of which is maintained by the Township), in particular proposed lots 39 to 41 and blocks 53 and 54. • Appropriately addressing the treatment of the original township road allowance between Concessions 4 and 5 which intersects the site given the new road network being introduced. • Requirement for widening/corner rounding at Maplehurst Road and Highway 632 to be illustrated and dedicated as public road as part of any plan of subdivision. Inclusion of conditions of approval requiring intersection improvements be undertaken. • Applicable conditions of approval to co-ordinate timing, possibly through phasing, of registration of all or part of the plan after satisfactory design and construction of the proposed road network to Township satisfaction. 7 • Applicable conditions of approval to require mapping of septic systems and drilled wells on each lot, showing the location of wells and septic system components, including tanks and leach fields and their distances from lot lines and wells to ensure ideal conditions and reinforcement of the conclusions in the technical reports. Thank you for your consideration of our submissions. We respectfully request that Council refuse the applications submitted by Rosseau Springs for an Official Plan Amendment, Zoning By-Law Amendment, and Plan of Subdivision. I hereby request notification of any decision of Council, refusal or approval, relating to the Proposed Development and any of the proposed Official Plan Amendment, Zoning By-Law Amendment or Plan of Subdivision. Regards, Andrew Kingsmill
George Marshall	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I{^e) are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site¬ specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. * Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to... [criteria] ...a maximum of 15 new lots ... per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of <15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that ... can be provided with communal or full municipal services." • Section A.2.3.1•It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 - To limit large residential developments outside of the Settlement Areas.

		• Section C.I.3.1- Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for S3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. -3- The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas- it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography- Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development ..." • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development- Preference for Communal over individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available... private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I(W^ object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter.
Deni Terenzio 19-1901 Peninsula road, Minett	In support	Dear Mr. Elgie, I have lived and worked in Minett for 14 years as the general manager of Clevelands House and The Rock Golf Course. One of the biggest issues we face as residents is finding professionals to work in our area. From teachers to doctors, there is so much opportunity yet a lack of responsible housing. The biggest issue I face is finding staff. There is almost no housing in our area. For most, living in our area in unaffordable, especially for the young professionals we need to attract to sustain our community. This development is also important to help sustain existing businesses. As you know, many of our businesses are forced to earn 90% of their revenue over two short months. We need the population to help sustain all four seasons. As a golf course superintendent and General Manager, I am sensitive to sustainable development and environmental stewardship. I believe the proposed plan exemplifies stewardship and will enhance our environment. I have had the pleasure of working with the principles of the development in the past. They are highly responsible, caring and respected in our community. I trust the plan and encourage the township to move forward. I agree with all the points listed below and believe this development will enhance our community. I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: 1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped.

		2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected. 3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community. 4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally. 5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community. 6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000. 7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople. 8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth. 9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community. 10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that. In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached. Sincerely, Deni Terenzio 19-1901 Peninsula road, Minett
Toby and Rachel Scott Scott Custom Building	In support	I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: 1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped. 2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected. 3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community. 4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally. 5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community. 6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000. 7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople. 8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth. 9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist

		in the provision of services to the community. 10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that. In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached.
Armas Voore-Lewis 21C Maplehurst Rd	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I am writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. I oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. My family owns the cottage at 21C Maplehurst Road and have since the 1950s, and due to our very close proximity to this proposed development, I am highly concerned by the proposal and what it would do to the surrounding environment and the impact it would have on me and my family's experience and continued enjoyment of our family cottage. The proposed subdivision would massively and irreversibly change the character and the landscape of the entire area. It would disrupt wildlife, fragment ecosystems, and transform an idyllic retreat in nature into a crowded, noisy, almost suburban atmosphere, or, quite literally: a subdivision. The people who live in and love this area do not want this; we love this area for its nature and its remove from urban life, but what this development proposes to do is to transplant that kind of setting directly into it. This subdivision goes directly against the wishes and concerns of the current residents and property owners affected, and it also seems to serve no logical purpose for the hypothetical future residents it claims to be providing for: as small lots with no water access, these properties certainly wouldn't be attractive as seasonal cottages, and with their lack of amenities and services and their distance from any major centres with things like grocery stores, pharmacies, gas stations, doctors and more, they don't seem to make any sense as year-round permanent housing, either. Rosseau Springs claims that their development would respond to a need for housing, but these properties don't seem like they would be the kind of housing that anyone is looking for. Rosseau Springs also claims to be following an environment-first approach that aligns with Seguin's own environmental policies and priorities, but given that they are also applying to have the township's Official Plan amended to allow them to build this development, their concern with the environment and their commitment to following the township's principals in protecting it do not ring true. They claim to be environmentally minded, but their proposal only gives any environmental consideration to wetlands and ecological features that would be flagged by any environmental survey regardless. They do not consider areas of uninterrupted treed forest as environmentally significant, and do not seem to pay any mind whatsoever to the wildlife that lives in the areas they plan to develop. In my own experience, in the area of forest that would become lots 44 and 43 under their proposal I have encountered huge numbers of deer, birds such as barred owls and woodpeckers, small mammals such as chipmunks and red squirrels and even porcupines, and once a few years ago, my neighbours at 21B Maplehurst even caught on their trail camera a wolf emerging from that exact bit of woodland. In various other parts of the forest that would be affected by this development we have seen moose and black bears and more. These animals, seeing them and sharing a forest with them, is what makes this area magical, and it is what the people who come here love and cherish about the area. It would also undoubtedly be lost or seriously degraded by the proposed development. Four generations of my family have spent their summers at our cottage on Maplehurst Road. I grew up here, playing and learning and fostering an undying love of nature in the forest this development seeks to destroy. As a young person just starting into adulthood, I also hope beyond hope to someday be able to share this place and all it has to offer with the next generation. But if this proposal goes through, that future will be lost: instead of the forest right behind our cottage offering up all that the forest has to offer: magic, life, growth, and the possibility of

wolves, the only thing there will be a looming house, with nothing more interesting to look at than down at our own cottage. Rather than this being our home in the forest, we will have been subsumed into a subdivision that we did not want, did not consent to, and have always had the reasonable expectation to not suddenly become a part of. Rosseau Spring's request, to change the official plan so that they need not abide by it and can create a huge development without oversight and limitation absolutely does not inspire confidence or trust that they intend to consider anyone's interests but their own. Furthermore, this application to change the official plan, and the proposed development it would allow for would set a horrible president, one where a subdivision might crop up in any peaceful bit of forest, one where any long existing cottage might suddenly find itself inside of a subdivision. If this is allowed to happen, who would possibly want to come here, to buy property here or to allow themselves to fall in love with Muskoka, when there is always the threat that it could suddenly turn into a subdivision.
Please, please do not allow this proposal to go through. It would be a betrayal to the people who are already here, and it would be a betrayal to the nature of what this place is. Please do not allow that to be your legacy. Don't allow that to be our future.

Respectfully,
Armas Voore-Lewis
21C Maplehurst Road

PS: I also agree with all the points made by the letter copied here below:

Decision Requested
The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas.

I/We respectfully request for the reasons below that Council make the following decision:

7. Refuse OPA-2025-0003-H and the implementing ZBA.
8. Decline draft approval of CON-2025-0001-H.

These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024.

Non-Conformity with the Seguin Official Plan

1. Circumventing the Rural Lot Creation Regime
Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year."

The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character.

2. Conflict with Settlement-First Growth Strategy
Policy Extracts:

- E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services."
- Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas
- Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas.
- Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment.

		On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). **3.** Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 7. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 8. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Your Signature: Armas Voore-Lewis Cottage Address: 21C Maplehurst Road NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council.
Sean DeCourcy Pure Logic Electrical Solutions	In support	Subject: Support for Rosseau Springs 49 Lot Subdivision Proposal Location: Highway 632, Maplehurst Rd, and Summit Dr Dear Mr. Elgie and Mr. Richards,

		After reviewing the draft plan for the proposed 49-lot subdivision by Rosseau Springs, I am convinced that this development will significantly benefit the Township of Seguin and the Rosseau community. Here are the reasons for my support: 1. Environmentally Conscious Design: Rosseau Springs has prioritized environmental concerns by proposing relatively small lot sizes (1-1.5 acres) to preserve the majority of the land in its natural state. 2. Comprehensive Studies and Reviews: The developer has conducted extensive, multi-year environmental studies to ensure minimal environmental impact, as per municipal requirements. 3. Local Connections and Incentive for Quality: The ownership group comprises individuals with strong local ties, many residing here full-time, ensuring a vested interest in the community's welfare. 4. Community Amenities: Plans include offering amenities such as tennis courts and a trail system, accessible to development residents, neighboring locals, and the public at large. 5. Addressing the Housing Crisis: While an upscale development, it broadens housing options for both permanent and seasonal residents amidst a national housing shortage. 6. Economic Benefits and Tax Revenue: The development is projected to substantially increase the tax base from approximately $5,000 to $500,000, without a proportional increase in service demands. 7. Boost to Local Construction and Maintenance Industries: The project promises employment opportunities for hundreds of tradespeople, stimulating the local economy. 8. Support for Broader Business Growth: Additional full-time and seasonal residents will offer economic opportunities for a variety of local businesses, fostering employment and growth. 9. Attraction of Professionals: The development may attract professionals such as doctors, accountants, and engineers, enhancing the availability of essential services. 10. Minimized Construction Disruption: Although construction may cause temporary inconvenience, the project is predominantly internal, limiting disruptions. The final outcome promises substantial community benefits, akin to the recent marina development in Rosseau. 11. In conclusion, I wholeheartedly support the official plan amendment, zoning amendment, and the general concept as outlined in the attached draft subdivision plan. Sincerely, Sean DeCourcy Business Owner Rosseau, Ontario
Jim Brohman 18 Todholm Dr	In support	Re: Rosseau Springs49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Sum I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed. I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: 1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped. 2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected. 3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community. 4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally. 5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community. 6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000. 7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople.

		8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth. 9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community. 10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that. In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached. We need more development, bottom line local businesses cannot grow or operate without people, we need beds to do this. Sincerely, Jim Brohman 18 Todholm Dr. Port Carling, ON P0B1J0
Eirc Milligan 3 Maplehurst Rd	Opposed	RE: Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to... [criteria] ...a maximum of 15 new lots ... per calendar year." The OP intentionally channels rural residential growth into small-scale, consent¬ based creation, at a Township-wide pace of S15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that ... can be provided with communal or full municipal services." • Section A.2.3.1- It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 - To limit large residential developments outside of the Settlement Areas. • Section C.I.3.1- Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in

		Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for S3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas-it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography- Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development ..." • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development- Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available... private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft a Thank-you kindly for your attention to this matter. Respectfully, Eric Milligan - i l 3 Maplehurst Road, Rosseau, Ontario P0B1R0
Lisa Campeis 3 Maplehurst	Opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to... [criteria] ...a maximum of 15 new lots ... per calendar year."

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Josh and Sarah Gray Vertex Custom Carpentry	In support	Mr. Elgie, We have reviewed the draft subdivision plan for the Rosseau Springs development. As long-time residents of Muskoka, we believe this project will be a positive addition to both the Township of Seguin and the community of Rosseau. In addition to the community benefits, this development will create significant opportunities for local builders, tradespeople, and suppliers. It will support steady, multi-year employment, strengthen apprenticeship and training opportunities, and boost local supply chains such as lumberyards, hardware stores, and equipment

		rental companies. Importantly, it will help provide year-round stability for the construction industry in Muskoka, which is often highly seasonal, and attract other professionals to the area. We appreciate the thoughtful planning that has gone into the proposal and are confident it will bring meaningful benefits to the area while respecting the character of our community. For these reasons, we are in support of the amendments to the official plan, the zoning amendment, and the draft subdivision plan as presented. Sincerely, Josh & Sarah Gray Torrance, On.
Michelle Stiller 117 Little Morgan Bay Rd	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. I/We hope that there is not any personal gain for anyone elected in to the Township of Seguin and hope that we do not have to spend the time and money investigating this. I will attend the meeting on September 15th, 2025, please send to me the information for the virtual meeting. I ask that I be given the opportunity to address Council. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas

		Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter and hope that there will be an outcome that will not need further discussion, decision, money and time. Respectfully, Louanne Michele Stiller 117 Little Morgan Bay Road Rosseau, Ontario P0C 1J0 519-870-4594 NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.
Tony Perrotta	opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area Will be limited to... [criteria] ...a maximum of 15 new lots... per calendar year." The OP intentionally channels rural residential growth into small-scale, consent¬ based creation, at a Township-wide pace of £15 lots/year. The application seeks a site-specific override to deliver 49lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth

		management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that ... can be provided with communal or full municipal services." • Section A.2.3.1- It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 - To limit large residential developments outside of the Settlement Areas. • Section C.I.3.1- Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as *a* rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology: SWM for S3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas-it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography- Focus Growth to Rural Settlement Areas Policy Extract:"In rural areas, rural settlement areas shall be the focus of growth and development ..." • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development- Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available... private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Sincerely, Tony Perrotta and Betty Pereira Rosseau Invest co 20 Birch Blvd Seguin Ontario P2A 0J9 NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council.
Phil T DeCourcy	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of

		subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. OPA-2025-0003-H and the implementing ZBA. 2. draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Circumventing the Rural Lot Creation Regime "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP at a Township-wide pace of The application seeks a defeating both the and the that implement Council's growth management This with and the OP's overarching intent to and 2. Conflict with Settlement-First Growth Strategy ● E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." ● Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas ● Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. ● Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately . Settlement Geography – Focus Growth to Rural Settlement Areas "In rural areas, …" ● Establishing a runs against the PPS 2024 emphasis on and ensuring development is . Servicing for Multi-Lot Development – Preference for Communal over Individual ● "Municipal services are the form of servicing for settlement areas." ● "Where municipal services are not available… services are the form of servicing for ." ● A rural plan on (if proposed) would directly PPS 2024's servicing hierarchy for projects. Even if communal servicing is proposed, the still triggers PPS requirements to demonstrate , integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Mr and Mrs De Courcy Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.

		I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council.
Alessandra Dalla Lana	Opposed	Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I am writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. I oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual

		Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Respectfully, Alessandra Dalla Lana 96 Maplehurst Drive, Seguin NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council.
Art Hale 50 Summit Dr	Opposed	September 9, 2025 To: Clerk Craig Jeffrey, Councillor Gail Finnson, Mayor Ann MacDiarmid, & Council Members RE: Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 & 5, former Humphrey Township Owner: Rosseau Springs Limited I oppose the above Rosseau Springs request to permit a 49-lot rural residential subdivision along Hwy 632, Maplehurst Road, Summit Drive and Little Morgan Bay Road. You will receive many letters of opposition. You will also receive a few letters of support – but I think you'll find that those come from businesses who may temporarily benefit from a development effort which will destroy our natural habitat, which is the pride of Muskoka. Our cottage on Summit Drive has been in the family for over 65 years. When we drive up from the city and turn from 632 onto Maplehurst Road, we take a couple of deep relaxing breaths, turn off the radio and the A/C, open the windows and relax. Ahhhhh. We often see a few deer on the way in, wild turkeys, sometimes a bear; almost always a few walkers and joggers, beds of trilliums in the spring. We enjoy the pristine forest and the rugged natural rocky cliffs, streams and wetlands. When the leaves are gone in spring and fall you can also see how rugged, high and rocky the escarpments are. It's all a piece of Heaven. And the good news is – Seguin Township has bylaws and an Official Plan to maintain it that way. An environment first approach. Kudos for Seguin!! Rosseau Springs is seeking to change that – and that should not be allowed – one company against the principles of a township. A local company not building in THEIR own back yards. Consider: - National Forest Week is September 21-27, a reminder of how important it is to protect what we have. - proposed "Lot 43 and 44" at the end of proposed "Street D" will be over an old dump that was used up until around the 1960s or 70s. Has soil sampling occurred? While I wish Rosseau Springs well in their business ventures, this is one they should not pursue - and should not be allowed to pursue. And they do not have a stellar environmental history (e.g. dumping steel in the lake, controversial tree cutting, and ditching to reroute runoff in a wetland).

		Thank you for your consideration. I'd like to continue to be informed, please, Art Hale, 50 Summit Drive, Cameron Bay, Rosseau
Gustav Harsfai 3 Cameron Rd	opposed	RE: Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area.

		Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Gustav Harsfai 3 Cameron Road, Rosseau ON P0C 1J0 NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council.
James Black and Ilze Ezergailis 41 Little Morgan Bay rd	opposed	RE: Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to... [criteria] ...a maximum of 15 new lots ... per calendar year." The OP intentionally channels rural residential growth into small-scale, consent¬ based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's over arching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that ... can be provided with communal or full municipal

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Jeff Fishbein 191 Hwy 632	Opposed	RE: Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested

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Paul Dalla Lana 100 Maplehurst Dr	Opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I am writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. I oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") subdivision on lands Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in under the multi-lot development in rural areas. I respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024.Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: □ E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." □ Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas □ Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. □ Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas

		Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" □ Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: □ "Municipal services are the preferred form of servicing for settlement areas." □ "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." □ A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Respectfully, Paul Dalla Lana 100 Maplehurst Drive, Seguin NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to
Wendy Russell 110 Maplehurst	Opposed	RE: Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision:

		1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development."

		• A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Wendy & Yvon Russell 110 Maplehurst, Rosseau ON P0C 1J0 NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council.
Jamie Steele JS Custom Builders	In support	Rosseau Springs 49 Lot Subdivision Proposal- Hwy 632, Maplehurst Rd and Summit Dr I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed. I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: 1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped. 2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected. 3. The ownership group all have local connections to the community with the majority Living here fulltime. They have a strong incentive to make this a positive development for this community. 4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally. 5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community. 6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 10Ox from ~$5,000 currently, going to -$500,000.7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople. 8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth. 9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community. 10.Development involves construction which can be somewhat aggravating though the should be community- the In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached.

		Sincerely, Jamie Steele Resident of Seguin CEO JS Custom Builders LTD 28 Clear Lake Road, Seguin
Randy Miller	opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By□Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas. I/We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural open space character of

		lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Thank-you kindly for your attention to this matter. Respectfully, Randy Miller Carol Miller 67 & 73 Little Morgan Bay Rd. Seguin, Ontario
Ron and Annette McArthur 119 Little Morgan Bay Rd	Opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members: We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited. We OPPOSE the Official Plan Amendment ("OPA") which seeks to amend Official Plan subdivision Law Amendment site-specific Rural Residential Exception. This request is for the sole purpose of allowing Rosseau Springs Limited to destroy rural land responsibility for water, This project has nothing to do with creating affordable housing for the local community but solely to do with generating a quick profit for the flippers. The lack of central land management responsibility after the lots are sold will result in the property cherish. Many owners came to enjoy neighbourhood to be build adjacent region up to future exploitation and damage. Decision Requested The applications conflict with Seguin's vision and growth management strategy as set out in

		under the multi-lot development in rural areas. We respectfully request for the reasons below that Council make the following decision: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024. Non-Conformity with the Seguin Official Plan 1. Circumventing the Rural Lot Creation Regime Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year." The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character. 2. Conflict with Settlement-First Growth Strategy Policy Extracts: • E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas that … can be provided with communal or full municipal services." • Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas • Section A.2.3.1 – To limit large residential developments outside of the Settlement Areas. • Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots). 3. Conflict with Maintenance and Protection of Rural Areas Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas. The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area. Applications are Not Consistent with PPS 2024 1. Settlement Geography – Focus Growth to Rural Settlement Areas Policy Extract: "In rural areas, rural settlement areas shall be the focus of growth and development …" • Establishing a 49-lot rural node outside settlement areas runs against the PPS 2024 emphasis on directing growth to rural settlement areas and ensuring development is appropriate to planned/available infrastructure. 2. Servicing for Multi-Lot Development – Preference for Communal over Individual Policy Extracts: • "Municipal services are the preferred form of servicing for settlement areas." • "Where municipal services are not available… private communal services are the preferred form of servicing for multi-unit/lot development." • A 49-lot rural plan on individual wells/septics (if proposed) would directly contradict PPS 2024's servicing hierarchy for multi-lot projects. Even if communal servicing is proposed, the scale still triggers PPS requirements to demonstrate feasibility, financial viability, and no negative impacts, integrated with SWM planning. In closing, we object to the applications in their entirety including the draft plan of

		subdivision application and respectfully request that Seguin Municipal Council: 1. Refuse OPA-2025-0003-H and the implementing ZBA. 2. Decline draft approval of CON-2025-0001-H. Any other action by the Council will be considered irresponsible and make Council complicit protecting the beauty of already established settlement areas. Thank-you kindly for your attention to this matter. Respectfully, Ron & Annette McArthur 119 Little Morgan Bay Rd Rosseau, ON P0C 1J0 NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. We intend to attend the meeting via video on September 15th, 2025.
Julie Battersby & Laurie Hale	Opposed	Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Owner: Rosseau Springs Limited Subject Lands: Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township Owner: Rosseau Springs Limited We are writing to you to register our opposition to the above-mentioned applications made by Rosseau Springs Limited. On its face a "subdivision" of 49 residential lots outside of a *Settlement Area* is in conflict with the policies of both the Province and the Township. The Provincial Planning Statement 2024 (2.5(2)) and the Seguin Official Plan (C.2) clearly state that in Rural areas the majority of growth and residential development shall be in *Settlement Areas*. In the PPS this policy is not a suggestion. It is a positive directive (PPS p. 3): "settlement areas *shall* be the focus of growth and development" (emphasis added). In the Seguin OP the goal is "to direct the majority of growth to existing *Settlement Areas*". Two of the objectives are (A.2.3.2): b) To limit the amount of development in the *Rural and Resource Area*, by permitting limited residential development in the form of individual lots by the process of infilling; and e) To limit large residential developments outside of the *Settlement Areas.* The subject property does not fall within a *Settlement Area*. The Seguin OP does not even contemplate a Plan of Subdivision for *Rural and Resource Areas*. The section dealing with new lots in *Rural and Resource Areas* is contained within B.12.2.5 of the OP under the section titled NEW LOTS BY CONSENT. For a parcel of 40 or more hectares the maximum number of severed lots is 3 in addition to a retained lot. Nowhere in the OP is there consideration of a 49 lot residential development in an area designated *Rural and Resource Area*. There's a reason for that. According to the 2021 Census Rosseau itself (one of the 4 designated *Settlement Areas* in Seguin) only had 149 private dwellings of which only 95 were occupied by permanent residents. The application to amend the Seguin Official Plan isn't just technical - it is a 1 complete repudiation of the Goals and Objectives regarding residential development in *Rural and Resource Areas*. Not only does Rosseau Springs seek to subvert the overriding objectives of the PPS and the Seguin OP but they also request a zoning by-law amendment because the land in question does not support lots of the standard rural size. Rosseau Springs' own Environmental Impact Study recognizes that there are additional natural heritage features and areas, unmapped to date by Seguin, that require protection. The Natural Heritage Constraints as shown in Figure 3 of the Planning Justification Report (RSL) limit the available land for development. But rather than work within the constraints of the land available by developing fewer lots of standard size (which would be an Environment First approach) Rosseau Springs seeks to reduce the proposed lot sizes. Rosseau Springs' characterization of the requested "adjustments" to the Townships minimum lot areas and width regulations as being "modest" (p. 8 of the Planning

		Justification Report) is absurd. An 80% reduction in lot size (from 2 hectares to .4 hectares - see p. 9 of the Planning Justification Report) is an extraordinary deviation from the norm. As well they are seeking to double the proposed lot coverage (see Table 1). Further issues arise when lot services are taken into account. The preferred municipal services or, if not available, communal services for a development of this size, are not viable. The proposal is then for individual water supply and sewage systems to be implemented. If the lot sizes are amended as requested the density of these systems will be 5 times what would ordinarily be permitted. In addition 20 of the proposed 49 lots fall entirely or partially within 300m of the highwater mark of Lake Rosseau and are therefore "backlots" by definition. Backlots have their own size restrictions - minimum 4 hectares in size and 120m frontage (Seguin OP 12.2.5(d)(iv)). Rosseau Springs is seeking to reduce these lot sizes by 90% ie 1/10 the size mandated by the Seguin OP. Which means the density of the water supply and sewage systems closest to the lake will be 10 times what the Seguin OP dictates. Seeking to increase the residential density of a *Rural and Resource Area* by 80% and 90% above that regulated by the Seguin OP does not respect the environment. It does not meet the goal of protecting, maintaining and enhancing this rural open space. Instead it damages the unique attributes of Seguin epitomized in its small rural character. A further point deals specifically with proposed lots 43 and 44. They are situated on what used to be a dump which was still in use by the local cottagers when our parents purchased the property. It continued to be used for several years after our father built our cottage. Remnants of the waste are still visible in the landscape as noted in the Phase 1 Environmental Site Assessment (in s. 5.1 under Other Issues and in Photographs 1, 2 and 3). But the Assessment does not address the former use as a local dump. It would appear the authors were 2 not advised of this former use during their interview with Mr. Rem Steele - the Site representative. As a result no soil sampling was done nor was there any discussion of the environmental implications of this former use of the land on the proposed residential development. Rosseau Springs claims that this development is needed to address local housing needs. In doing so they rely on a Residential-Land-Need-Assessment that was prepared in November 2024. However, this assessment refers to population growth figures from 2023 at the height of people moving out of the GTA to work remotely from more rural communities. While the Assessment acknowledges that workers have been mandated back to the office it does not take into account the provincial government's recent direction requiring employees to return to in-person work full-time. Many other businesses have followed suit. This will undoubtedly affect the population growth in an area such as Seguin which is not within commuting distance of the GTA. A further concern in relation to the purported purpose of this development comes from the Rosseau Springs website. There, this proposed development is referred to as a "Cottage Community". It further states that "*Rosseau Springs offers a variety of rental opportunities for those who want to enjoy cottage life without the commitment of ownership. Whether you're looking for a weekend getaway or a longer stay, renting a cottage at Rosseau Springs provides access to all the benefits of cottage living with none of the hassle.*" These references put the lie to Rosseau Springs' intentions with respect to this proposed development. If allowed it is likely to end up like the disastrous Legacy Cottages in Minett. And the biggest loss will be to the rural environment that the Township has vowed to protect. The beautiful, quiet, natural spaces that our family has cherished since 1958. The heart and soul of Seguin. For the reasons set out above we request that Council make the following decisions: 1. REFUSE OPA-2025-0003-H and the implementing ZBA. 2. DECLINE draft approval of CON-2025-0001-H Thank you for your attention to this matter. Respectfully, Julie Battersby and Laurie Hale 50 Summit Drive Rosseau, ON NB* Please also consider this as our request to be notified of the decision of Council and this letter will serve as our written request for same pursuant to the requirements set out on page 2 of the Application. Julie Battersby will attend the meeting on September 15, 2025. Laurie Hale will be unable to attend as she will be out of Province at that time.
Luke Steele	In support	Rosseau Springs49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

		I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed. I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons: 1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped. 2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected. 3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community. 4. The developer intends on offering amenities (tennis courts, creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally. 5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community. 6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000. 7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople. 8. The development will positively assist many other businesses in having full time and seasonal residents added to the community increasing employment and their business growth. 9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community. 10.Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that. Personally, as a small business owner I am excited for the possibilities this development holds for me and my business, as well as the community. In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached. Sincerely, Luke Steele.

Schedule D to PL-2026-011

September 25,,2025

Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Mr. Graham Richards
MHBC
Planning, Urban Design & Landscape Architecture
113 Collier Street
Barrie, Ontario L4M 1H2

Re: Rosseau Springs
49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

I lived in Rosseau for more then 10 years and there is a great need for more housing in the area. This would create more opportunities for employment in the community and surrounding area for many years to come.

I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed.

I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons:

1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped.
2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected.
3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community.

4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally.
5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community.
6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000.
7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople.
8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth.
9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community.
10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that.

In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached.

Sincerely,

Barry Quick

409 Blackstone Crane Lake Road
The Archipelago, ON
P2A 0B7

10/02/2025

Dear Mr. Elgie and Mr. Richards,

As a young family living in Seguin Township, we have reviewed the draft subdivision plan for Rosseau Springs and wish to voice our strong support for this development.

We believe this project will contribute meaningfully to the long-term sustainability and growth of Rosseau.

Key reasons include:

- Environmental Responsibility – the developers have completed extensive studies and preserved large tracts of land.
- Local Connection – the ownership group has roots in our community, ensuring their interest is long-term.
- Community Benefits – amenities such as tennis courts and trails will be available for both residents and the public.
- Housing Options – this project creates more choices for families who want to live and grow in Seguin.
- Economic Growth – new homes mean more tax revenue, local employment, and stronger businesses.

I feel this is an amazing opportunity for Rosseau to grow.

We need this growth for our schools, businesses, and services, for our future, and our children's future.

We urge Council to approve the proposed amendments and subdivision plan.

Sincerely,

Chris and Laura McLean

September 25, 2025

Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Mr. Graham Richards
MHBC
113 Collier Street
Barrie, Ontario L4M 1H2

Re: Rosseau Springs – 49 Lot Subdivision Proposal

Dear Mr. Elgie and Mr. Richards,

We are a young family living in Seguin, and we want to share why we support the Rosseau Springs proposal.

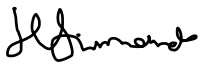
When we decided to raise our children here, it was because we love Rosseau's small-town charm and natural surroundings. But as we've built our life here, we've also seen the challenges—limited housing options, businesses struggling in the off-season, and young families moving away because there aren't enough opportunities.

Rosseau Springs feels like hope for the future. It means new families moving in, new kids in our schools, more customers for local businesses, and a stronger community overall. We also appreciate that it's being done responsibly, with care for the environment and with community amenities that everyone can enjoy.

We want our children to grow up in a community that isn't shrinking but growing in a sustainable way. We believe this project helps make that possible.

Thank you for considering our perspective.

Warm regards,



Heather Simmonds

1071 Hwy 141, Rosseau

Outlook

Fw: Rosseau Springs

From info <info@seguin.ca>
Date Fri 9/26/2025 9:52 AM
To Planning <planning@seguin.ca>



Township of Seguin
(705) 732-4300

From: Jeff peters <jspeters77@hotmail.com>
Sent: September 26, 2025 9:50 AM
To: info <info@seguin.ca>; Taylor Elgie <telgie@seguin.ca>; grichards@mhbcplan.com <grichards@mhbcplan.com>; matt@kenozahabay.ca <matt@kenozahabay.ca>
Subject: Rosseau Springs

Some people who received this message don't often get email from jspeters77@hotmail.com. Learn why this is important

September 26, 2025

Mr. Taylor Elgie

Director of Planning

Seguin Township 5 Humphrey Drive

Seguin, Ontario P2A 2W8

Mr. Graham Richards

MHBC

Planning, Urban Design & Landscape Architecture

113 Collier Street

Barrie, Ontario L4M 1H2

Re: Rosseau Springs

49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed.

I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons:

1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped.

2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected.

3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community.

4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally.

5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community.

6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000.

7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople.

8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth.

9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community.

10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that.

In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached.

Sincerely,

Jeff Peters

835 highway 141 Rosseau.

September 25, 2025

Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Mr. Graham Richards
MHBC
Planning, Urban Design & Landscape Architecture
113 Collier Street
Barrie, Ontario L4M 1H2

Re: Rosseau Springs
49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed. As a passionate and involved volunteer in my community, I am excited about the opportunity for growth that this development would bring.

I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons:

1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped.
2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected.
3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community.
4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally.
5. Our province and community are in a housing crisis. Although this development is not intended for subsidized housing, it will still provide additional housing in a community that desperately needs more options for full time residents.

6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000.
7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople.
8. The development will positively assist many other businesses in having full time and seasonal residents added to the community increasing employment and the growth of their businesses.
9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community.
10. Development involves construction which can be somewhat aggravating throughout the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community. Take the new marina in Rosseau for example: It has has transformed the Rosseau waterfront and attracts many more customers, resulting in economical support of our community.

In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision.

Sincerely,



Craig Simmonds
1071 Hwy 141, Rosseau

File: na

September 24, 2025

Director of Planning
Township of Seguin
Seguin, Ontario
P2A 2W8

ROSSEAU SPRINGS SUBDIVISION PROPOSAL – LETTER OF SUPPORT

This letter is in regards to the proposed subdivision on Maplehurst Road. It is my understanding that there has been a small but loud opposition to this development. This letter is to provide my support to the developers as I know several of them on both a personal and professional level. They are locals who have deep roots in the community, have been providing employment and contributing to the economy and community for many years.

The opposition I would assume to be limited to nearby waterfront property owners. A miniscule percentage of the Township's overall population. Of which, I would assume are generally seasonal residents anyway. These people are simply trying to protect their own interests whether it be monetary, convenience and/or to maintain their exclusivity due to the inflated property values that they benefit from. I will say, I am not opposed to cottagers or even NIMBYs for that matter - some things don't actually belong in our backyards. But a few more houses in the bush? Someone should remind them how about how all of their lots were created in the first place.

This proposal seems reasonable and not pushing the acceptable limits of what a neighborhood should look like. I would expect it would end up resembling roads and neighborhoods we already live in like Rankin Lake Road, Sandy Plains Road North and Horseshoe Lake Road but instead with modern, efficient and high curb appeal homes. Now I will say - I don't think every subdivision greenlighted at record speed for the developer with their eye on the bottom line - is what calculated, sustainable growth is or should be. But I do think that Rosseau Springs is a lot closer to the model that makes sense for this Township and its future.

As a person who was raised and has spent a large portion of my adult life here, I know we need both cottagers and new development to keep our local economy moving. My grandfather used to build cottages on the lakes in the 70's and 80's. My dad has had a drywall business operating since the mid 80's and now myself and my brother continue on in the building trades. It's a lovely privilege to be able to work near where you live.

Steady, calculated and sustainable growth in our area is important, and I think that this development falls in that category. Important to keep our local economy rolling, food on ALL of our tables, and places for our children to eventually reside. Finding harmony between all these challenges is a fine line that needs to be calculated based on facts, past precedence and thoughtful future planning. Not just what a few Nimbys have to say.

Yours truly,

Tim Dyck, A.Sc.T., rcsi
TEC Services
Resident, Business Owner
127 & 199 Horseshoe Lake Rd.
Seguin ON P2A2W8

APPLIED SCIENCE TECHNOLOGIST
OACETT
ONTARIO
TIMOTHY DYCK
No 825417

BCIN 125087, 200204

Outlook

Fw: Rosseau Springs proposal

From Craig Jeffery <cjeffery@seguin.ca>
Date Tue 9/23/2025 4:30 PM
To Planning <planning@seguin.ca>

From: Robert Baker <r_baker@hotmail.com>
Sent: September 23, 2025 4:26 PM
To: info <info@seguin.ca>
Cc: Craig Jeffery <cjeffery@seguin.ca>
Subject: Rosseau Springs proposal

Some people who received this message don't often get email from r_baker@hotmail.com. Learn why this is important

September 23, 2025
Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8
Mr. Graham Richards
MHBC
113 Collier Street
Barrie, Ontario L4M 1H2

Re: Rosseau Springs – 49 Lot Subdivision Proposal

Dear Mr. Elgie and Mr. Richards,

As a young family raised and living in Seguin Township, we have reviewed the draft subdivision plan for Rosseau Springs and wish to voice our strong support for this development.

We believe this project will contribute meaningfully to the long-term sustainability and growth of Rosseau. Key reasons include:

- **Environmental Responsibility** – the developers have completed extensive studies and preserved large tracts of land.
- **Local Connection** – the ownership group has roots in our community, ensuring their interest is long-term.
- **Community Benefits** – amenities such as tennis courts and trails will be available for both residents and the public.
- **Housing Options** – this project creates more choices for families who want to live and grow in Seguin.
- **Economic Growth** – new homes mean more tax revenue, local employment, and stronger businesses.

In short, Rosseau Springs represents responsible, thoughtful growth that benefits current residents and future generations. I personally believe this development fits the area it's situated in, compared to others I've seen that I believe to be too 'dense' for the existing neighbourhood. We urge Council to approve the proposed amendments and subdivision plan.
Sincerely,
Robert Baker

Get Outlook for Android

Outlook

Fw: Rosseau Springs Development

From Craig Jeffery <cjeffery@seguin.ca>
Date Tue 9/23/2025 8:17 AM
To Planning <planning@seguin.ca>

From: jeff cunningham <jeffycunningham@gmail.com>
Sent: Monday, September 22, 2025 11:19 PM
To: Craig Jeffery <cjeffery@seguin.ca>
Subject: Rosseau Springs Development

You don't often get email from jeffycunningham@gmail.com. Learn why this is important

Hello, my name is Jeff Cunningham. I've read about this idea in Rosseau. I think it would be a great opportunity for some employment opportunities in the area. As a contractor and a resident I really hope this moves forward. Thanks for your time.

Regards

Jeff Cunningham

Outlook

Fw: Rosseau Springs – 49 Lot Subdivision Proposal

From info <info@seguin.ca>
Date Tue 9/23/2025 8:07 AM
To Planning <planning@seguin.ca>

Township of Seguin
(705) 732-4300

From: cliff vankoughnett <cliffvankoughnett@hotmail.com>
Sent: September 22, 2025 9:20 PM
To: info <info@seguin.ca>
Subject: Rosseau Springs – 49 Lot Subdivision Proposal

You don't often get email from cliffvankoughnett@hotmail.com. Learn why this is important

September 22, 2025

Mr. Taylor Elgie

Director of Planning

Seguin Township

5 Humphrey Drive

Seguin, Ontario P2A 2W8

Mr. Graham Richards

MHBC

113 Collier Street

Barrie, Ontario L4M 1H2

Re: Rosseau Springs – 49 Lot Subdivision Proposal

Dear Mr. Elgie and Mr. Richards,

As a resident of Seguin Township, I am writing to express our strong support for the Rosseau Springs subdivision proposal.

This project represents the kind of thoughtful growth that our community needs. It will create new housing options for families who want to put down roots in Rosseau, while also providing recreational amenities like trails and green space that benefit the entire community.

I am encouraged by the developers' commitment to environmental responsibility. The preservation of large natural areas and the careful planning undertaken demonstrate that growth can be achieved while respecting the character and beauty of Seguin. Based on my review all buffers have been met or exceeded standards.

Equally important, Rosseau Springs will strengthen our local economy. New families and year-round residents mean more support for schools, local shops, restaurants, and services. The increase in tax revenue will allow the Township to maintain and improve services without placing a heavier burden on existing residents.

In our view, Rosseau Springs strikes the right balance between community growth, environmental stewardship, and economic vitality. We believe this project will keep Rosseau thriving for generations to come, and we respectfully urge Council to approve the proposal.

Sincerely,

Clifford VanKoughnett

193 Horseshoe Lake Road

Seguin ON

Josh Mair
46 Miller St.
Parry Sound, Ontario, Canada
joshsmair@gmail.com
(705)774-2185

September 20, 2025

Township of Seguin Council
5 Humphrey Drive
Seguin, ON P2A 2W8
Canada

RE: Letter of Support for the Proposed Rosseau Springs Subdivision

Dear Members of Council,

I am writing to express my strong support for the proposed **Rosseau Springs subdivision** in Rosseau, Ontario. As a resident in this region, I believe this development represents a thoughtful and strategic investment in the long-term vitality of our community.

Rosseau is a place of exceptional natural beauty and cultural heritage, and I believe the Rosseau Springs project has been designed with care and respect for both. The proposed subdivision appears to align with the township's broader goals of responsible growth, increased housing availability, and sustainable economic development.

In particular, I am encouraged by the project's emphasis on:

- **Respect for the local environment**, with large lots, forested areas, and attention to green space.
- **Attracting new residents and families**, which will contribute to the vitality of local schools, businesses, and services.
- **Strengthening the local economy**, both during construction and through the long-term increase in seasonal and permanent population.
- **Enhancing community amenities**, such as walking trails, natural landscapes, and thoughtful design that preserves the charm of Rosseau.

Like many rural communities in Ontario, Rosseau faces the challenge of maintaining its vibrancy while accommodating growth. The Rosseau Springs subdivision offers an opportunity to welcome new neighbours and support local infrastructure in a way that is well-planned, community-oriented, and respectful of Rosseau's unique character.

I hope Council will give this project its full consideration and support, as I believe it can serve as a model of responsible rural development.

Thank you for your time and service to our community.

Sincerely,
Josh Mair



Outlook

Fw: Rosseau Springs Development

From Craig Jeffery <cjeffery@seguin.ca>
Date Sun 9/21/2025 2:46 PM
To Planning <planning@seguin.ca>

From: Jeffrey John Young <muskokaroads@msn.com>
Sent: Friday, September 19, 2025 7:21 PM
To: Craig Jeffery <cjeffery@seguin.ca>; annmacdiarmid1@gmail.com <annmacdiarmid1@gmail.com>
Subject: Rosseau Springs Development

You don't often get email from muskokaroads@msn.com. Learn why this is important

Good evening, Jeff Young here.

With this letter I'd like to show my 100% support for the Rosseau Springs development.
https://rosseausprings.com/

This will be needed in the coming years to accommodate the influx of residents in our region.

I grew up in Seguin. I know the area very well. Homes will be needed, and I think it's a great idea to go with a development that plans to preserve so much of our natural beauty.

Thanks so much for your time.

Cheers,

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Support for Rosseau Springs Development

Dear Members of Seguin Township Council,

I, **Travis Colling**, support the approval of the **Rosseau Springs development** because I believe it represents an important and positive step forward for our community.

This project will bring several key benefits to Seguin Township:

• **Economic Growth:** The development will create jobs during the planning, construction, and long-term operation phases. From trades and suppliers to service providers and local businesses, many in the community will benefit from the increased economic activity.

• **Housing Availability:** As our region continues to grow, affordable and quality housing is in demand. This subdivision will provide new options for families, young professionals, and retirees who wish to call Seguin home.

• **Population & Workforce Support:** By attracting new residents, the project helps ensure that local employers—restaurants, contractors, schools, and small businesses—have a stronger workforce to draw from. This also supports the sustainability of local services and amenities.

• **Community Vitality:** Growth brings new energy, volunteers, and families to participate in community life. New residents mean more support for local schools, recreational programs, cultural events, and small-town businesses that make Seguin unique.

• **Tax Base Expansion:** The additional property tax revenue from new homes will strengthen the Township's financial position, allowing council to reinvest in infrastructure, public services, and community improvements without raising the burden on existing residents.

I understand that growth always comes with questions and concerns, but this development has the potential to enhance our Township's future while preserving the character and natural beauty that we all value. Thoughtful planning and council oversight will ensure that the project complements Seguin's long-term vision.

For these reasons, I respectfully urge Council to approve the Rosseau Springs development.

Sincerely,
Travis Colling

September 17, 2025

Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8
VIA Email: info@seguin.ca

Mr. Graham Richards
MHBC
Planning, Urban Design & Landscape Architecture
113 Collier Street
Barrie, Ontario L4M 1H2
Via Email: grichards@mhbcplan.com

Re: Rosseau Springs
49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

Dear Mr. Elgie and Mr. Richards,

My name is Kimberley Clarke, and I live on Little Lake Joe with my husband. I am writing to share my support for the Rosseau Springs residential development currently before Council.

I have come to know Holden Rhodes of the ownership group behind this project over the last several years. That personal connection gives me confidence in what he and his partners are working to achieve with this development. I have personally seen what he has done to the Town of Killarney – truly transformative in the most positive way. The partners of Rosseau Springs have deep roots in this community, and are not outside developers with no stake in Rosseau's future. They care deeply about this area, and they are committed to creating a development that respects both the land and the people who live here.

From the outset, Rosseau Springs has made the environment a priority. The extensive studies they've undertaken and the choice to keep lot sizes modest show a real respect for the natural character of the property. Rather than maximizing density, they have chosen a path that preserves a large portion of the land while still offering an opportunity for new families to make Rosseau their home.

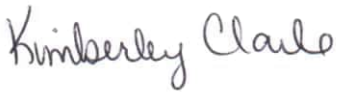
I believe this project will bring meaningful benefits to our community. More year-round and seasonal residents will help sustain local shops, restaurants, and services that are vital to village life. The development will also broaden housing options at a time when demand in

Muskoka is high and choices are limited. On top of that, the increased tax base will provide long-term financial benefits to the Township with relatively little added burden on services.

Of course, construction always brings some disruption, but in my experience, those temporary inconveniences quickly give way to lasting improvements. We've seen this in Rosseau before, and I believe we will see it again with Rosseau Springs.

In short, I support the proposed subdivision plan, as well as the official plan and zoning amendments that would allow this project to move forward. I believe Rosseau Springs will be a development our community can be proud of for years to come.

Sincerely,



Kimberley Clarke
43 Coons Road, Rosseau



Opposition to Rosseau Springs Development

Zack Carlan

September 15, 2025

Introduction and Proposal

- My background – Environmental Planner
- Why I care about this issue
- All views are personal and my own. In full support of LRNA's position.

Proposal Overview

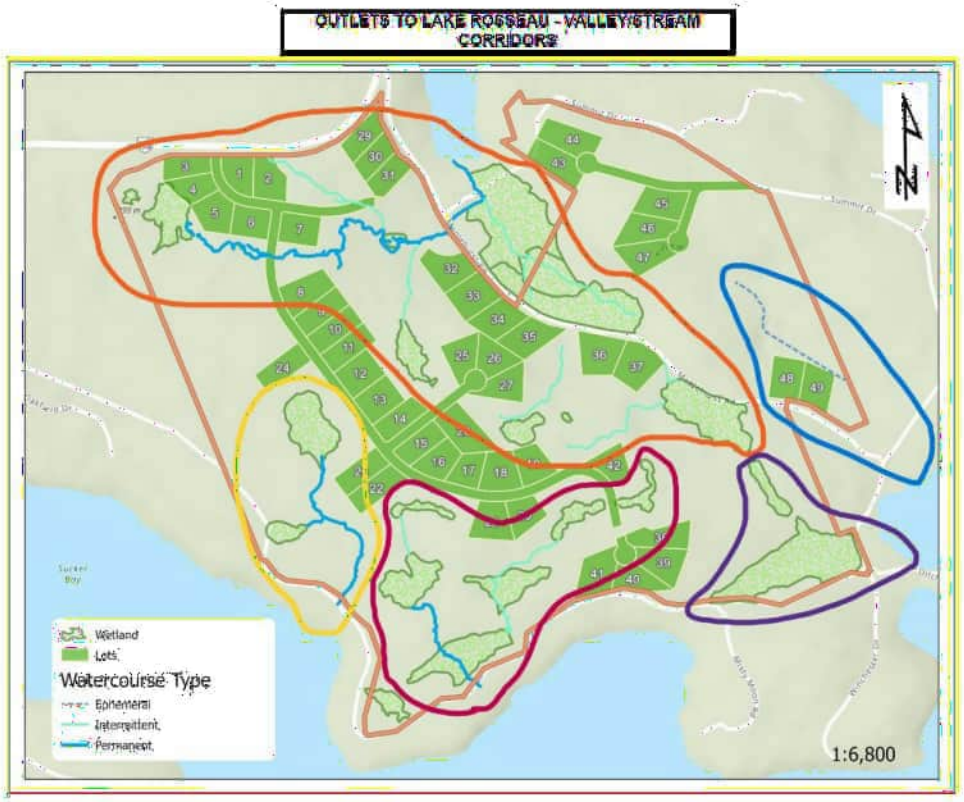
- 49 lots - OPA, ZBA, and Plan of Subdivision application
- Submitted a detailed letter of concerns on behalf of 11 Cameron Road - September 12th
- Today focusing on natural hazard and heritage issues



(FRI, 2025)

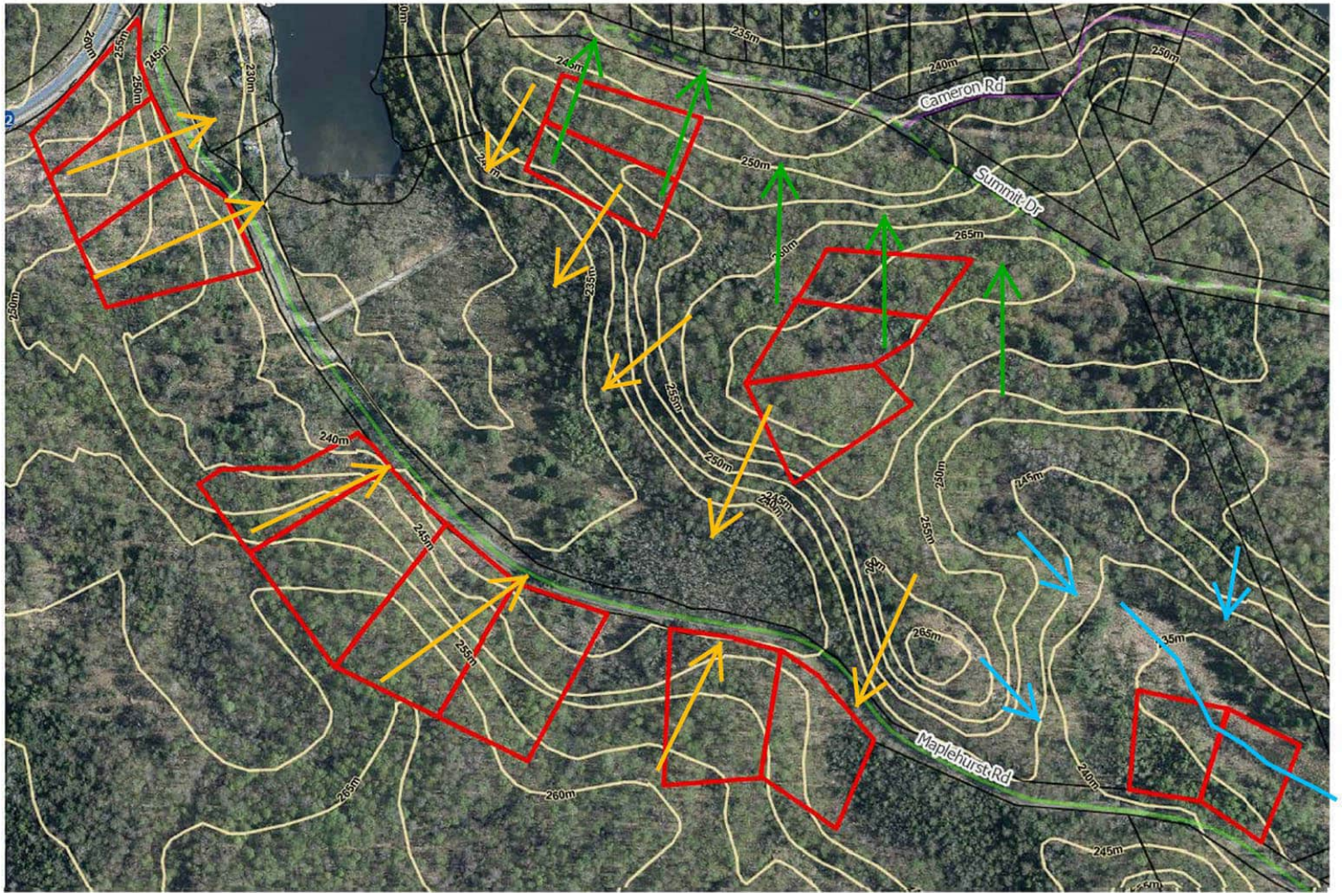
Natural System - Concerns

- Natural system = water resources, natural hazards, natural heritage features, buffers, etc
- Within property - 5 identified natural system corridors in larger **Lake Rosseau Watershed**
  - Directly contribute to watershed and lake health
- Entire connected natural system **not considered**. Lots are not sited outside of natural system(s)
- Policies:
  - Seguin OP A3.1, C.1



(FRI, 2025)

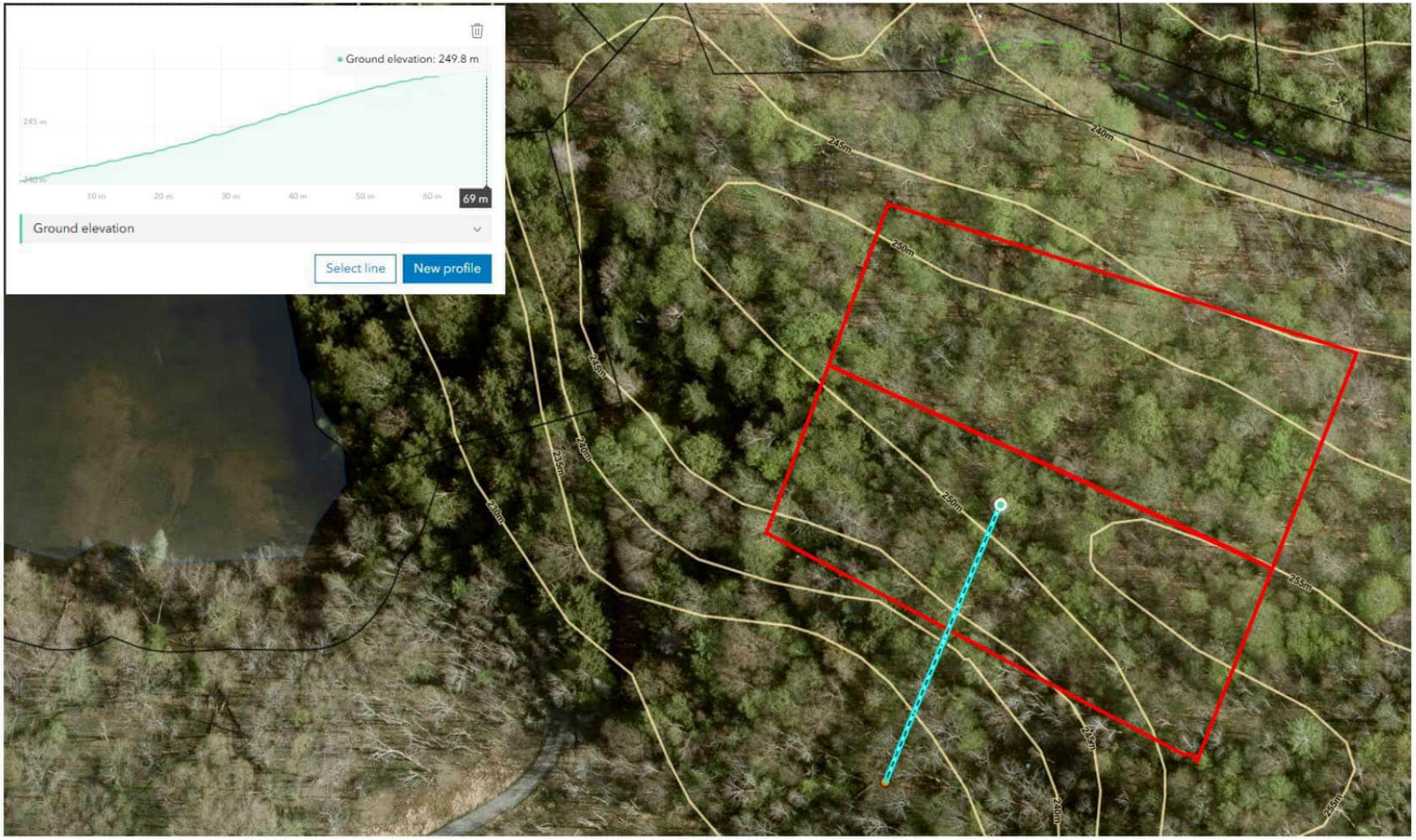
Natural Hazards - Valley and Shoreline Erosion Hazards



Seguin Viewer, 2025

Natural Hazards – Valley Erosion Hazard - Lot 43-44

DEVELOPMENT IN NATURAL HAZARDS SHOULD BE REMOVED ENTIRELY
VALLEY EROSION HAZARD



Seguin Viewer, 2025

Natural Hazards – Shoreline Erosion Hazard - Lot 43-44



Seguin Viewer, 2025

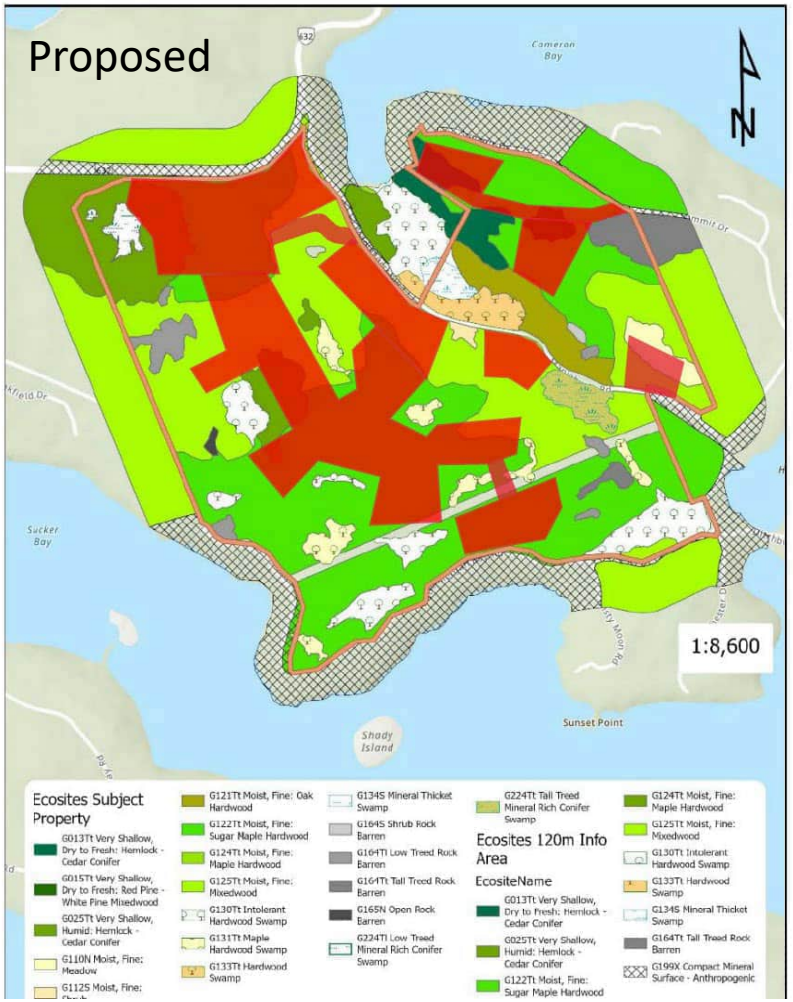
Natural Hazards - Concerns

- Natural Hazards: **erosion hazard, hazardous lands, riverine flood hazard not being considered**
- Lots proposed within erosion hazard areas (unsafe, prohibited by PPS and OP). **No development should occur here.**
- Soil testing shows shallow soils, previous landfill uses, cliffs & rock barrens, potential contaminants in groundwater – hazardous lands. **No development should occur here.**
- No development within watercourse (e.g., tennis courts). Flood Hazard should be assessed for all watercourses – **risk of flooding**.
- Policies: PPS 5.2, Seguin OP - A.2.2, A.3.1.1, D.1

Natural Heritage and Environment

DEVELOPMENT IN WOODLAND/FORESTED FEATURES SHOULD BE REMOVED ENTIRELY





(FRI, 2025)

Natural Heritage - Concerns

- 49 lots in woodland features = **overall negative impact + fragmentation of natural system**
- Two reviewing ecologists (WSP and Beacon), and MLA, identify same gaps, constraints provide similar conclusions re: fragmentation and negative impacts to natural heritage
- **Woodland features should be treated as Significant Woodland (WSP) and impacts are prohibited as per Seguin OP**
- Policies: PPS 4.1, Seguin OP A.2.1.2, B.15

Additional Environmental Concerns

- No cumulative impacts assessed on natural system(s) from 49 lot development
- Anthropogenic impacts: road salt, contaminants into drainage system (wetlands), invasive species, human interference
- Wetland water balance study missing → wetlands at risk of being drained or impacted if not studied properly
- Nitrates in groundwater = pollution risk to Lake Rosseau if contaminants released through excavation

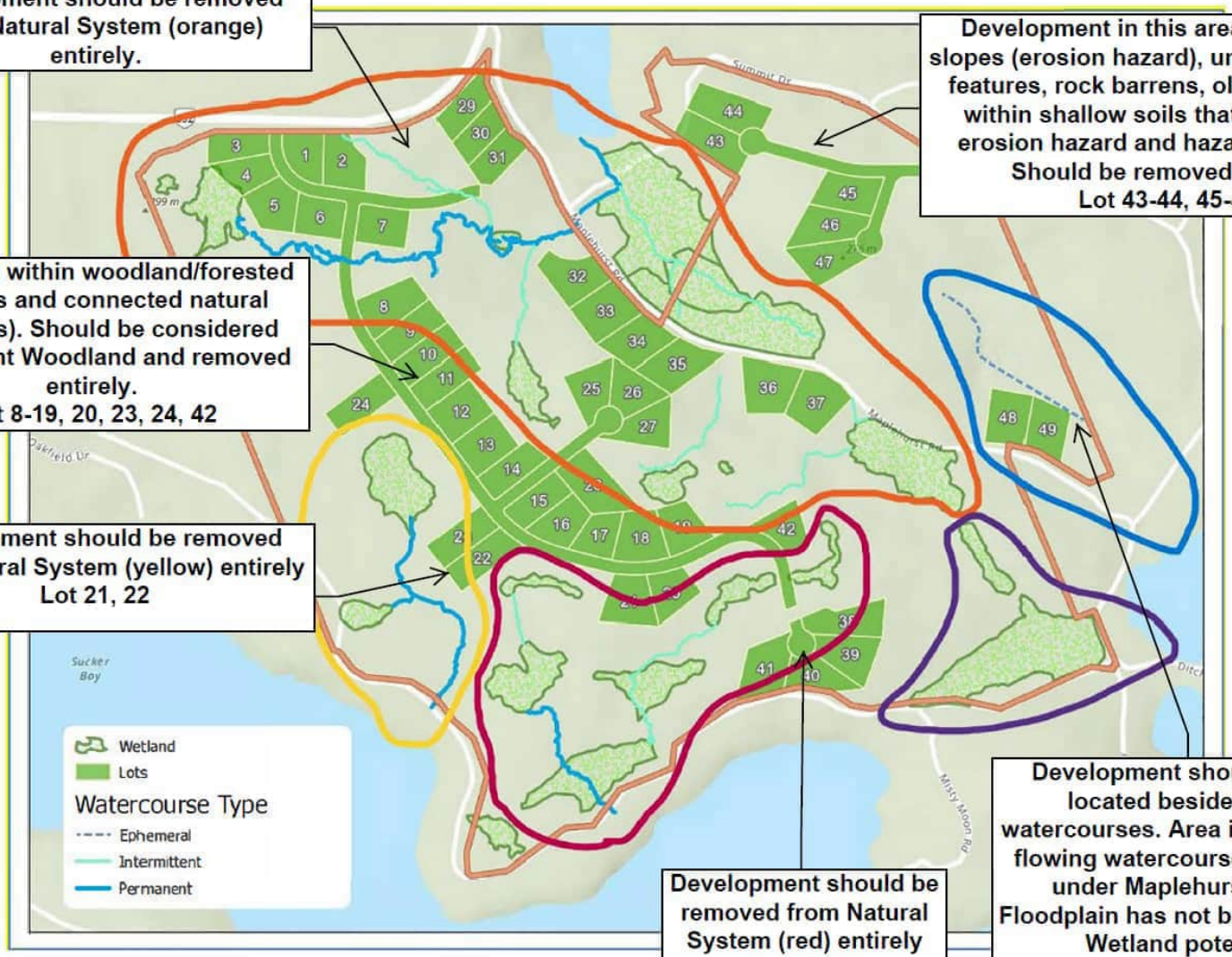
DEVELOPMENT IN NATURAL SYSTEM, WOODLAND FEATURES, AND NATURAL HAZARDS SHOULD BE REMOVED ENTIRELY

Development should be removed from Natural System (orange) entirely.

Development in this area is on steep slopes (erosion hazard), unique woodland features, rock barrens, old landfill, and within shallow soils that constitutes erosion hazard and hazardous lands. Should be removed entirely
Lot 43-44, 45-47

Proposed within woodland/forested features and connected natural system(s). Should be considered Significant Woodland and removed entirely.
Lot 8-19, 20, 23, 24, 42

Development should be removed from Natural System (yellow) entirely
Lot 21, 22



Development should be removed from Natural System (red) entirely
Lot 38-41

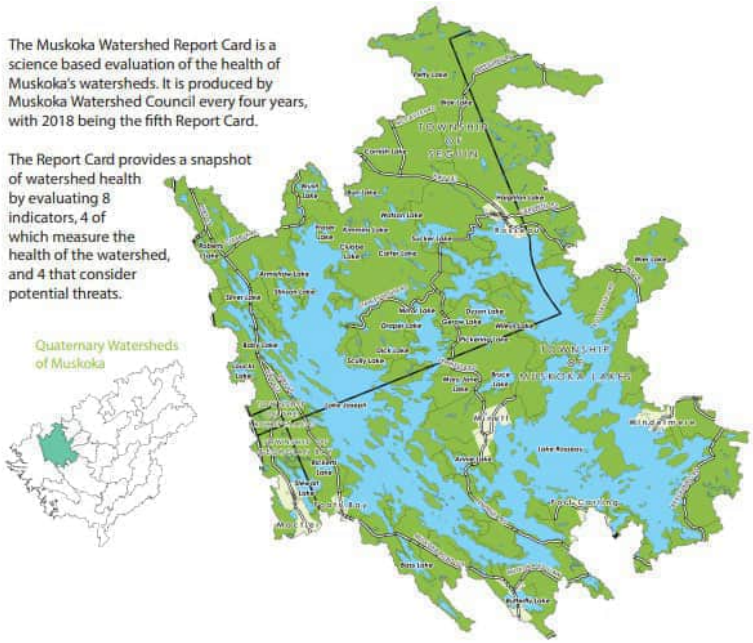
Development should not be located beside/within watercourses. Area is a regularly flowing watercourse that flows under Maplehurst Road. Floodplain has not been mapped. Wetland potential.
Lot 48-49

Rationale and Land Use Concerns

- Housing type not attainable or locally needed – multi-million dollar lots
- No Indigenous engagement
- Misleading 'conservation design' rationale – all lots are in woodland features
- Agricultural use rationale is inappropriate
- Hydro not engaged (costs, feasibility, installing hydro in hazards?)
- OPA application does not direct land use of blocks = high risk of impacts
- Subdivision inappropriate for rural area (55% density increase). Type of development is for settlement areas.
- Servicing not feasible
- Roads require upgrades to year-round → major costs and impact on municipality

Lake Rosseau Watershed is Under Threat

- Muskoka Watershed Council – **We are at a turning point**
- Fragmentation threats to Lake Rosseau Watershed
- Report card results



Conclusion and Recommendations

- Development in natural heritage areas that cause long-term ecological loss and fragmentation – **should be removed** – Two ecologists, MLA agree.
- Development in hazard areas = unsafe, prohibited by policy – **should be removed**
- Rationale for development, does not comply with settlement area/land use policies of Seguin. **Subdivisions need to stay in Settlement Areas**
- Approval sets bad precedent for municipality, **not in public interest.**
- **All natural system lands should be zoned EP for permanent protection and if possible donated for conservation purposes**

Outlook

MTO Comments: Rosseau Springs Subdivision

From Nimoh, Gabriel (MTO) <[redacted]>
Date Fri 9/12/2025 1:42 PM
To Kara Midzain <kmidzain@seguin.ca>
Cc Akhtar, Usman (MTO) <[redacted]>; DeVos, Kevin (MTO) <[redacted]>; Hunter, Alisha (MTO) <[redacted]>

2 attachments (2 MB)
Rosseau Springs Notice of Complete Application.pdf; Draft Sub Plan.pdf;

Hello Kara,

Thank you for circulating the attached application to the MTO for review. It is our understanding that, the proposed Zoning By-law Amendment is to implement the Official Plan Amendment and rezone the Subject Lands from the Rural (RU) Zone to a site specific Rural Residential Exception (RR-XX) Zone. This will permit a 49-lot rural residential development to proceed by way of a Plan of Subdivision.
The subject lands are located within MTO's permit control area and is subject for review under the Public Transportation and Highway Improvement Act R.S.0 1990. MTO has reviewed the submitted proposal in accordance with the Public Transportation and Highway Improvement Act (PTHIA) and the Highway Corridor Management Manual to provide the following comments:

In order to allow further development / construction of any buildings or structures on the subject lands, the MTO will require the following technical documents be submitted for review by our internal departments:

Technical Submissions

Draft Plan of Subdivision

- Provide a 0.3m reserve, dedicated as public highway, along the highway frontage of Block 58, Street F, and any commercial blocks with highway frontage.

Site Plan

MTO will require a complete site plan, which must include engineered, scalable and stamped drawings that depict all existing and proposed structures or features with all applicable setbacks. MTO requires a 14m setback for all structures, internal roads, stormwater management, ponds, fire routes, required parking etc. The Ministry also require a setback of 8 meters for the establishment of a septic tank for this proposal. A Servicing Plan should also be included in this package.

The complete site plan must show the following:

- Plan Title
- Name of the applicant
- Scale
- North point
- Highway number
- Lot and concession numbers and the limits of the property
- Location of existing and proposed buildings and structures
- Proposed parking area layout with maximum number of vehicles to be accommodated at one time
- Elevation of the area adjoining the highway and the proposed drainage system for the development
- Location of existing and proposed entrances.
- Location and names of adjacent roads.

Traffic Impact Study

The MTO requires a submission of a full traffic impact study (TIS) for the MTO's review and approval which should consider the potential full build-out of the site for the proposed and permitted commercial uses and all phases of the development, indicate the anticipated traffic volumes and their impact upon Highway 632 intersections and the existing provincial highway network. The TIS must be completed in accordance with MTO guidelines, which can be obtained at the following web site link.

MTO will require a Traffic Impact Terms of Reference to determine the impacts to the provincial highway system and potential mitigation that may be required to address those impacts, such as road improvements, access locations, and requirement for a left turn lane on the Highway and on the side road. MTO is interested in knowing trips generated by the development, impacts on highway interchanges both north and south, signal analysis, and any new lanes triggered by the development. All highway improvement responsibilities, financial and otherwise, triggered by the development - such as property requirements, servicing connections, utility relocations, and construction - are the sole responsibility of the landowner/developer.

MTO requires that any consultant preparing a Traffic Impact Study for MTO submission must be pre-approved by MTO and listed in the Ministry's RAQS approval list under the subheading of Traffic Impact Studies. The MTO cannot accept traffic studies submitted in support of development unless the study is completed by a firm qualified by the MTO to undertake such work, and unless the report is stamped and signed by a qualified engineer. A list of consultants qualified by the MTO can be found attached and at the following link: https://www.library.mto.gov.on.ca/SydneyPLUS/TechPubs/Portal/tp/tdViews.aspx?lang=en-US

- Click on the 'Qualification' tab. Scroll down until you see the 'prequalified Engineering Services Providers'

New Road Entrance (Street "A") and Existing Maplehurst Road

Location and design of new and altered site access shall be determined with respect to the operational analysis in conjunction with MTO's Highway Corridor Management Manual and the TAC Geometric Design Guide for Canadian Roads (and any applicable MTO supplements). All new and altered site access points on provincial highways shall be evaluated in terms of capacity, safety and sight distance, and adequacy of queue storage capacity.

The Ministry understands that the applicant is proposing a new road access (Street "A") from Highway 632 to provide access to the proposed blocks/structures located on the west side of the plan of subdivision. Further, proposed lots on the east side of the plan of subdivision will have access from Maplehurst Road. As such, the Maplehurst Road/Highway 632 intersection would be considered an altered access as traffic volumes are expected to increase because of the proposed development. The Ministry is prepared to support the establishment of the new road entrance and increase in traffic volume at Maplehurst Road , pending the review and approval of a Traffic Study.

Proposed new and/or altered access connections shall meet the minimum Stopping Sight Distance requirements specified in Chapter 2 of the TAC GDG and Appendix 2 of the MTO DS. Proposed new and/or altered access should meet the minimum Intersection Sight Distance and sight triangle requirements specified in Chapter 9 of the TAC GDG and Appendix 9 of the MTO DS. Please include this analysis in the traffic impact study.

Illumination Plan

The MTO requires an illumination plan indicating the intended treatment of the on-site illumination. It is MTO's practice to have zero light trespass onto MTO right-of-way. For developments adjacent to a provincial highway that includes area or architectural lighting, the developer must provide the following:

- To-scale site plan showing the site location and the highway
- Lighting layout showing pole/luminaire locations and orientation
- Luminaire installation info such as mounting height, orientation angle, shielding info, etc.
- Luminaire material info including catalog info and photometric data file
- Lighting calculation plan showing horizontal illuminance levels at and beyond the MTO right-of-way in metric units of lux to 1 decimal place minimum

Stormwater Management Report

The Ministry requires a submission of a drainage / stormwater management plan and a letter stamped and signed by an engineer qualified to do stormwater management plans indicating the intended treatment of the calculated runoff and a statement that the proposed works will not affect the highway drainage system.
A full stormwater management report is required and must be completed in accordance with MTO's "Guidelines for Stormwater Management Requirements for Land Development Proposals". For more information on ministry stormwater management requirements for Land Development Proposals, please visit the drainage section of the Ministry of Transportation website, located at: http://www.mto.gov.on.ca/english/engineering/drainage

- The SWM plan / report must be reviewed and approved prior to the issuance of any permits by the MTO.

Permits

The following documents must be submitted to the MTO for review and approval, which will include, but may not be exclusive to:

- Building and Land Use Permit application form for all buildings, structures and entrances. Please follow the link below and complete the application form online. https://www.hcms.mto.gov.on.ca/
- All buildings and structures and all internal, private and municipal, roadways must be setback at least 14 metres from the highway property limit.
- An **MTO sign permit** will be required for any signage on the property that is visible to the traveled portion of Highway 632. All signage must be 3m from the ROW, shown on the site plan, and a permit is required.
- Encroachment permit is required for any service connection.
- A MTO Entrance permit is required to construct a new entrance to the highway or alter an existing entrance to the highway.
- Detailed site plans, to scale, showing setbacks of parking areas, grading and drainage plans, new or alterations to buildings, structures, wells, septic systems, exterior illumination, landscaping (including plantings), and fencing.
- MTO will not issue any permits for blasting or foundation works prior to the review and approval of a stormwater management plan / report.
- The MTO endeavours to coordinate permit review processes with the municipality's site plan review and building permit process. The municipality cannot issue building permits until the MTO has issued building and land use permits.
- Proof of ownership (i.e. copy of deed/tax bill) and confirmation of zoning from the municipality. The property must be zoned appropriately for the proposed use.
- Payment of the appropriate fee prior to final issuance of the permit.

More information on the MTO's permitting services is available online at: http://www.mto.gov.on.ca/english/engineering/management/corridor

Other
In the event highway improvements are required a Legal Agreement is required between the land owner and the MTO. The Agreement would include, but is not limited to, the following terms:

- The required highway improvements must be agreed upon before Ministry permits are issued, and completed before the development opens for business.
- The land owner agreeing to assume financial responsibility for the design and construction of all associated highway improvements.
- The requirement for an irrevocable standby Letter of Credit for the full cost of the required highway works.

The 'Guideline for Highway Improvements Associated with Development' outlines the respective responsibilities of MTO and proponents, where development necessitates highway improvements. In addition, the Guideline clarifies the responsibilities (financial and otherwise) and procedures to be followed by proponents who must directly or indirectly undertake the construction of highway improvements on a provincial highway right-of-way.

All permit applications can be made online at the following link: https://www.hcms.mto.gov.on.ca/
Any questions regarding permitting or setbacks can be directed to Alisha Hunter, Corridor Management Officer at Alisha.Hunter@ontario.ca

Please submit all future planning applications via our online service . This can be done at the following link: https://www.hcms.mto.gov.on.ca/

If there are any other questions or concerns, don't hesitate to contact me. Comments on this planning application expire in one (1) year.

Regards,

Gabriel Nimoh (He/Him)
Corridor Management Planner | North Region - Area East
Ministry of Transportation | Ontario Public Service
705-492-0862 | gabriel.nimoh@ontario.ca

Corridor Management Office
3767 Hwy 69 South
Sudbury, ON P3G 1E3

TECHNICAL MEMORANDUM

DATE 10 July 2024 **Project No.** CA0037286.3023

TO Teri McGurk
Lake Rosseau North Association

CC Vanessa Angevaare

FROM Samantha Hughes **EMAIL samantha.hughes@wsp.com**

CAMERON BAY LOT AND ROSSEAU RIDGE SUBDIVISION PROPOSAL – CONSTRAINTS ANALYSIS

The Lake Rosseau North Association (LRNA) has retained WSP Canada Inc. (WSP) to provide the following Constraints Analysis to evaluate potential environmental impacts and risks associated with the Cameron Bay Lot and Rosseau Ridge Subdivision Proposal in the Township of Seguin, Ontario. The constraints analysis included a desktop review of the Study Area and screening of the Project for compliance with plans, policies, and legislation relating to natural heritage. Preliminary site drawings provided as part of a draft Environmental Impact Study, were reviewed to determine environmental policy requirements, and high-level potential impacts and mitigation measures to be considered.

WSP Canada Inc.

Vanessa Angevaare
Biologist

Samantha Hughes
Lead Biologist

VA/SH/va

Attachments: Appendix A Species List
Appendix B SWH Criteria Schedule - Ecoregion 5E

https://wsponlinecan.sharepoint.com/sites/ca-ca00372863023/shared documents/06. deliverables/constraint analysis/draftv2 submitted_10july2024/ca0037286.3023 ca-lrna_constraint analysis_draft_10july2024_submit.docx

1.0 PROJECT UNDERSTANDING

The subject land is a 118-ha property owned by Rosseau Springs Limited (the applicant), south of the Town of Rosseau, in the Township of Seguin (the Township). The property is bounded by Highway 632, Lake Rosseau, and Summit Drive to the north and Little Morgan Bay Road to the south. Access to the property is provided year-round via Maplehurst Road, which is maintained by the municipality.

The property consists of three separate land tracts. One of these tracts has 129 m of shoreline frontage on Lake Rosseau's Cameron Bay. The applicant has applied for a Zoning By-law Amendment R-2023-0026-H and Consent B-2023-0026-H application to sever a single building lot (4.8 ha) from the larger existing parcel and re-zone/re-designate portions of the proposed parcel from Environmental Protection and Rural to Shoreline Residential. This severed lot would be marketed as a standalone residential development lot (herein referred to as the Cameron Bay Lot). This proposal required the submission of an Environmental Impact Study (EIS) as per Section C.1.1.2. of the Township of Seguin's Official Plan (OP), which was prepared by FRi Ecological Services (FRi) and submitted to the Township on January 17, 2024.

The remainder of the property is proposed for a forty-nine-lot development, herein called Rosseau Ridge Subdivision. The development plans for Rosseau Ridge Subdivision are still in the draft stages, and an application has not yet been submitted to the Township. Rosseau Ridge Subdivision will not have lakeside frontage.

1.1 Study Area

The Study Area includes the 118-ha property and a 120-m buffer. It is predominantly covered in forest (at least 100 years old) and wetlands, with the occasional meadow and open rock barren habitats. The property has frontage on Lake Rosseau and hosts various tributaries to it. In addition, an existing network of informal trails and old logging/access roads occurs within the property.

1.2 Description of the Proposed Development

Preliminary site drawings for the Cameron Bay Lot and Rosseau Ridge Subdivision have been provided. These drawings include the proposed roads, lots, setbacks, drainage features, and various natural heritage features. However, they do not yet include elements such as the extent of proposed vegetation removal/retention, grading limits, post-grading contours, proposed structures, proposed trail system, stormwater management areas, culverts, and erosion and sedimentation control measures. Given that these are only preliminary drawings provided as part of draft Environmental Impact Studies, this report will focus on providing a high-level overview of potential impacts and considering possible mitigation measures.

2.0 POLICY CONTEXT AND ENVIRONMENTAL DESIGNATIONS

This section elaborates on the current planning context by discussing current land uses and land use policy and regulations on and adjacent to the subject property. The proposed Cameron Bay Lot and Rosseau Ridge Subdivision Project (the Project) were screened for compliance with plans, policies, and legislation relating to the natural heritage, which included the following:

2.1 Federal Legislative Requirements

2.1.1 Species at Risk Act, 2002

The Canadian Species at Risk Act (SARA; S.C. 2002, c. 29) was enacted in 2002. Environment and Climate Change Canada (ECCC), formerly Environment Canada (EC), administers the SARA throughout Canada. The

SARA aims to prevent wildlife species in Canada from disappearing, to provide for the recovery of wildlife species, and to manage species to prevent further risk to their status. The SARA provides legal protection to SAR listed in Schedule 1 if they have a designation of Extirpated, Endangered, or Threatened with respect to harming the species (Section 32 of SARA) or its residence (Section 33 of the SARA). The SARA applies to federal lands (e.g., Canada's oceans and waterways, national parks, military training areas, national wildlife areas, some migratory bird sanctuaries, and First Nations reserve lands) and outside of federal lands to the following:

- Migratory birds (i.e., those species listed under Article I of the Migratory Birds Convention Act (MBCA), 1994) that also fall under Schedule 1 of the SARA. This does not include the species' critical habitat; however, it does include residences of migratory birds that have residence descriptions (i.e., Barn Swallow) and
- Aquatic species that fall under Schedule 1 of the SARA.

Species listed as Special Concern in Schedule 1 are not legally protected under the SARA; likewise, species listed in Schedule 2 or 3 of the SARA are not legally protected under the SARA. Notably, the SARA prohibitions can be applied if provincial legislation or voluntary measures do not adequately protect federally listed species and their residence. Generally, compliance with provincial legislation in Ontario satisfies the SARA requirements.

Applicability to the Project

The proposed Project is not located within federal lands. Therefore, the SARA only applies if migratory birds that fall under Schedule 1, migratory birds with residence descriptions, and aquatic species under Schedule 1 are found in the Study Area. The property is adjacent to Lake Rosseau, a cold-water designated lake that supports a diverse fish community (MNR, 2010); no federally listed fish species are reported in Lake Rosseau. A series of watercourses with direct and indirect fish habitat also flow through the subject property and no federally listed fish species are reported.

SARA applies to this Project regarding any federally listed migratory birds that may occur (see Section 2.1.2).

2.1.2 Migratory Birds Convention Act, 1994

The Migratory Birds Convention Act (MBCA; S.C. 1994, c. 22) was passed in 1917 and updated in 1994. The MBCA prohibits harming and/or killing most species of birds and/or destroying or collecting their eggs or nests. Protected species are listed under Article I of the MBCA (the MBCA is enforced by Environment and Climate Change Canada). These species are native or naturally occurring in Canada and are known to occur regularly in Canada. Most birds found in the RSA receive protection under the MBCA, and nearly all the remaining species receive similar protection under the provincial Fish and Wildlife Conservation Act (FWCA; Section 2.1.3).

The MBCA, together with the Migratory Birds Regulations (C.R.C., c. 1035), last amended on 31 July 2022 (new MBR 2022), are federal legislative requirements binding members of the public and all levels of government. The new MBR 2022, provides protection to migratory bird nests when they are considered to have a high conservation value for migratory birds (i.e., generally during the nesting period). The nests of 18 species, whose nests are reused or subsequently used by other species, continue to have year-round nest protection unless they have been shown to be abandoned. The "incidental take" of migratory birds and the disturbance, destruction, or taking of the nest of a migratory bird is prohibited.

Bird species not regulated under the MBCA include Rock Dove, American Crow, Brown-headed Cowbird, Common Grackle, House Sparrow, Red-winged Blackbird, and European Starling. Some species are not protected under the MBCA but are listed under the ESA (e.g., Rusty Blackbird).

Environment and Climate Change Canada and the Canadian Wildlife Service have compiled nesting calendars that show the variation in nesting intensity by habitat type and nesting zone within broad geographical areas distributed across Canada (Environment and Climate Change Canada, 2021). While this does not mean nesting birds will not nest outside these periods, the calendars can greatly reduce the risk of encountering a nest.

Applicability to the Project

The MBCA applies to all of Canada and all members of the public and private sectors. As such, the MBCA applies to the Project. Therefore, if a protected species or its nest is encountered during project activities, the Project must comply with the prohibitions of the MBCA and Migratory Birds Regulations; this includes following appropriate timing windows or Best Management Practices for vegetation removals. The Study Area occurs in nesting zone C3, which has a regional nesting period of mid-April to late August. The nesting period is developed based on the nesting history of species known to occur in the general habitat (open, wetland, forest habitats). In open habitats, nesting is predicted to start around April 12th and continue to August 28th. In wetland habitats, nesting is predicted to start around April 8th and continue to August 16th. In forest habitats, nesting is predicted to start around April 8th and continue to August 28th. Given the climatic and species variables, vegetation removal should be avoided between April 8th and August 28th in any given year.

Additionally, the nests of the Pileated Woodpecker, Great Blue Heron, and Green Heron (and 15 other species) have year-round protection from destruction. A mandatory wait period before the nest of these species must be observed. The nest must be proven abandoned before removal and registered if documented.

2.1.3 Fisheries Act, 1985

The Fisheries Act (R.S.C., 1985, c. F-14) was established in 1985. This Act provides protection to fish and fish habitats such that:

- “No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish.” (Section 34.4 (1)), and
- “No person shall carry on any work, undertaking or activity that results in the harmful alteration, disruption or destruction of fish habitat” (Section 35 (1)).”
- The Act defines fish habitat as:
- “water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas” (Section 2 (1)).”

The Fisheries Act requires that any development project avoid the death of fish and the Harmful Alteration, Disruption, or Destruction (HADD) of fish habitat unless authorized by Fisheries and Oceans Canada (DFO). If mitigation measures cannot be applied and residual effects will cause HADD, then provisions under the Act may apply (i.e., authorization).

Applicability to the Project

The proposed Project involves work in or near fish habitat. As such, the Fisheries Act applies to this project. When future plans for shoreline access are determined, a Request for Review to the Department of Fisheries and Oceans (DFO) should be submitted. The review will either require a Fisheries Act authorization or provide a letter

of advice confirming that no authorization is needed. The letter of advice (LOA) will include recommendations and mitigation measures to prevent impacts to fish and fish habitats.

On April 26, 2023, FRi submitted a Request for Review to DFO to install three culverts over unnamed tributaries leading to Lake Rosseau. In response, DFO issued a LOA outlining mitigation strategies to minimize the impact of the culvert installation on fish and their habitats.

2.2 Provincial Legislative Requirements

2.2.1 Endangered Species Act, 2007

The Endangered Species Act (ESA, S.O. 2007, c. 6) was passed into law in 2007 and came into effect on 30 June 2008. The ESA is enforced by the Ministry of the Environment, Conservation and Parks (MECP); however, SAR are determined by the Committee on the Status of Species at Risk in Ontario (COSSARO). If a species is listed under the ESA as Extirpated, Endangered, or Threatened, Section 9 of the ESA prohibits killing, harming, harassing, capturing, taking, possessing, collecting, buying, selling, leasing, trading, or offering to buy, sell, lease or trade a member of the species. Similarly, Section 10 of the ESA prohibits the damage or destruction of the habitat of all Endangered and Threatened species. Habitat is broadly characterized within the ESA as the area prescribed by regulation as the habitat of the species or an area on which the species depends directly or indirectly to carry on its life processes, including reproduction, rearing of young, hibernation, migration, or feeding. Habitat is specifically defined for some species. Species listed as Special Concern are not afforded protection under Sections 9 and 10 of the ESA; however, the Provincial Policy Statement provides protection through Significant Wildlife Habitat.

Destruction of SAR and their habitats constitutes a contravention of the ESA unless authorized by the MECP. The MECP may authorize damage to habitat or individuals by way of registration or permit. Permits under the ESA are commonly referred to as “overall benefit permits.” Overall benefit permits require demonstrating that reasonable alternatives were considered, documentation of steps taken to limit residual effects on the species, and commitment to measures to be undertaken to achieve an overall benefit to the species.

Applicability to the Project

Protection under the ESA extends to both public and private lands. Any SAR ranked as Threatened or Endangered that may be impacted by any Project work requires consideration. If impacts on SAR or their habitat cannot be fully avoided, and an exemption does not apply (under the various regulations), a permit or registration will be required under the ESA. Based on secondary sources, a SAR screening was completed to document which SAR are confirmed or considered to have a high potential to occur.

2.2.2 Fish and Wildlife Conservation Act, 1997

The Fish and Wildlife Conservation Act (FWCA, S.O. 1997, c. 41) was passed into law in 1997. The FWCA applies to ‘fish and wildlife’ whereby fish have the same meaning as in the Fisheries Act, and wildlife is defined as “an animal that belongs to a species that is wild by nature, and includes game wildlife and specially protected wildlife.” Those species considered “specially protected wildlife” include those specially protected amphibians, birds, invertebrates, mammals, and reptiles, as identified within Schedules 6 to 11 under the FWCA Ontario Regulation 669/98: Wildlife Schedules. The FWCA is managed by the Ministry of Natural Resources and Forestry (MNRF). Where wildlife will require collection or relocation at any point in the project (i.e., through trapping/collection and relocation), permits and approvals under the FWCA may be required.

If a provision of the FWCA and a provision of the ESA conflict with respect to an animal, invertebrate, or fish, the provision that gives the most protection prevails.

Applicability to the Project

Permits under the FWCA are contractor-specific, whereby the individual undertaking the work to rescue and relocate or collect wildlife and/or fish will be the responsible party required to obtain the necessary permits and approvals.

2.2.3 Conservation Authorities Act, 1990

The Conservation Authorities Act (CAA; R.S.O. 1990, c. C.27) was established in 1990. Various proclamations by the Lieutenant Governor also came into force on April 1, 2024. The CAA authorizes the formation of conservation authorities in Ontario and addresses their roles, responsibilities, and governance in resource management and environmental protection. The purpose of the CAA is:

“The purpose of this Act is to provide for the organization and delivery of programs and services that further the conservation, restoration, development and management of natural resources in watersheds in Ontario.”

Part VI, “Regulation of Areas Over Which Authorities Have Jurisdiction,” of the CAA, contains “prohibited activities re watercourses, wetlands, etc.”. Section 28 defines prohibited activities in the jurisdiction of an authority. Prohibited activities include works that “straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or to change or interfere in any way with a wetland.” Development activities are also prohibited in hazardous lands, wetlands, river or stream valleys, and shorelines if they occur within the authority’s area of jurisdiction. However, these prohibitions “do not apply to an activity within a municipality prescribed by the regulations if, the activity is part of development authorized under the Planning Act; and such conditions and restrictions as may be prescribed for obtaining the exception and on carrying out the activity are satisfied”.

Ontario’s 36 conservation authorities no longer have their own Section 28 Ontario Regulation (O. Reg.) for the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Instead, as of April 1, 2024, the new O. Reg. 41/24: Prohibited Activities, Exemptions, and Permits apply.

Applicability to the Project

The Project falls outside the regulation area for conservation authorities (CA). Although it is not covered by a CA, and the specific regulations and prohibitions outlined in the CAA may not directly apply, the principles and guidelines of the Act can still provide valuable guidance. This includes minimizing impacts on watercourses, wetlands, and other sensitive areas. The Township Application for Zoning By-Law Amendment references requirements for the North Bay-Mattawa Conservation Authority.

2.2.4 Planning Act, 1990

The Planning Act (RSO 1990, c P.13) is provincial legislation that sets out the ground rules for land use planning in Ontario. Established in 1990, the Planning Act was last amended on 8 June 2023. The Act describes how land use may be controlled and who may control them. The Planning Act also provides the basis for developing regional and municipal official plan documents to guide development. Municipally, the Project falls under the jurisdiction of the Seguin Township Official Plan (Section 2.3.1 below). The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act by the Ministry of Municipal Affairs and Housing (MMAH). Under the Planning Act, the PPS is applicable province-wide and provides overall policy directions on matters of provincial

interest related to land use planning and development. Regional plans, municipal official plans, and the PPS work together to establish and protect natural features.

2.2.4.1 Provincial Policy Statement, 2020

The PPS came into effect in 1995 and has been amended several times since - in 1997, 2005, 2014, and most recently in 2019. The latest PPS came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development and promotes the provincial "policy-led" planning system that recognizes and addresses the complex interrelationship among environmental, economic, and social factors in land use planning (MMAH, 2020). The PPS is comprised of various policies on development and land use patterns, resource protection and management, and public health and safety. The PPS provides policies specific to natural heritage and states that natural features must be protected for the long term.

The following sections of the PPS are relevant to this Project. Section 2 of the PPS provides direction for the wise use and management of resources, including protecting natural areas and features. Relevant natural heritage policies are in Section 2.1 of the PPS and generally state that the diversity and connectivity of natural heritage (including surface and groundwater features) should be maintained, restored, or, where possible, improved. Section 2.2 of the PPS relates more specifically to water resources and supports planning authorities to protect, improve, and restore the quality and quantity of water.

Policy 2.1.4 lists significant natural heritage features where development and site alteration are not permitted in (concerning Ecoregion 5E):

- significant wetlands; and
- significant coastal wetlands.

Policy 2.1.5 lists significant natural heritage features where development and site alteration are not permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, including (concerning Ecoregion 5E):

- significant wildlife habitat (the Significant Wildlife Habitat Technical Guide (MNRF 2000) and Ecoregion schedules were prepared by the Ministry of Natural Resources and Forestry (MNRF) to assist planning authorities and other participants in the land use planning system);
- significant Areas of Natural and Scientific Interest; and
- coastal wetlands that are not subject to policy 2.1.4(b).

Policy 2.1.6 states that development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements.

Policy 2.1.7 states that development and site alteration are not permitted in the habitat of endangered and threatened species except in accordance with provincial and federal requirements.

Policy 2.1.8 states development and site alteration are not permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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. Adjacent lands, for the purposes of policy 2.1.8, are lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact

on the feature or area. The Province may recommend the extent of the adjacent lands or based on municipal approaches that achieve the same objectives.

Negative impacts regarding natural heritage features and areas means “degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities”.

Development, in the context of the PPS, means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include activities that create or maintain infrastructure (Infrastructure includes sewage and water systems and transit and transportation corridors and facilities) authorized under an environmental assessment process or works subject to the Drainage Act.

The PPS provides overall policy direction and is informed by and should be read in conjunction with other provincial, regional, and municipal plans. The more stringent of policies apply unless otherwise explicitly stated.

Applicability to the Project

The province has not mapped significant wetlands within the Study Area, nor have the wetlands delineated by FRi been evaluated. Coastal wetlands are specifically defined in the PPS and do not occur in the Study Area. The MNRF maps Areas of Natural and Scientific Interest, but none occur in the Study Area. Significant Wildlife Habitat (SWH) must be screened using the Significant Wildlife Habitat Technical Guideline (Ontario Ministry of Natural Resources, 2000) and Ecoregion 5E Criteria Schedules (Ontario Ministry of Natural Resources and Forestry, 2015). Secondary sources confirmed the presence of SWH, and the Project must not have a negative impact on the features and function of SWH.

2.3 Municipal Legislative Requirements

2.3.1 Township of Seguin Official Plan, Consolidation Version 2022

The Official Plan (OP) for the Township of Seguin was adopted by the Council of the Corporation of the Township by By-law Number 2006-001 on January 9th, 2006, in accordance with the provisions of Sections 17 and 21 of the Planning Act. The Official Plan is under review, and a first draft is complete and pending public input until the end of June 2022. This document follows the in-place OP adopted by the Council in 2006.

The OP is a land use guide established to manage physical change and its effects on the township's social, economic, and natural environment. It reflects the township’s character and location and outlines a vision based on principles such as environmental protection, managed development, and effective local government. The plan, which applies to all lands within the township, is intended to guide decisions of public authorities and private interests until 2025. The definitions in the Planning Act, the PPS, and other applicable legislation apply for interpretation purposes. The in-force 2020 PPS is used for interpretation purposes rather than the 2005 PPS, which was relevant during the creation of the OP.

Part A, Section A.2 of the OP outlines various goals and objectives of the Township, including, but not limited to:

> Natural Environment (Section A.2.1) prioritizes protecting and enhancing natural heritage features and ecological functions, adopting an “Environment-First” principle. This includes minimizing changes to water quality and hydrological characteristics, preventing loss or fragmentation of significant woodland features and wetlands, and maintaining and enhancing surface and groundwater resources. The “Environment-First”

principle ensures that the protection of significant environmental features and their associated ecological functions take precedence over developing such lands.

- Waterfront Areas (Section A.2.2): The goal for waterfront areas is to ensure all development protects and preserves the quality of the water, the visual and aesthetic character of the lakes and rivers, and the recreational, social, and environmental experiences. It also aims to protect public safety by prohibiting development in areas subject to flooding or erosion. The objectives include protecting the unique character of individual lakes and rivers, limiting the density of development, and preventing overdevelopment.
- Growth and Settlement (Section A.2.3): The plan aims to direct the majority of permanent residential development to existing Settlement Areas, where the community can support additional growth and encourage the efficient use of land. This includes restricting development in Rural and Resource Areas.

Part A, Section A.3 discusses the OP's Land Use Concepts. Each category's land use concepts (i.e., designations) are intended to implement the OP's Vision, Goals, and Strategic Objectives. Land Use Concepts that apply to the current property include:

- Natural System: This applies to lands significant from a natural heritage or resource perspective, including environmentally sensitive lands and lands supporting rural and resource uses. Schedule A mapping indicates four areas of Environmental Protection and Rural and Resource Area within the property parcels. Schedule C designates a Wetland as a Natural Heritage Feature. Key designations within this system include:
  - Environmental Protection (EP) Area, representing identified wetland features and natural hazard lands,
  - Rural and Resource Area (RU), applying to private lands characterized by agricultural and rural development, and;
  - Natural Heritage Features (NHF) Overlay, which identifies areas where significant environmental features or functions are known to require protection from the negative impacts of development and require the submission of an Environmental Impact Study (EIS) to support any development applications.
- Lakes System: This applies to lands adjacent to all the Township Lakes, including shoreline residential (SR) areas. Based on Schedule A mapping, the property parcels do not contain Shoreline Area; however, the Study Area includes Shoreline Area.

Part B, discusses General Policies of the OP. Section B.2 relates the to Natural Heritage System and largely reiterates that "*In support of the "Environment-First" principle of this Plan, all applications for new development in the Township will generally be required to assess the potential impacts on the Natural Heritage values on and adjacent to the site and assess the potential impacts on the Natural Heritage System to determine if the proposal is acceptable or if redesign or mitigation measures are required or appropriate*."

Section B.15 discusses the requirement for an Environmental Impact Study (EIS) for any development proposal that could affect significant natural features or ecological functions. Prepared by a qualified professional, the EIS must detail the proposed undertaking, the potential direct and indirect effects on the ecosystem, any hazards, and any required monitoring. It should also include a Management Plan outlining how adverse effects will be minimized and how environmental features will be enhanced. The EIS must demonstrate that the proposed use will not harm air quality, groundwater, surface water, plant, and animal life, or increase flood potential, among other considerations. The EIS must be approved by the Council and other appropriate agencies, and public

consultation is required prior to approval. Development proposals must also consider potential impacts on adjacent lands, defined as lands within certain distances of various natural heritage features.

Part C discusses the Land Use Designations presented in Schedules A Land Use in more detail. It cautions that each land use policy must be read in conjunction with the land use schedules and the other policies of this Plan. This means that it expects complementary rural uses can be accommodated within the Natural System in a sustainable manner. The policies of the Environmental Protection Area, Rural and Resource Area, and other designations are contained in Section C. Policies respecting the Overlay designations that form part of the Natural System are contained in Section D. Section D relates to Schedule C Resources, Hazards, and General Overlay Designations.

Section F of the OP is in relation to the implementation and interpretation of the above policies.

Applicability to the Project

Schedule A: Land Use identified Environmental Protection (EP) within the Study Area (Figure 1). EP zoning is a strategy to safeguard wetland features or hazard areas prone to flooding. The strategy restricts development on these lands and manages how adjacent areas are developed. Part D, Section D.1., states that in the context of Lake Rosseau, flood elevations determined by the Ministry of Natural Resources (MNR) were used to guide development proposals to ensure they respect the natural environment and minimize flood damage. Part F, Section F.7 indicates that EP boundaries are approximate unless they coincide with clearly defined physical features. The Township determines the extent of these areas on a site-by-site basis when considering development proposals.

Schedule C: Resources, Hazards, and General Overlay Designations, identifies NHFs in Concession 5, immediately south of Maplehurst Road (within the Property Parcel; Figure 1). A NHF overlapping the Study Area signifies significant biological, ecological, or other natural heritage elements within the Project's boundaries. This designation necessitates careful consideration of any proposed development activities to ensure they do not negatively impact these valuable natural features. Any development proposals will require an Environmental Impact Study (EIS) to demonstrate that the project can proceed without causing harm to the identified NHF.

Any development proposals within the Study Area will require an EIS. The EIS must ensure that the proposed development respects the natural environment, safeguards the identified Natural Heritage Features (NHF), and adheres to the Environmental Protection (EP) zoning regulations.

3.0 DESKTOP SCREENING AND SECONDARY SOURCE REVIEW

A review of background information was completed to provide site-specific context for extant biophysical conditions within the Study Area, including landform, physiography, and geology, but it focused on the presence of aquatic and terrestrial features. Species lists gathered from existing databases are provided in Appendix A. A data request to the Natural Heritage Information Centre (NHIC) was made to determine if any additional SAR and significant natural heritage features or areas identified in the Study Area could be provided. Information gathered from available background information (existing studies, plans, databases, and other sources) contributed to understanding historic and existing conditions (e.g., candidate features and additional sensitivities). Information from these secondary sources is included throughout the report.

Relevant background queries, studies, and reports include:

- Rosseau Springs, Environmental Impact Study, Conservation Design Subdivision, Rosseau, Township of Seguin, Working Draft (FRi 2023);
- Natural Heritage Features and Areas Assessment and Rationale in Support of a Proposed Consent and Rezoning Application, Proposed Lot, Village of Rosseau, Seguin Township, Part of Lot 7, Concession 5, Geographic Township of Humphrey (FRi 2024);
- Natural Heritage Information Centre (grid 17PL0410, 17PL0411,17PL0510, 17PL0511,17PL0610);
- Ontario Nature, Ontario Reptile and Amphibian Atlas (grid 17PL01);
- Canadian Herpetological Society (CHS) Range Maps;
- Ontario Breeding Bird Atlas (grid 17TPL01);
- eBird Hotspots (Rosseau Lake College hotspot, Lake Rosseau hotspot, and SAR records);
- Ontario Butterfly Atlas and Ontario Moth Atlas by the Toronto Entomologists' Association (grid 17PL01);
- Canadian Wildlife Service – Biodiversity Atlas, Ontario Region (Bird Conservation Region 12);
- Land Information Ontario (Aquatic Resource Area, Wooded Area, Wildlife Values Site);
- iNaturalist (2 km radius from 45.244075, -79.654726);
- Bat Conservation International (BCI) Range Maps;
- COSEWIC Critical Habitat Area;
- Canadian Freshwater Mussel Guide (East Georgian Bay 02EB Watershed);
- DFO Aquatic SAR Maps; and
- MNRF Fish OnLine.

3.1 Biophysical Environment

The Township of Seguin is located in the Georgian Bay Ecoregion (Ecoregion 5E) within the Georgian Bay Fringe Physiographic Region. The Georgian Bay Ecoregion's climate is cool-temperate and humid, with a mean annual temperature range from 2.8 to 6.2˚C and a growing season between 183 and 219 days. Mean annual precipitation ranges between 771 and 1,134 mm, while the mean summer rainfall ranges between 204 and 304 mm (Crins et al., 2009).

Situated on the southern portion of the Precambrian Shield in south-central Ontario the ecoregion's surficial geology reflects its bedrock control; much of the bedrock is covered with ground moraine (glacial till) of variable but shallow depth (Crins et al., 2009; Chapman & Putnam, 1984; The Ontario Geological Survey, 2003). The Soil Survey of Parry Sound District, Report No. 31 of the Ontario Soil Survey (1962) maps the Study Area as Rock-Monteagle sandy loam. The Monteagle series is a non-calcareous podzol (a soil that develops in temperate to cold moist climates under coniferous vegetation). As such, it has the usual organic layer, one or two inches thick, followed by the white or bleached layer, which is also one or two inches in thickness. The eastern half of the Study Area

The land cover in this ecoregion is dominated by mixed forest (32.0%), deciduous forest (22.2%), coniferous forest (12.1%), sparse forest (11.3%), and water (11%). Land classified as pasture comprises 3.0% of the area, and a small percentage is classified as cutover or burn (Crins et al., 2009). Parts of the largest areas of Monteagle soil have been cleared and cultivation - has been attempted. These soils are too stony for cultivation but can be used for pasture and hay crops. The existing pasture lands are often weedy, and the growth of grasses is sparse in many areas. However, these pastures could be improved using fertilizers and lime (Ontario Soil Survey, 1962). FRi (2023) references an archaeology report that states lumbering and subsistence agriculture in the late 1800's occurred. FRi (2023) states there is evidence of old fields and manipulated watercourses for intentional ponding. In the past, Red Spruce was a much more prominent component of forests, occupying similar sites to those occupied by Eastern Hemlock, but it has been eliminated as a major element of forest ecosystems here, due to poor silviculture (Gordon, 1994 as per Crins et al., 2009).

The Georgian Bay Ecoregion is situated within the Great Lakes Watershed. This rapidly drained area contains portions of numerous river systems, and lakes are prominent and characteristic features in most parts of the ecoregion (Crins et al., 2009). The Study Area is generally traversed by various watercourses, all tributaries to Lake Rosseau. These tributaries exit the property through several distinct outlets leading to Lake Rosseau. The drainage pattern is variable and influenced by the local topography. However, a general trend can be observed where the northern part of the property drains into Cameron Bay, while the southern part drains into bays located south of the property. Subsequently, Lake Rosseau drains into Lake Muskoka via the Indian River, located at its southernmost point in the village of Port Carling. The water level is regulated by a dam at Port Carling, which is owned and operated by MNR. The Muskoka River Water Management Plan (MNR 2018) guides flow and level regulation.

The climatic and geological characteristics result in an area characterized by a mixture of elements from the south and the north. Tree species such as Eastern White Pine, Red Pine, Eastern Hemlock, and Yellow Birch are frequent throughout. On mesic to dry-mesic sites, Sugar Maple is a dominant species, and other hardwoods such as American Beech, Black Cherry, American Basswood, and White Ash may be common as well (Crins et al., 2009).

Representative fauna include Little Brown Myotis, American Black Bear, Moose, Fisher, North American River Otter, Beaver, Common Loon, Osprey, Broad-winged Hawk, Ruby-Throated Hummingbird, Pileated Woodpecker, Yellow-Bellied Sapsucker, Winter Wren, Veery, Blackburnian Warbler, Black-Throated Blue Warbler, Yellow-Rumped Warbler, Scarlet Tanager, Rose-Breasted Grosbeak, Red-Spotted Newt, Northern Two-Lined Salamander, Four-Toed Salamander, Gray Treefrog, Pickerel Frog, American Bullfrog, Snapping Turtle, Smooth Greensnake, and Northern Ring-necked Snake. In the numerous lakes and rivers, fish such as Lake Trout, Brook Trout, Lake Whitefish, Yellow Perch, Walleye, Bluegill, Rock Bass, Brown Bullhead, Bluntnose Minnow, Northern Redbelly Dace, and Golden Shiner are found.

Cottages have been constructed on the shoreline of many rivers and lakes in Ecoregion 5E. Commercial forestry and associated processing are important economic activities along with mining and tourism. The larger communities in the ecoregion include Parry Sound, Huntsville, Bracebridge, and Gravenhurst (Crins et al., 2009).

3.2 Evaluation of Significance

3.2.1 Species of Conservation Concern, Including Species at Risk

In Ontario, Species of Conservation Concern include SAR and rare and rapidly declining species. SAR are species whose individuals or populations are considered Extirpated (EXT), Endangered (END), Threatened (THR), or Special Concern (SC), as determined by the provincial COSSARO and the federal Committee on the Status of Endangered Wildlife in Canada (COSEWIC). The provincial ESA, 2007 regulates SAR in the Study Area. The potential for SAR and rare species to occur within the Study Area was determined based on a review of secondary source information. Information collected was then used to evaluate SAR occurrence potential based on habitat preferences for each species. Provincially rare species are those with a provincial rank (sub-national rank) of S1, S2, or S3 and are considered provincially vulnerable to imperiled. Provincially rare species are tracked by the NHIC, and provincial rarity does not automatically provide a listing under the ESA. Species that are provincially rare and not SAR are considered in SWH.

Desktop Screening was completed for the Study Area. Species lists indicate which secondary sources species were documented in (Appendix A). SAR and SC records from desktop review results are summarized in Table 3-1. WSP completed a screening of SAR in June 2024 to evaluate the probability of occurrence in the Study Area. The probabilities of SAR within the Study Area are based on an assessment of each species' habitat preferences/needs in conjunction with background information and other secondary source information. Each species was classified into one of five probabilities of occurrence:

- Confirmed: species for which suitable habitat is present in the Study Area and the species was confirmed during FRi field investigations or confirmed in secondary sources (e.g., consultation with an agency).
- High: species recorded typically within 10 km and recorded in the past 20 years in secondary sources. The preferred habitat is abundant within the Study Area. Species with a high probability of occurrence would be expected to breed within or frequently use the habitats available within the Study Area and would be known to have a high relative abundance within the region (i.e., compared to other regions in Ontario).
- Moderate: species for which suitable habitat is present but limited or uncommon in the Study Area, and breeding in the area is rare. However, species with moderate probabilities of occurrence may intermittently use the area for foraging, migration, or movement to other parts of their home range. They, therefore, may have been documented in secondary sources or field surveys.
- Low: species recorded in the vicinity of the Study Area but whose preferred habitat does not occur or is extremely limited within the Study Area. These species may intermittently move through the Study Area but are unlikely to become permanent residents. These species are likely not documented in secondary sources or field surveys, but historical records are possible.
- None: those species whose preferred habitat is completely absent from the Study Area. It is unlikely these species have been documented or only documented in secondary sources that cover a larger area (i.e., 10km grid). Historical or vagrant records (e.g., a species currently outside their wintering and breeding area) may exist.

Note that other SAR may come into the area, or species already occurring in the area may be up-listed at any time. Species with a moderate or high potential to occur or are confirmed in the Study Area must be carried forward to the impact assessment. MECP must be consulted regarding compliance with the ESA.

Thirty-three species have been screened, two are confirmed (bat species), one is confirmed but ESA prohibitions are exempt in the Study Area (Black Ash), six have a high probability of occurring, and five have a moderate probability of occurring. Six of these confirmed, high, and moderate probability occurrence species are listed as endangered or threatened (all six are bird and bat species).

Table 3-1 SAR Probability of Occurrence within the Study Area

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
Birds		
***Bank Swallow (*Riparia riparia*)** **SARA: Threatened** **ESA: Threatened** **S-Rank: S4B** **Source: eBird**	Bank Swallows nest in burrows in natural and human-made settings with vertical faces in silt and sand deposits. Many nests are on banks of rivers and lakes, but they are also found in active sand and gravel pits or former ones where the banks remain suitable (Falconer, et al., 2016).	**None** – No suitable nesting habitat was observed or is expected to occur. The eBird record for this species is a historical record from the Royal Ontario Museum on 14 July 1935.
***Barn Swallow (*Hirundo rustica*)** **SARA: Threatened** **ESA: Special Concern** **S-Rank: S4B** **Source: eBird, OBBA**	Barn Swallows have shifted largely to nesting in and on artificial structures, including buildings, bridges, and road culverts. This species prefers various open habitats for foraging including grassy fields, pastures, agricultural crops, and over open water (Heagy, et al., 2014).	**None** – There are potentially suitable nesting sites on the bridges and buildings near the Study Area. However, no suitable nesting habitat was observed in the Study Area.
***Bobolink (*Dolichonyx oryzivorus*)** **SARA: Threatened** **ESA: Threatened** **S-Rank: S4B** **Source: OBBA**	Bobolink nest primarily in forage crops, hayfields, and associated pastures. Bobolink also occurs in wet prairie, graminoid peatlands, and abandoned fields dominated by tall grasses, no-till cropland, small-grain fields, reed beds, and irrigated fields in arid regions. The species does not generally occupy fields of row crops such as corn, soybean, and wheat, pastures in valleys with high shrub density, or intensively grazed pastures (McCracken, et al., 2013).	**None** – No available grasslands in the Study Area.
***Canada Warbler (*Cardellina canadensis*)** **SARA: Threatened** **ESA: Special Concern** **S-Rank: S4B** **Source: OBBA, FRi**	Found in a variety of upland and wetland forest types, but it is most abundant in wet, mixed deciduous-coniferous forests with a well-developed shrub layer. Nests are typically located on or near the ground on mossy logs or roots, along stream banks or on hummocks (COSEWIC, 2008).	**High**—From the ELC and ARU surveys completed by FRi, it appears breeding habitat is abundant in the Study Area. Records from ARUs within the Study Area and eBird records support species presence.

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
Chimney Swift (*Chaetura pelagica) **SARA: Threatened** **ESA: Threatened** **S-Rank: S4B, S4N** **Source: eBird, OBBA**	Chimney Swifts forage aerially over virtually any habitat. Nesting and roosting take place in a dark sheltered spot with vertical surfaces to cling to. This may include large hollow trees, chimneys, and other structures (COSEWIC, 2007a).	**Moderate**—Species may use the Study Area for foraging. Records from eBird date back to 1937 in the area of Lake Rosseau. Chimney Swifts are primarily associated with tall, hollow, decommissioned structures (e.g., chimneys), and it is possible that swifts are nesting somewhere local, such as Port Carling or Rosseau.
***Common Nighthawk (*Chordeiles minor*)** **SARA: Threatened** **ESA: Special Concern** **S-Rank: S4B** **Source: eBird, OBBA**	The breeding habitat of the Common Nighthawk includes a huge variety of open habitats such as clearings, grasslands, open forests, crop fields, and urban areas. In urban areas, gravel rooftops are used. Foraging is aerial over virtually any habitat (MECP, 2022a).	**Moderate** – eBird records indicate a probable breeding location east of Rosseau. Species may be present, and the Study Area may be used for foraging.
***Eastern Meadowlark (*Sturnella magna*)** **SARA: Threatened** **ESA: Threatened** **S-Rank: S4B** **Source: OBBA**	Eastern Meadowlarks nest in a variety of open grassy habitats, preferring native grasslands, pastures, and savannahs. Larger tracts of grassland are preferred (McCracken, et al., 2013).	**None** – No available grasslands in the Study Area.
***Eastern Whip-poor-will (*Antrostomus vociferus*)** **SARA: Threatened** **ESA: Threatened** **S-Rank: S4B** **Source: eBird, NHIC**	An obligate forest breeding bird dependent on open, dry, deciduous, or mixed forests with little or no underbrush forest. Shade, proximity to open areas for foraging, and sparse ground cover are key elements of the habitat chosen. Open habitats such as open wetlands with perches, regenerating forest edges, and shrubby pastures are used for foraging (Committee on the Status of Endangered Wildlife in Canada, 2009). Eastern Whip-poor-will breed in wooded habitats with open spaces such as savannah. They may also breed in openings in other types of forests. (MECP, 2021a).	**High** – NHIC records indicate a probable breeding location near the Study Area. Species may be present, and the Study Area may be used for foraging.

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
***Eastern Wood-Pewee (*Contopus virens*)** **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S4B** **Source: eBird, OBBA, FRiCorp, NHIC**	Eastern Wood-Pewee breeding occurs in mature to intermediate-aged forests with an open understory, often being associated with clearings and edges. Migrants may occur in a wide variety of habitats (COSEWIC, 2012a).	**High** – NHIC records indicate a probable breeding location (element occurrence) near the Study Area. Species may be present, and the Study Area may be used for foraging. Documented during FRi surveys.
***Evening Grosbeak (*Coccothraustes vespertinus*)** **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S4** **Source: iNaturalist**	During the breeding season, the Evening Grosbeak is generally found in open, mature mixed-wood forests dominated by fir species, White Spruce, and/or Trembling Aspen. Its abundance is strongly linked to the cycle of its primary prey, the Spruce Budworm. Outside the breeding season, the species depends mostly on seed crops from tree species in the boreal forest such as firs and spruces. It is also attracted to ornamental trees that have seeds or fruit and may visit bird feeders (MECP, 2021b).	**Low –** Records from the area are generally from October to November when this species visits bird feeders. One record from May 2021 occurs on iNaturalist at a feeder.
***Golden-winged Warbler (*Vermivora chrysoptera*)** **SARA: Threatened** **ESA: Special Concern** **S-Rank: S4B** **Source: eBird (>2 km)**	Golden-winged Warblers are found in areas of early successional scrub surrounded by mature forests. They are found in dry uplands, swamp forests and marshes. Preferred habitat areas include utility right-of-ways, field edges, recently logged areas, beaver marshes and areas which have been burned or intermittently farmed (COSEWIC, 2006).	**Low** – Species may be present and may use the Project Area for foraging and or nesting. The species is expected to breed in OBBA Region #18 (Muskoka, present in 14% of the squares in the region) but has not been reported in grid square 17TPL01. The nearest eBird record during the breeding season is from July 2002 in Apsen Valley Wildlife Sanctuary (approximately 6 km NE from the Project).
Horned Grebe (*Podiceps auritus*) **SARA: Special Concern**	Horned Grebe usually nests in small ponds, marshes, and shallow bays that contain areas of open water and emergent vegetation. Nests are usually located within a few meters	**None** – The eBird record is from October 2016, which indicates that this individual

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
ESA: Special Concern **S-Rank: S1B, S4N** **Source: eBird**	of open water. This vegetation provides adults with nest materials, concealment, and protection for their young. The Horned Grebe occupies natural habitat more often than man-made reservoirs and artificial ponds (MECP, 2021c).	was migrating. No other recent records were found.
***Olive-sided Flycatcher (*Contopus cooperi*)** **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S4B** **Source: eBird (<1 km)**	Olive-sided Flycatchers are most often found in open areas containing tall trees or snags for perching. Open areas include forest openings, forest edges, burned forest or open to semi-open mature forest stands. Generally, forest habitat is either coniferous or mixed coniferous (COSEWIC, 2007c)	**Moderate** – Species may be present and may use the Project Area for foraging and or nesting. ELC communities reported by FRi include G013, G015, G025 and G224 conifer-dominated communities may provide suitable breeding habitat. The species is expected to breed in OBBA Region #18 (Muskoka, present in 16% of the squares in the region) but has not been reported in grid square 17TPL01. The nearest eBird record during the breeding season is from August 2018, on Misty Moon Road (immediately south of the Project Area) and others in the Township.
***Peregrine Falcon (*Falco peregrinus*)** **SARA: Not at Risk** **ESA: Special Concern** **S-Rank: S3B** **Source: eBird (>20 km)**	Most Peregrine Falcons nest on cliff ledges or crevices, but some will also use tall buildings and bridges near good foraging areas (COSEWIC, 2007d). Habitat for Peregrine Falcons has three scales: a nest site with associated perching sites, a nesting territory, and a home range (Ontario Peregrine Falcon Recovery Team, 2010). Characteristics of urban nests are often similar to those of natural cliff nests in that chosen nest sites are usually on one of the taller buildings in an area and within one block of other tall buildings and a reliable food	**None** – No available habitat in the Project Area.

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
	source. They mostly feed on medium-sized birds such as Rock Pigeon and Ring-billed Gull. Other common prey is the European Starling (Sturnus vulgaris), Blue Jay (Cyanocitta cristata), Baltimore Oriole (Icterus galbula), House Sparrow (Passer domesticus) and Kinglet species (Regulus spp.) (Ontario Peregrine Falcon Recovery Team, 2010).	
***Red-headed Woodpecker (*Melanerpes erythrocephalus*)** **SARA: Endangered** **ESA: Endangered** **S-Rank: S4B** **Source: eBird (>2 km)**	The Red-headed Woodpecker is found in a variety of habitats, including oak and beech forests, grasslands, forest edges, orchards, pastures, riparian forests, roadsides, urban parks, golf courses, cemeteries, beaver ponds and burned areas. The open areas where this species breeds usually contain a high density of dead trees that can be used for nesting and perching (MECP 2014).	**Low** – ELC communities reported by FRi (2023) include G121 (Oak dominated) and G122 (Maple/Beech/Birch) habitat may be used by this species. Unknown density of dead trees available for nesting and perching. Based on eBird Range Maps, the Project Study Area is located at the northern extent of the species range. Records on eBird from May 2023 (bird feeder near Bruce Lake Marsh ~ 7km south of the Project) and July 2023, May 2022, August 2020 and May 2018 in Minett, Ontario (~8 km south).
Rusty Blackbird **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S4B, S3C** **Source: eBird**	Breeds in habitats that are dominated by coniferous forests with wetlands nearby, including bogs, marshes, and beaver ponds. During the winter, it is found in wet woodlands, swamps, and pond edges and often forages in agricultural lands (MECP, 2021h).	**None**—The most recent eBird records are from October 2019 and 2022, which indicates migration. No other recent records were found.
***Wood Thrush (*Hylocichla mustelina*)** **SARA: Threatened** **ESA: Special Concern**	Wood Thrush breed in mature or second-growth deciduous and mixed wood forests. They prefer forests with dense understory and large continuous forest areas but are not reliant on this. Habitat fragmentation due to human development and over-grazing by	**High** – Suitable habitat is present. This species was reported by FRi and is found in OBBA and in Rosseau on eBird.

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
S-Rank: S4B **Source: OBBA, FRiCorp**	White-tailed Deer are the main threats to this species. It prefers large tracts of interior forest and typically does not nest in sparsely canopied habitats heavily influenced by human activities (COSSARO, 2013a).	
Amphibians and Reptiles		
***Blanding's Turtle (*Emydoidea blandingii*)** **SARA: Threatened** **ESA: Threatened** **S-Rank: S3** **Source: CHS, COSEWIC Critical Habitat Area, ORRA**	Blanding's Turtles are found in a variety of productive wetlands, occurring primarily in shallow-water habitats- shallow lakes, ponds, and wetlands with mucky bottoms. This species hibernates in the soft bottoms of water bodies. Other habitat features include rocks, logs or substrates in sunny locations that provide basking opportunities. Females nest on various substrates on land, while overwintering occurs underwater in permanent pools (COSEWIC, 2016).	**None** – Surveys completed by FRi did not document this species. Due to the apparent forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely.
Eastern Hog-nosed Snake (*Heterodon platirhinos*) **SARA: Threatened** **ESA: Threatened** **S-Rank: S3** **Source: CHS, ORRA**	In the Georgian Bay region, Eastern Hog-nosed Snakes prefer open grass, sand, human-impacted and forest habitats over rock, wetland, and aquatic habitats. Eastern Hog-nosed Snakes in shoreline areas often rely on driftwood and other ground cover in beach and beach dune habitats (COSEWIC, 2007). The Eastern Hog-nosed Snake specializes in hunting and eating toads, and usually only occurs where toads can be found. Eastern Hog-nosed Snakes prefer sandy, well-drained habitats such as beaches and dry forests where they can lay their eggs and hibernate. They use their up-turned snout to dig burrows below the frost line in the sand where eggs are deposited (MECP, 2023a)	**None** – Historically present in the 10km grid for the Study Area. Surveys completed by FRi did not document this species. Due to the apparent forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely.
***Eastern Musk Turtle (*Sternotherus odoratus*)** **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S3** **Source: CHS**	The Eastern Musk Turtle is found in a wide variety of waterbodies with little current and soft bottoms (COSEWIC, 2012c). These turtles are highly aquatic and rarely wander far from permanent waters.	**None** – Project Study Area is within the range mapped by CHS, however, no recent observations are available for the area. Surveys completed by FRi did not document this species. Due to the apparent

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
		forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely.
***Eastern Ribbonsnake (T*hamnophis sauritus septentrionalis*)** **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S4** **Source: CHS**	The Eastern is found in wetland environments, particularly marshes, bogs, and fens. These slender snakes are often found near water, where they hunt for frogs, small fish, and amphibian larvae. Eastern Ribbon snakes congregate in underground burrows or rock crevices to hibernate together. Their distribution spans southern and eastern Ontario, with local abundance observed in parts of the Bruce Peninsula, Georgian Bay, and eastern Ontario (MECP, 2021i). Habitat loss, shoreline development, and declining amphibian populations pose significant threats to these snakes. Consequently, the Eastern Ribbonsnake remains generally rare, except for specific pockets of local abundance (COSSARO, 2013)	**Low** – Project Study Area is within the range mapped by CHS, however, no recent observations are available for the area. Surveys completed by FRi did not document this species. Due to the apparent forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely.
***Common Five-lined Skink (Southern Shield population) (*Plestiodon fasciatus*)** **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S3** **Source: CHS**	The Common Five-lined Skink is associated with openings in, or edges of, deciduous forests, utilizing diverse habitats such as rocky outcrops, stabilized sand dunes, riparian forests. The Southern Shield population used rocks on open bedrock in forests along the southern margin of the Canadian Shield, from Georgian Bay to Leeds and Grenville counties (Seburn, 2010).	**Moderate** - Project Study Area is within the range mapped by CHS. Habitat is present including rock barrens and G224, however, no recent observations are available for the area. Surveys completed by FRi did not document this species. Skinks are semi-fossorial (burrowing) and spend much of their time concealed under or inside cover objects and are

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
		therefore difficult to survey (Seburn, 2010).
*** Massasauga (Great Lakes / St. Lawrence population) (*Sistrurus catenatus*)** **SARA: Threatened** **ESA: Threatened** **S-Rank: S3** **Source: CHS**	Generally, occurs in habitats ranging from tallgrass prairie to cedar bogs to shorelines. All habitats require canopies that are not too open, but they also require access to spots where they can get warm enough to effectively digest their food and reproduce. Sufficient moisture is also required for them to survive the winter, so they are often associated with wetlands or small, wet depressions in the terrain (COSEWIC, 2012b).	**Low** – The species is rarely found removed from the Georgian Bay shoreline (CHS, 2024). No recent records of the species near the Study Area. Surveys completed by FRi did not document this species.
Northern Map Turtle (*Graptemys geographica*) **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S3** **Source: CHS**	Inhabits both lakes and rivers, showing a preference for slow moving currents, muddy bottoms, and abundant aquatic vegetation. These turtles need suitable basking sites (such as emergent rocks and logs) and exposure to the sun for at least part of the day (COSEWIC, 2002). Shallow, soft-bottomed habitats are preferred, with wintering occurring in deeper sections (COSSARO, 2013b).	**Low** – Project Study Area is within the range mapped by CHS, however, no recent observations are available for the area. Observations in adjacent grid squares on ORRA (2016). Surveys completed by FRi did not document this species. Due to the apparent forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely.
***Snapping Turtle (*Chelydra serpentine*)** **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S4** **Source: CHS, iNaturalist, NHIC, ORAA**	Snapping Turtles prefer slow-moving waters with a soft mud bottom and dense aquatic vegetation. Established populations are most often located in ponds, sloughs, shallow bays, or river edges and slow streams and wetlands. Individuals can also exist in developed areas (e.g., golf course ponds, irrigation canals); however, it is unlikely that populations persist in such habitats. Snapping Turtles can occur in highly polluted waterways, but environmental contamination	**Low** –Present in the 10km grid for the Study Area. Surveys completed by FRi did not document this species. Due to the apparent forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely.

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
	is known to limit reproductive success (MECP, 2021e).	
Spotted Turtle (*Clemmys guttata*) **SARA: Endangered** **ESA: Endangered** **S-Rank: S2** **Source: CHS, Critical Habitat Area (100km grid)**	Spotted turtle is semi-aquatic and prefers ponds, marshes, bogs and even ditches with slow-moving, unpolluted water and an abundant supply of aquatic vegetation. Females dig their nests in sunny locations where there is not a lot of woody vegetation (MECP, 2021f).	**None** – Locations of this species are highly classified and protected. NHIC was contacted and no records were provided. MECP may have additional information. Surveys completed by FRi did not document this species. Due to the apparent forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely.
Wood Turtle (*Glyptemys insculpta)* **SARA: Threatened** **ESA: Endangered** **S-Rank: S2** **Source: CHS, Critical Habitat Area (Territorial district of Parry Sound)**	In Ontario, Wood Turtle spends spring and fall in or near waterbodies, including clear rivers and streams with sandy or gravel-sand substrates and moderate to fast current. During the summer, this species is often found on land in habitats with moderate or patchy shrub and tree cover, often more than 500 m from water. Hibernation takes place in substrates underwater. Nesting sites are found on sand or gravel-sand beaches and banks with patchy vegetation cover. Other sites less often used include gravel holes, roadsides, railways, utility corridors, farmland, and pastures (Ontario Wood Turtle Recovery Team, 2010).	**None**—The locations of this species are highly classified and protected. NHIC was contacted, but no records were provided. MECP may have additional information. Surveys completed by FRi did not document this species. Due to the apparent forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely.
Mammals		
***Eastern Small-footed Myotis (*Myotis leibii*)** **SARA: Not at Risk** **ESA: Endangered** **S-Rank: S2S3** **Source: BCI, FRi**	While some are found in caves/mines of eastern North America, they generally roost on the ground under rocks and in crevices, as well as hollow trees, in buildings and under tree bark. The species' preference for rocky habitats in summer may limit an individual's home range to those rocky areas which also contain hibernacula (MECP, 2023b).	**Confirmed** —Suitable habitat is present (FRi 2023) and in the species' range. The habitat may be used for reproduction, rearing, dispersal, daily movement, feeding, and/or resting.

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
	Eastern Small-footed Myotis individuals are typically captured within 35 km from locations where the species is known to hibernate (Humphrey 2017). They generally roost on the ground under rocks and in crevices. Caves and mines are wintering habitat. Similar habitat requirements as other Myotis species (MECP, 2023b). The Eastern Small-footed Myotis is one of the less common species found to hibernate in Ontario. Caves and mines serve as significant hibernacula while streams and ponds serve as foraging areas (MECP, 2023b).	FRi (2023) states that individuals were detected.
***Little Brown Myotis (*Myotis lucifugus*)** **SARA: Endangered** **ESA: Endangered** **S-Rank: S3** **Source: BCI, FRi**	The Little Brown Myotis is widespread throughout the southern half of Canada and is especially associated with humans, often forming nursery colonies in buildings, attics, and other man-made structures. Little Brown Myotis forage over water where their diet consists of aquatic insects, mainly midges, mosquitoes, mayflies, and caddisflies. They also feed over forest trails, cliff faces, meadows, and farmland where they consume a wide variety of insects, from moths and beetles to crane flies (MECP, 2021d). Roosts in tree cavities, including small spaces or crevices found in loose bark, hollow trees, rock faces and human structures such as attics, walls, and bat boxes. Hibernates in caves and abandoned mines during the winter months. Typically forages over water (MECP, 2021d). Maternity roosts are primarily live deciduous trees and males, juveniles, and non-reproductive females can be found in dead trees, on average all trees are over 20 cm DBH (Humphrey & Fotherby, 2019). Maternity sites typically have sufficient protection from predators, an abundance of	**Confirmed** —Suitable habitat is present (FRi 2023) and in the species' range. The habitat may be used for reproduction, rearing, dispersal, daily movement, feeding, and/or resting. FRi (2023) states that individuals were detected.

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
	roosting locations, and adequate solar exposure (Humphrey & Fotherby, 2019).	
***Northern Myotis (*Myotis septentrionalis*)** **SARA: Endangered** **ESA: Endangered** **S-Rank: S3** **Source: BCI, FRi**	Roosts in tree cavities, including small spaces or crevices found in loose bark, hollow trees, rock faces and human structures such as attics, walls, and bat boxes. Hibernates in caves and abandoned mines during the winter months. Typically forages over water (COSEWIC, 2013). The species also roosts in canopies of deciduous trees, including small spaces or crevices found in loose bark, hollow trees. Rock faces and human structures can also be used. Hibernates in caves and abandoned mines during the winter months. Typically forages over water. Maternity sites typically have sufficient protection from predators, an abundance of roosting locations, and adequate solar exposure (Humphrey & Fotherby, 2019) The Northern Myotis is one of the less common species found to hibernate in Ontario. This species is closely associated with woodlands and uses trees as maternity sites (COSEWIC, 2013).	**High**—Suitable habitat is present (FRi 2023) and in the species' range. Habitat may be used for reproduction, rearing, dispersal, daily movement, feeding, and/or resting. FRi (2023) did not detect any individuals; however, the species is assumed to be highly likely to occur.
***Tri-colored Bat (*Perimyotis subflavus*)** **SARA: Endangered** **ESA: Endangered** **S-Rank: S3?** **Source: FRi**	This species is very rare, it has a scattered distribution. During the summer, the Tri-colored Bat is found in a variety of forested habitats. It forms day roosts and maternity colonies in older forest and occasionally in barns or other structures. They forage over water and along streams in the forest. Tri-colored Bats eat flying insects and spiders gleaned from webs. At the end of the summer, they travel to a location where they swarm; it is generally near the cave or underground location where they will overwinter. They overwinter in caves where	**High** —Suitable habitat is present (FRi 2023) and in the species' range. The habitat may be used for reproduction, rearing, dispersal, daily movement, feeding, and/or resting. FRi (2023) did not detect any individuals; however, the species is assumed to be highly likely to occur. Note: the EIS report states that the

Species Name, Status (SARA, ESA, S-Rank), and Data Source	Preferred Habitat	Potential for habitat/species occurrence in Study Area
	they typically roost by themselves rather than part of a group (MECP, 2021g).	one pass recorded was incorrectly auto-identified as the species (FRi 2023).
Plants		
***Black Ash (*Fraxinus nigra*)** **SARA: Not under Schedule 1** **ESA: Endangered** **S-Rank: S4** **Source: NHIC, FRi**	Black Ash is predominantly a wetland species found in swamps, floodplains, and fens (MECP, 2024).	**Confirmed** – FRi documented this species; however, Ontario Regulation 6/24: Limitations on Section 9 Prohibitions states that conditions do not apply for Black Ash outside specific municipalities or territorial districts. ESA prohibitions for Black Ash do not occur in the Study Area.
Invertebrates		
***Monarch (*Danaus plexippus*)** **SARA: Special Concern** **ESA: Special Concern** **S-Rank: S2N, S4B** **Source: iNaturalist, OBA**	Monarchs are widely distributed across North America and found in a variety of habitats. Populations fluctuate dramatically but have been generally declining, likely due to habitat destruction on the hibernation grounds in Mexico, pesticide use, and other factors on the vast breeding grounds. Monarchs require milkweeds (Asclepias sp.) to lay their eggs on and will use a variety of other flowers for adult food (MECP, 2022b)	**Moderate**—This species may be found in any habitat with nectar-producing flowers; G110N (FRi) may provide a patch of habitat. Milkweed is required for egg-laying and caterpillar food. It is documented in the Study Area on iNaturalist with milkweed species. Within the Parry Sound District, the species is reported from mid-May to late October, with a peak of August 3rd (OBA Time Trend)—records of this time frame document generation 3 or 4, which likely travel south for overwintering (Ontario Insects, 2024).

Note(s): 1 SARA = Species at Risk Act, 2002 Schedule 1 unless otherwise noted.

2 ESA = Endangered Species Act, 2007

3 S-Rank = S1 - Extremely rare throughout its range in the province; S2 - Rare throughout its range in the province; S3 - Uncommon or vulnerable species; S4 - Apparently Secure Species; S5 - Secure Species; SX - Extirpated; B - Breeding; N - Non-breeding; ? – Uncertainty

4 * Denotes species also assessed by FRi for potential for habitat/species occurrence in Study Area. FRi completed SAR and SC Screening as part of their EIS (FRi 2023, Table 3 and Table 6, respectively).

3.3 Natural Heritage Features

The following evaluates the presence, or potential presence, of natural heritage areas and features of significance as considered by the provincial PPS and Township of Seguin's OP. Based on the assessment described below, wetlands, fish habitat, woodlands, and Significant Wildlife Habitat are all carried forward to impact assessment.

3.3.1 Areas of Natural and Scientific Interest (ANSI)

ANSI are defined in the PPS as "*areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education*." Life science ANSI are significant representative segments of Ontario's biodiversity and natural heritage. Provincially significant life science ANSI include the most significant and best examples of the natural heritage features in the province (Ontario Ministry of Natural Resources, 2010). No ANSI were identified overlapping the Study Area.

3.3.2 Wetlands

The province has mapped two unevaluated wetlands within the Study Area, a fen and a swamp (Figure 2). The larger wetland is a swamp and is located in the south of the Study Area, boarding Little Morgan Bay Road. The smaller wetland is a fen and is located between Maplehurst Road and Summit Drive. Additionally, fieldwork by FRi (2023) indicated various wetland ELC ecosites within the Study Area (Figure 2). Lastly, the OP Schedule C delineates a wetland as a Natural Heritage Feature on the south side of Maplehurst Road (Figure 2).

These wetlands should be evaluated by a trained and qualified Ontario Wetland Evaluation System practitioner (Northern Manual 2nd Edition 2022). The number of wetlands and the rough grouping provided by FRi (2023; EIS Figure 109) suggest wetland complexes. Information is lacking at this time, and a determination of significance can not be made. Following a conservative approach, all wetlands are considered significant in impact assessments.

3.3.3 Fish Habitat

Fish habitat is defined in the Fisheries Act, and under the PPS, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. A substantial amount of inventory and assessment data exists for Lake Rosseau; however, specific tributaries occurring on the property lack existing fish records. FRi completed minnow trapping fish surveys for at least one location. However, specific details about minnow trap locations, effort, and the number of fish captured are missing. Likewise, watercourse evaluation survey results are absent.

Until a thorough and comprehensive understanding of the watercourses on site is provided, a conservative approach is taken, and watercourses determined by the province and FRi (2023) are carried through in impact assessments.

3.3.4 Woodlands

Under the PPS, Significant Woodlands are not considered in Ecoregion 5e. However, the OP states under A.2.1.1 Natural Environment Goal Objectives, "*To minimize the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide*." The OP refers to the definitions in the PPS.

In the PPS (2020), Woodlands are defined as "*treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling,*

provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest"." As a note, woodland and forest are often used interchangeably in policy documents.

In the PPS (2020), Significance in regard to woodlands is defined as "*an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry*".

The "*criteria established by the Ontario Ministry of Natural Resources and Forestry"* refers to the Natural Heritage Reference Manual (NHRM; Ontario Ministry of Natural Resources, 2010). The Natural Heritage Reference Manual (2010) establishes the following criterion to determine significance: Woodlands that meet a suggested minimum standard for any of the criteria listed below should be considered significant.

1) Woodland Size Criteria
2) Ecological Functions Criteria
    a. Woodland interior
    b. Proximity to other woodlands or other habitats
    c. Linkages
    d. Water protection
    e. Woodland diversity
3) Uncommon Characteristics Criteria
4) Economic and Social Functional Values Criteria

The Woodland Size Criteria bases significance based on the size of the 'parcel' in the context of woodland/forest cover in the area. The Township of Seguin has not published woodland cover, and therefore, the cover for Ecoregion 5e is considered; 77.6% (mixed forest (32.0%), deciduous forest (22.2%), coniferous forest (12.1%), sparse forest (11.3%); Crins et al., 2009). When woodland cover occupies more than 60% of the township, a minimum size is not suggested; other factors should be considered.

Under the woodland interior section, any 'parcel' with 20 ha or more of interior habitat when woodlands occupy more than 60% of the area should be considered significant. Interior habitat is measured as the area within a 'parcel' 100 m from the edge. The Wooded Area layer from GeoHub (provincial mapping) was used to determine the interior area of the woodland for parcels that occur in the Study Area. Within the Study Area, four woodlands are large enough to contain interior habitat; the central woodland contains 67 ha, the eastern woodland contains 10 ha, the northern woodland (north of the highway) contains 11.7 ha, and a small southern woodland contains

0.27 ha (Figure 3). Therefore, the central woodland with 67 ha of interior habitat should be considered significant under this criterion.

Under the proximity to other woodlands or other habitats section, the 'parcel' is significant if it is close to other significant natural areas. The woodlands in the Study Area would be considered significant based on proximity to Lake Rosseau, Significant Wildlife Habitat, and wetlands defined in the OP.

Woodlands should be considered significant if they are located within a defined natural heritage system or provide a connecting link between two other significant features. The OP contains NHF and EP areas within the Woodlands, which should be considered significant.

Woodlands should be considered significant if they are located within a sensitive or threatened watershed or in proximity to sensitive groundwater discharge, recharge, headwater area, watercourse, or fish habitat. The water resource system is not mapped for the Township, and the Study Area is not within a conservation authority. However, a spring occurs, indicating a groundwater discharge area, and watercourses drain into Lake Rosseau (FRi, 2023). Therefore, the woodlands would be considered significant.

Woodland habitat loss is one of the most serious threats to biological diversity. Woodlands should be considered significant if they have a naturally occurring composition of native forest species that have declined significantly or have a high native diversity through a combination of composition and terrain. Detailed species lists are not provided by FRi (2023); however, high-level ELC community descriptions are. ELC communities appear to be typical for the Ecoregion. Likewise, under the Uncommon Characteristics Criteria, woodlands should be considered significant if they have a unique species composition, a vegetation community with a provincial ranking, a habitat of rare, uncommon, and/or restricted plant species, and are characterized as older communities. Historical images provided by FRi (2023) indicate that most of the wooded areas are >100 years old and, therefore, should be considered for significance.

Lastly, the Economic and Social Functional Values Criteria consider woodlands with high-value ecosystem services, such as air-quality improvement or recreation, to be significant if those services exist sustainably.

Based on the above screening, the central wooded area of the Study Area could be considered significant due to its interior habitat and proximity to other natural heritage features and water resources; it is carried forward in the impact assessment.

3.3.5 Significant Wildlife Habitat

A Significant Wildlife Habitat (SWH) is a habitat that holds substantial concentrations of individuals or unique habitats for the Ecoregion. Indicator species and indicator habitat may occur, but the abundance and size determine significance. The indicator species and habitat must be present or considered present to determine candidate SWH. To confirm SWH, the defining criteria (described in the SWH criteria schedule) must be met.

Development in SWH is prohibited unless it can be demonstrated that development will have no negative impact on features and functions. Wildlife habitat is considered "significant" if it is deemed ecologically important in terms of feature, function, representation, or amount and contributes to the quality and diversity of an identifiable geographic area or Natural Heritage System (Ministry of Municipal Affairs and Housing, 2020). Within Ecoregion 5E, criteria for evaluating SWH are provided in MNRF Ecoregion schedules for Ecoregion 5E (Ontario Ministry of Natural Resources and Forestry, 2015). Other provincial documents used to identify and assess SWH are the Natural Heritage Resource Manual (Ontario Ministry of Natural Resources, 2010), the Significant Wildlife Habitat

Technical Guide (Ontario Ministry of Natural Resources, 2000), and the Significant Wildlife Habitat Mitigation Support Tool (SWHMiST) (Ontario Ministry of Natural Resources and Forestry, 2014).

SWH has been evaluated for the Study Area based on the current understanding, and 13 SWH types are discussed below; nine have been evaluated as candidates, and four as confirmed. Habitats not discussed below were evaluated as not present as either habitat requirements or species are not present (Appendix B).

3.3.5.1 Seasonal Concentration Areas

Seasonal concentration areas are those where wildlife species occur annually in aggregations at certain times of the year. Such areas are sometimes highly concentrated with members of a given species or several species within relatively small areas. Some wildlife species will concentrate where they can rest and feed, and others require habitats to survive winter (Ontario Ministry of Natural Resources and Forestry, 2015).

3.3.5.1.1 Bat Maternity Colonies – Candidate

FRi (2023) documented both indicator species, the Big Brown Bat and the Silver-haired Bat. Additionally, indicator ecosites, G121, G122, G124, and G125, were documented in the work by FRi (2023). Significant maternity colonies are in mature (dominant trees > 80 years old) deciduous or mixed forest stands. Based on a historical air photo review, most of the Study Area is mature forest (>100 years old) with some secondary forest growth. No studies have been completed to document if >10/ha large diameter (>25cm dbh) wildlife trees are present, but FRi (2023) did document tree cavities. Based on the presence of both indicator species and the rare presence of > 100-year-old forests, this SWH type is considered a Candidate, and therefore, this SWH is considered in the impact assessment. Further surveys are required to confirm the presence of large diameter (>25cm dbh) wildlife trees in the older forests.

3.3.5.1.2 Turtle Wintering Areas – Candidate

Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate dissolved oxygen. Ecosites determined by FRi (2023) are anticipated to freeze to the substrate. FRi (2023) documented as being dry in late May/early June suggesting that these are not permanent deep-water areas. No turtles were documented in the Study Area by FRi (2023) however, the desktop screening captured Midland Painted Turtle and Snapping Turtle. Lake Rosseau is considered a candidate over-wintering habitat. Further habitat mapping exercises and basking surveys would aid in determination. If confirmed, SWH would occur in Adjacent Lands, and therefore, this SWH is considered in impact assessment.

3.3.5.1.3 Reptile Hibernaculum – Candidate

Indicator species Eastern Gartersnake, N. Brownsnake, N. Red-bellied Snake, N. Ring-necked Snake, N. Watersnake, Eastern Milksnake were found in desktop screening. For all snakes, habitat may be found in any forested ecosite (G013, G015, G025, G121, G122, G124, G125) or rock barren (G1645) present. Wetlands can also be important over-wintering habitat in conifer swamps (G224) or shrub swamps (G134) and swales. The presence of indicator species and habitat suggests Candidate SWH.

FRi (2023) completed surveys in ten locations focused on potential habitats, e.g., rock barrens. Ten individual surveys were completed between May 6 and June 3, 2022. The defining criteria require surveys on sunny warm days in Spring (Apr/May) and Fall (Sept/Oct). Fieldwork is not sufficient to rule out this SWH type and it is considered a Candidate. This SWH is considered in the impact assessment.

3.3.5.2 Rare Vegetation Communities or Specialized Habitat for Wildlife

Rare vegetation communities often contain rare species, particularly plants and small invertebrates, which depend on such habitats for their survival and cannot readily move to or find alternative habitats. One of the most important criteria for determining a rare vegetation community is the current representation of the community within a planning area based on its area relative to the total landscape, or the number of examples within the planning area. NHIC uses a system that considers the provincial rank of a species or community type as a tool to prioritize protection efforts (the sub-national or s-rank) (Ontario Ministry of Natural Resources and Forestry, 2015).

3.3.5.2.1 Rock Barren – Confirmed

Rock barrens are characterized by extensive areas of exposed granitic rock bedrock sparsely vegetated. Any rock barren area greater than 1 ha. FRi (2023) documented ecosite G1645S with an area greater than 1 ha. Indicator species found in a desktop review include *Pteridium aquilinum*. Additionally, FRi (2023) confirmed *">4 characteristic plant spp."* but the species are not provided in the report. This SWH type is considered confirmed and is carried forward in the impact assessment.

3.3.5.2.2 Old Growth Forest - Candidate

Old Growth forests are characterized by exhibiting the greatest number of old-growth characteristics, such as mature forest with large trees that have been undisturbed. Heavy mortality or turnover of over-story trees results in a mosaic of gaps that encourage the development of a multi-layered canopy and an abundance of snags and downed woody debris. Stands 30 ha or greater in size or with at least 10 ha interior habitat assuming 100 m buffer at edge of forest. Forest Ecosites G013, G015, G122, G124 are present, and the interior habitat is evaluated under Section 3.3.4. Three woodland parcels in the Study Area have equal to or greater than 10 ha of interior habitat (Figure 3). Forested areas in the Study Area have been largely untouched since before 1927 (~100 years; FRi, 2023). Additionally, old-growth indicator species such as Barred Owl (Ontario Ministry of Natural Resources and Forestry, 2014) are reported from the Study Area (FRi 2023). Field Studies to determine if dominant tree species of the ecosite are >140 years old would be required. Considered candidate SWH until further information is obtained and therefore carried into impact assessment.

3.3.5.2.3 Rare Forest Type: White Oak – Candidate

White Oak is a valued wildlife mast-producing tree. The mast produced by the White Oak tree is often preferred over the more common Red Oak acorn. Forest stands containing white oak trees are uncommon in the Great Lakes St. Lawrence Forest. No minimum size to stand is required and any forest stand with > 10% White Oak is to be considered significant. FRi (2023) documented ELC Ecosite: G121 as having both Red and White Oak present. No information or data sheets are provided for percent cover of White Oak. Until field studies to confirm percentage of White Oak present this SWH type is considered Candidate SWH and is carried into impact assessment.

3.3.5.3 Specialized Habitat for Wildlife

Some wildlife species require large areas of suitable habitat for their long-term survival. Many wildlife species require substantial areas of suitable habitat for successful breeding. Their populations decline when their habitat becomes fragmented and reduced in size. Specialized habitat for wildlife is a community or diversity-based category, therefore, the more wildlife species a habitat contains, the more significant the habitat becomes to the planning area. The largest and least fragmented habitats within a planning area will support the most significant populations of wildlife (Ontario Ministry of Natural Resources and Forestry, 2015).

3.3.5.3.1 Waterfowl Nesting Area - Candidate

Indicator ecosites G130, G131, G133, G134 are present. Several indicator species were documented in the desktop screening, Bufflehead, Canada Goose, Common Merganser, Hooded Merganser, Mallard, Wood Duck. FRi (2023) did not complete in-person breeding bird surveys, and limited surveys around wetlands during April-June were conducted. The absence of appropriate field studies means that the documentation of species presence or habitat use remains unverified. Therefore, this is considered a candidate and carried forward in impact assessment.

3.3.5.3.2 Bald Eagle and Osprey Nesting, Foraging and Perching Habitat - Candidate

Nest sites are fairly uncommon in Ecoregion 5E and are used annually by these species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat. Nests are associated with lakes, ponds, rivers, or wetlands along forested shorelines, islands, or on structures over water. Both Osprey and Bald Eagle are documented in desktop sources around Lake Rosseau and forest communities directly adjacent to Lake Rosseau are present in the Study Area.

FRi (2023) did not complete in-person breeding bird surveys, and ARUs may not have captured these species. The absence of appropriate field studies means the documentation of species presence or habitat use remains unverified. Therefore, this is considered a candidate and carried forward in impact assessment.

3.3.5.3.3 Woodland Raptor Nesting Habitat – Confirmed

Woodland raptor nesting sites are rarely identified but are sensitive habitats often used annually. Broad-winged Hawk, Merlin, Red-shouldered Hawk, Red-tailed Hawk, and Sharp-shinned Hawk are all documented in desktop sources. Broad-winged Hawk eBird records showed breeding behavior in 2022, and FRi (2023) confirmed the presence of the Barred Owl, and the Wildlife Values Site dataset (Geohub 2022) confirmed a nesting location for the Red-shouldered Hawk (1997). Nests may be used again, or a new nest will close to the old nest and show a history of nesting use.

Indicator ecosites of G130, G131, G133, and tall treed forest communities are present, this is confirmed SWH and must be carried over in impact assessments.

Red-shouldered Hawk could continue to nest in the Study Area as they nest in mature mixed and deciduous forests with minimum shrubs and saplings. In Ontario, Red-shouldered Hawk seems to prefer maple-beech-hemlock forests. Broad-winged Hawk tends to nest in intermediate-aged dense mixed and deciduous forests; however, they usually nest far from areas of human disturbance. Likewise, the Barred Owl nests in mature deciduous and mixed forests with dead or decadent cavity trees (Ontario Ministry of Natural Resources and Forestry, 2014).

The Sharp-shinned Hawk nests almost exclusively in coniferous forests. Merlin typically nests in conifers, particularly where there is a clear view of the surroundings, and often uses the abandoned stick nests of other raptors. Merlin commonly nests in forests with scattered clearings or adjacent open habitats such as grasslands, wetlands, lakes, or burns. Red-tailed Hawk prefers relatively small patches of mature and older forest or fencerows with trees that abut large open areas (Ontario Ministry of Natural Resources and Forestry, 2014). These three species are unlikely to nest in the Study Area.

Field studies are required to document the nest location to confirm the protected SWH area. FRi (2023) surveys are inadequate in determining nest locations (in-person surveys between mid-March and the end of May are

required), but a desktop review suggests the possible general presence of at least one nest of an indicator species. Additionally, nests could be present within 200 m of the Study Area, qualifying for consideration under Adjacent Lands. Ultimately, this SWH type is carried forward in impact assessment. SWH is delineated as followed:

- Red-shouldered Hawk – A 400m radius around the nest or 28 ha of suitable habitat is the SWH.
- Barred Owl – A 200m radius around the nest is the SWH.
- Broad-winged Hawk – A 100m radius around the nest is the SWH.

3.3.5.3.4 Seeps and Springs - Candidate

Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams. Seeps/Springs are areas where groundwater comes to the surface. Often, they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs. Seeps and springs are important feeding and drinking areas, especially in the winter, and will typically support a variety of plant and animal species. Indicator species documented include Ruffed Grouse, Blue-spotted Salamander, Spotted Salamander, Unisexual Ambystoma (Blue-spotted Salamander dependent population), Eastern Red-backed Salamander, White-tailed Deer, and Wild Turkey.

One confirmed spring is on-site, but headwater features are not classified or evaluated, and watercourse information is not provided. Seeps may occur on-site associated with watercourses or headwater drainage features. The presence of two seeps/springs qualifies as SWH. Due to the known location of one spring and lack of information on groundwater features, this is considered a candidate and carried forward in the impact assessment.

3.3.5.3.5 Amphibian Breeding Habitat: Woodland – Candidate

These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations. Wildlife Species documented during desktop screening include the American Toad, Blue-spotted Salamander, Spotted Salamander, Spring Peeper, and Wood Frog. FRi completed observational studies in the spring of 2022 and confirmed breeding in two wetlands (amphibian egg masses present; G131Tt-4 and G224Tt-3). The photo of egg mass at G224Tt-3 appears to ‘bubble’ from the water, which is a characteristic of Wood Frog egg masses. The photo of egg mass at G131Tt-4 is too low quality to guess at species. FRi (2023) has ARUs recording from May 5 through August 3, 2022, but the timing is not confirmed, and in-person surveys for amphibian calling were not completed. Results from ARUs are not documented in the FRi report.

To confirm SWH, the presence of a breeding population of one or more of the indicator newt/salamander species, two or more of the indicator frog species with at least 20 individuals (adults or egg masses), or two or more of the listed frog species with Call Level Codes of 3 is required. Current FRi results do not provide enough information to confirm presence or absence. Potential habitat is present, and FRi even considered two wetlands ‘significant’; however, they do not delineate SWH correctly (wetland area plus a 230 m radius of woodland area).

The two wetlands determined significant buy FRi are conservatively carried forward as candidate SWH. This SWH type is considered in impact assessment.

3.3.5.3.6 Mast Producing Areas – Confirmed and Candidate

Mast is a very important food requirement for many wildlife species. Any forested site with a high component (>50%) of mast-producing tree species >40-65cm dbh or an opening within a woodland/forested site with an abundance (50% ground cover) of mast-producing shrubs (e.g. wild blackberry, serviceberry, raspberry, blueberry, and beaked hazel) is considered significant. FRi (2023) reported G015 and G121 occupying >0.5 ha, and the desktop screening has indicator species Ruffed Grouse, White-tailed Deer, and Wild Turkey. FRi (2023) indicates G121 has over >50% Red Oak trees present with dbh of 40-65 cm and therefore confirms this SWH type in this community. The ELC polygon is the SWH and is carried forward to impact assessment.

FRi (2023) also documented G015 but doesn't confirm the successional stage, tree and shrub species, and tree dbh. Therefore, this ELC polygon is considered candidate and is carried forward in impact assessment.

3.3.5.4 Habitats of Species of Conservation Concern

Habitats of Species of Conservation Concern include wildlife species that are listed as Special Concern or rare, that are declining, or are featured species. Habitats of Species of Conservation Concern do not include habitats of Endangered or Threatened species, as identified by the ESA, 2007 (Ontario Ministry of Natural Resources and Forestry, 2015).

3.3.5.4.1 Special Concern and Rare Wildlife Species

These species are quite rare or have experienced significant population declines in Ontario. Several species documented in secondary sources are listed as Special Concern. These species must be documented within the Study Area to confirm the presence of SWH.

Species considered confirmed include Special Concern species documented in the field by FRi, Black Ash, Canada Warbler, Eastern Wood-pewee, and Wood Thrush. NHIC also confirms an element occurrence of Eastern Wood-pewee. Delineating SWH is completed by defining the area of the habitat to the finest ELC scale that protects the habitat form and function. SWH for confirmed species is carried forward in the impact assessment.

Candidate species include those documented in the desktop review as moderate or low probability of occurring and haven't been confirmed in the Study Area, Common Five-lined Skink, Common Nighthawk, Eastern Ribbonsnake, Evening Grosbeak, Golden-winged Warbler, Monarch, Northern Map Turtle, Olive-sided Flycatcher, Rusty Blackbird, Snapping Turtle, and all provincially rare (S1-S3) such as Red-necked Grebe and Triangle Floater (Appendix A). These species must be documented to live in or use the Study Area to map SWH.

3.3.6 Adjacent Lands

Adjacent lands are the lands relevant to which impacts must be considered, and the compatibility of a development proposal must be addressed. The extent of adjacent lands may vary depending on factors such as hydrology, topography, soil conditions, potential disruption of wildlife movement patterns, land use, and other features (Ontario Ministry of Natural Resources, 2010). Planning authorities may also define adjacent lands. The Township OP Section D.4.9 states that the effect of a development proposal on features must be considered when the proposed development is within:

- 120 m of the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 0.8 ha;
- 50 m of the boundary of other wetlands;
- 30 m of any watercourse;

- 50 m from the boundary of a provincially or regionally significant earth Area of Natural and Scientific Interest;
- 120 m from the boundary of a provincially or regionally life science ANSI;
- 120 m from the boundary of a fish habitat area;
- 300 m from the shoreline of a Lake Trout Lakes that is at capacity;
- 120 m from the boundary of significant habitat of endangered or threatened species;
- 120 m from significant wildlife habitat;
- 120 m from deer wintering areas; and,
- 120 m from moose aquatic feeding habitat.

The Study Area (Section 1.1) included a 120-m buffer to ensure Adjacent Lands were captured in the desktop review. The 300 m from the shoreline of Lake Trout Lakes that is at capacity was not used. Lake Rosseau is a confirmed fish habitat and has a specific designation for Lake Trout Management and it supports natural reproduction, but it is not yet at its development capacity (MNR, 2010).

Based on the above Adjacent Land definitions provided in the Township's OP, watercourses, a fish habitat area (Lake Rosseau), significant wildlife habitat, and potential SAR habitat occur adjacent to the Study Area. Assessment of impacts must be completed for these adjacent land areas.

4.0 IMPACTS AND MITIGATION MEASURES

WSP reiterates that we acknowledge that the site drawings for the Cameron Bay Lot and Rosseau Ridge Subdivision are preliminary and incomplete. These drawings do not yet include elements such as the extent of proposed vegetation removal/retention, grading limits, post-grading contours, proposed structures, proposed trail system, stormwater management areas, culverts, and erosion and sedimentation control measures. Without these plans and further design drawings, it can not be determined if the form and function of natural features and areas will be retained. The following discussion of impacts on the significant natural features and areas discussed above has been completed based on the current understanding of the existing conditions within the Study Area, as determined through background resources available during this analysis and professional judgment. This discussion of impacts is for consideration in final applications.

Impacts may be short-term (i.e., occurring during construction and resolving a short time after construction) or long-term (i.e., lasting effects of construction or effects resulting from the altered ground). Impacts may also be positive (i.e., restoring ecological connections) and negative. Some potential negative impacts may be minimized by implementing mitigation measures during construction and incorporating long-term mitigation measures into the project design.

The following section summarizes potential direct and indirect impacts on the natural environment but may not include all potential impacts as all development applications are in their early stages and are incomplete. It also provides recommended measures and strategies to avoid, minimize, and/or reduce impacts and associated risks. Past disturbance to the area includes portions of clearing and ditching from forestry and agriculture. Past disturbance is not used to justify impacts but rather to understand previous impacts and, therefore, consider mitigation measures.

4.1 Potential Fish Habitat Impacts

Watercourses containing fish habitat were documented in the Study Area; therefore, the Fisheries Act applies to this Project. The death of fish and the HADD of fish habitat must be prevented or permitted through a DFO authorization. Consultation with the DFO will inform appropriate timing windows to complete the work and the effort required (i.e., fish salvage). Sediment and erosion control measures installed in adjacent areas to wetlands and the watercourse should aid in preventing sediment spills in aquatic habitats. Additionally, the MNRF may identify restricted in-water timing windows for tributaries.

Dewatering activities could cause impacts on fish and fish habitat by:

- Direct mortality if fish are present or spawning occurs in the watercourses
- The introduction of warmer water from ponds into colder surface watercourses
- Modification or removal of aquatic habitat; displacement of plants and animals
- Increased nutrient loading of existing habitats

If the connectivity of watercourses is maintained in detailed design, these effects are expected to remain as short-term; they could become long-term if not mitigated properly. The death of fish and the HADD of fish habitat must be permitted through a DFO authorization as impacts can not be avoided.

Fish habitat exists in the Study Area. Based on the current understanding, in-water works will be required to install/replace culverts for the Rosseau Ridge Subdivision. The culvert structure should be designed to maintain or improve existing conditions. Fish habitat and development extents must be confirmed. A Request for Review with the Fisheries and Oceans Canada (DFO) may be required. The applicant will need to understand if the project will include work in water and if so, whether the work will be below the high-water mark. Details on project components that are proposed in or near water for each outfall (including riparian vegetation or sediment removal, temporary or permanent shoreline protection, ESC measures, temporary re-routing of the outfall during construction, etc.). The proponent should be prepared to provide a brief description/list of the construction materials, methods, and equipment planned for use and detailed drawings.

4.1.1 Mitigation Measures for Fish Habitat Impacts

Mitigation includes:

- appropriate selection of ESC ponding sites and design (if applicable) and choose suitable sites for stream diversions,
- any drainage should infiltrate into the groundwater system,
- stage work to non-critical fishery time window,
- restoration of stream substrate, and
- provisions for spill control.

4.2 Potential Species and Species at Risk Impacts

Most species of birds in Canada are protected under the Migratory Birds Convention Act (MBCA), 1994, through the MBR and the Migratory Birds Sanctuary Guidelines. These policies and regulations protect listed migratory

bird species, their nests, eggs, and offspring. These Acts and Regulations protect migratory bird nests when they are considered to have a high conservation value for migratory birds (i.e., generally during the nesting period). Removing vegetation to accommodate the project's construction could directly harm nesting birds. This impact can be largely avoided by removing vegetation outside of the typical bird nesting period in this area (between early April and late August in any given year).

Wildlife movement through the area is unknown, but it is expected wildlife uses the area. The Study Area has several roads intersecting or bordering it (Highway 632, Summit Drive, Little Morgan Bay Road and Maplehurst Road). Additional roads proposed as part of the development could further impact wildlife movement. There is a negative impact to consider when creating new development within SAR wildlife habitat. During site prep and construction, wildlife may cross the site and be at risk for mortality. Additionally, once development, movement corridors would be disrupted, and road mortality could result. The probability that wildlife is found in the Study Area and does not leave on its own accord is medium.

Construction activity may cause localized, short-term increases in noise, vibrations, and dust, which could disturb wildlife and deter animals from the area. If construction occurs outside of daylight hours, wildlife could also be disturbed by artificial lighting, and dust from work activities may settle on vegetation. This impact can be mitigated by completing work during daylight hours only and having a dust management plan conducive to the environment.

Any SAR ranked as Threatened or Endangered that may be impacted by any Project work requires consideration to avoid contravention of the ESA. If impacts on SAR or their habitat cannot be fully avoided, a permit or registration will be required under the ESA. Based on the desktop review the presence of SAR bats is confirmed. Other species considered to have a high and moderate potential of occurring are Canada Warbler, Chimney Swift, Common Five-lined Skink, Common Nighthawk, Eastern Whip-poor-will, Eastern Wood-pewee, Monarch, Northern Myotis, Olive-sided Flycatcher, Tri-colored Bat and Wood Thrush.. These species were not observed during field surveys completed by FRi (2023), but additional surveys could be completed in the Study Area to ensure non-detection (WSP Gap Analysis, 2024). Preferred habitat is not limited to the Study Area; consultation with MECP is recommended to ensure compliance with the ESA.

4.2.1 Mitigation Measures for Species of Conservation Concern and Species at Risk Impacts

To mitigate the risk of mortality wildlife sweeps before vegetation removal must be completed. When wildlife cannot leave the area, permits under the FWCA may be required. FWCA permits are contractor-specific, whereby the individual undertaking the work to rescue and relocate or collect wildlife and/or fish will be the responsible party required to obtain the necessary permits and approvals. Likewise to MBCA, the FWCA also protects the nest or eggs of a bird that belongs to a species that is wild by nature from destruction. If a den or habitual dwelling of a furbearing mammal (other than a fox or skunk) is documented in wildlife sweeps, the habitat is protected from damage or destruction unless it is removed by a licensed trapper or authorized by the Minister.

The brush piles and other moveable habitat features in the area should be relocated before construction. As feasible, the work area will be surrounded by a silt (exclusion) fence within 48 hours of the commencement of construction activities to keep wildlife out of the site. The exclusion fencing will be examined daily and repaired as needed to ensure it functions as intended.

Vegetation removal should not occur between early April and late August in any given year. FRi (2023) additionally recommended removals be avoided in March, unless nest/wildlife sweeps were conducted, in

consideration of Barred Owl. For activities (including vegetation removal) that must occur during bird nesting season, surveys to identify nesting activity should be completed by an experienced Avian Biologist within 24 hours of scheduled work activities. Nest surveys should only be completed in simple habitats such as singular trees where all elements of the vegetation can be thoroughly observed. Complex habitats, such as vegetation communities with layers and dense foliage, reduce the certainty of capturing all potential breeding and can not be reliably cleared for removal. The Avian Biologist conducting the nest sweeps must be able to identify birds by species and be knowledgeable of nesting seasons and behaviours for appropriate species. Due to the uncertainty that lies with nest sweeps during construction, especially during leaf-on conditions, it is, as noted, recommended that all vegetation-clearing activities occur outside the above-noted bird nesting window. In the event that bird nests protected under the MBCA, FWCA, or ESA are encountered during construction, work must stop in the vicinity of the sighting until further direction is provided. These species and their nests must not be disturbed, tormented, injured in any way, destroyed, and/or separated from young. A protective buffer area should be established around the nest and should be determined in consultation with a qualified avian biologist, as well as the MNRF, MECP, and/or Canadian Wildlife Service (CWS), as necessary.

Ultimately, the objective from a compliance perspective is not to circumvent the MBCA and its regulations. To ensure compliance with the MBCA, due diligence measures should be implemented and documented for any nest-searching efforts, including record control.

Additionally, the nests of the Pileated Woodpecker, Great Blue Heron, and Green Heron have year-round protection from destruction unless they have been shown to be abandoned. If the nest of these species has not been occupied by a migratory bird for the entirety of the waiting time indicated, it is considered to be abandoned and no longer has high conservation value for migratory birds. The waiting time for a Pileated Woodpecker cavity is 36 months, and the waiting time for a Great Blue Heron and Green Heron nest is 24 months.

To avoid contravention of the MBCA and updated regulations, it is recommended that breeding bird surveys continue for three successional years before vegetation removal and include search efforts for Pileated Woodpecker, Great Blue Heron, and Green Heron nests (i.e., wildlife sweeps). If a nest of one of these species is encountered and there is a need to damage, disturb, destroy, or remove the nest, it must be documented that the nest has remained unoccupied by a migratory bird for the waiting period (24 to 36 months depending on the species) and a notice must be submitted on the Abandoned Nest Registry (*https://www.canada.ca/en/environment-climate-change/services/migratory-bird-permits/notice-abandoned-nest-registry.html*).

To prevent impacts on wildlife from noise and vibrations, equipment idling should be kept to a minimum during construction. Minimizing equipment idling will also reduce carbon emissions and reduce the overall carbon footprint of construction. A dust management plan should consider wind erosion of exposed stockpiles and faces by reducing the height of stockpiles (i.e., maximum of 5 m in height), suspend excavation, and dump truck loading if wind speed exceeds 60 km/hr. Loaded materials shall not exceed the dump truck tray wall. Best management land use practices and best management stormwater practices are required for pollution prevention and source control.

In the absence of consultation with MECP, SAR bats are considered to be present in and utilizing wooded habitats as summer roosting sites in all wooded ecosites in the Study Area. To avoid damage and destruction of individuals, no vegetation removal from April 1 to September 30 in any given year can occur. If avoidance is not feasible, permitting and consultation with MECP are required. For the purposes of this document, hibernacula,

swarming sites, and maternity sites are considered General Habitat. In addition, the habitat for hibernacula and swarming sites includes areas of associated foraging and roosting resources, and the maternity habitat for each species includes the maternity roost site and areas of associated foraging resources. Mitigation measures for species under ESA permitting will be prescribed during the permitting process (if applicable). Timing restrictions are applied to reduce the mortality risk for species not covered under ESA permitting (i.e., species of Special Concern).

4.3 Potential Wetland Impacts

Hydrology work to determine wetland complexes may be warranted to ensure drainage changes do not cause mortality or stress to animals and possible changes in species composition. Some of these wetland areas are on-line with watercourses. The realignment of channels may not only cause negative impacts on the aquatic communities (e.g., barriers to fish movements, sediment deposition, separation of steams from floodplains) they may also change the composition of wetland communities. The increase in impervious surfaces will increase surface runoff and stream peak flows and reduce infiltration and change baseflows and upwelling. Stormwater and hazards should also be evaluated.

4.3.1 Mitigation Measures for Wetland Impacts

A complete field investigation (ecology and hydrology to refine the location of wetland pockets/complexes) would benefit the understanding of existing conditions and restoration requirements. Groundwater will also need to be understood from a geotechnical perspective.

Mitigation for the loss of wetland form and function, if it is found to occur may include:

- minimize changes in land contours and natural drainage; maintain streams (permanent and intermittent) and timing and quantity of flows,
- ensure grades are matched at the limit of the natural feature or area or the limit of any buffer area,
- maintain existing stream channel if possible, or realign using natural channel design (accompanied by replanting plan using native vegetation),
- use bridges to span watercourses,
- minimize the width of the ROW,
- develop and implement an erosion and sediment control plan,
- revegetate as soon as possible,
- install adequate culverts and gravel base to maintain the flow of surface water and shallow groundwater,
- use vegetated swales to capture pollutants,
- minimize area of paved surfaces,
- design roads without curbs, gutters and sidewalks to promote infiltration,
- promote infiltration galleries and other infiltration devices,
- maintain or provide vegetative buffers, and

- control quantity and quality of stormwater using best management practices.

4.4 Potential Woodland Impacts

Direct impacts will include the loss of canopy coverage until regrowth occurs, and indirect impacts include an increased edge effect. Currently, interior forest habitat is measured as 100 m (Ontario Ministry of Natural Resources, 2010) from the forest edge (Figure 3), which is a fixed way of accounting for edge effects. This method doesn't consider the impacts of trails and human use or some nuances of land use. The current interior forest habitat is approximately 67 ha and 10 ha, pending on the parcel. The loss of interior woodland should be measured with the proposed development.

The removal of trees and vegetation could result in the following negative impacts:

- loss of shade, possibly resulting in increased water temperatures,
- drying up of refugia due to increased evaporation,
- reduced bank stability and ability to trap sediment from upland areas; increased erosion, sedimentation and turbidity,
- decrease cover and diversity of vegetation leading to a decrease in biodiversity and loss of natural linkages and animal movement corridors,
- direct loss of habitat (e.g., winter cover, vernal pools, nesting trees, important food sources),
- reduction in habitat (e.g., woodland habitat for area-sensitive birds) below a critical level,
- habitat fragmentation,
- loss of rare plant species and SAR.

4.4.1 Mitigation Measures for Woodland Impacts

Mitigation for the loss of trees and vegetation removed to accommodate the extension and widening includes:

- identify sensitive species before beginning the work with a tree inventory; design grading to avoid disturbing sensitive species,
- develop a tree conservation plan to encourage the retention of trees where possible,
- maintain as much riparian vegetation as possible and restore vegetative buffers,
- reduce slopes to prevent erosion issues
- plant appropriate native species (of local stock if possible and suited to the local hydrology and soils of the area they are planted) and replace trees and shrubs at a compensation ratio determined by regulators,
- develop and implement an erosion and sediment control plan before removing vegetation,
- identify and avoid or protect critical components of wildlife habitat (e.g., interior habitat, vernal pools, nesting trees), and
- leave a buffer around significant features and habitats of significant species.

4.5 Potential Significant Wildlife Habitat Impacts

Development in SWH is prohibited unless it can be demonstrated that development will have no negative impact on features and functions. Four SWH types have been confirmed: Rock Barren, Woodland Raptor Nesting Habitat, Mast Producing Areas, and Habitat of Species of Conservation Concern. An additional nine SWH types are considered candidates, and further surveys should be conducted to confirm presence or absence. If found present, they must be considered in the impact evaluation.

Rare Vegetation Communities, Rock Barren are confirmed in the Study Area. Rock barrens were major components of the historic North American landscape before it was extensively altered by agricultural and urban development during the past century. Because of the extremely shallow to nonexistent soils, rock barren vegetation is particularly susceptible to disturbance by vehicles and trampling. The westernmost barrens region of Georgian Bay and Muskoka includes the major recreational area of Ontario, with over 20,000 summer cottages (Ontario Ministry of Natural Resources and Forestry, 2014).

Woodland Raptor Nesting SWH was confirmed in the Study Area. Most woodland raptors have highly specialized habitat requirements and may be vulnerable to minor changes in habitat. Forests provide nesting, roosting, and prey opportunities for woodland raptors. Site alterations that reduce the availability of forest cover effectively remove productive habitat (e.g., prey production) from the territory of resident breeding pairs. Development in the vicinity of a nest may cause birds to abandon the area, particularly if development increases the level of human activity in the area (Ontario Ministry of Natural Resources and Forestry, 2014). The most likely raptors to nest in the Study Area are Red-shouldered Hawk, Barred Owl, or Broad-winged Hawk. These species require intact forested areas and will likely be impacted by the proposed Rosseau Ridge Subdivision. Tree cutting within woodlands can reduce the habitat suitability for some raptors. Loss of mature trees may result in loss of existing or potential nest sites and perches (especially true for Barred Owl). Tree cutting can also promote regeneration. This makes hunting much more difficult for species such as Red-shouldered Hawk and Barred Owl.

Mast Producing Areas was confirmed in the Study Area. Mast is a generic term for the edible seeds and fruit produced by trees and shrubs. Development has the potential to eliminate some unique feeding areas or make them inaccessible (Ontario Ministry of Natural Resources and Forestry, 2014).

Special Concern and Rare Wildlife Species represent a broad group, and the treatment of plants and animals is somewhat different - plants are relatively restricted in their movements, while animals may be more wide-ranging. When protecting habitat, the general habitat functions and composition that support life processes must be identified (Ontario Ministry of Natural Resources and Forestry, 2014). Impacts include habitat changes (edge effects or invasive species) and potential loss in breeding habitat for Monarch, avian, and bat species when vegetation is removed.

4.5.1 Mitigation Measures for Significant Wildlife Habitat Impacts

FRi (2023) included a buffer around Rock Barren communities; any Rock Barren area greater than 1 ha should be considered significant. Mitigation for Rock Barren and Mast Producing habitats are similar. Site selection is typically an important component of a successful mitigation strategy. Best practices for site selection should also include consideration of cumulative impacts. Where residential or commercial developments are sited on lands adjacent to sensitive habitat, drainage from the development should always be directed away from the habitat to maintain the plant species compositions unique to the habitat. Stormwater management facilities should never be directed toward these habitats (Ontario Ministry of Natural Resources and Forestry, 2014).

Further surveys to confirm nest locations should be completed, as SWH delineation requires a radius around nests. However, desktop sources strongly suggest that at least one indicator species is nesting in the Study Area. Clearing, excavation, and/or filling for development in woodland raptor nesting SWH will destroy the affected habitat. Forest size and integrity need to be protected as much as possible when planning for development. Forest sizes should never be reduced below the minimum forest size requirements of the most sensitive species present. Lots spaced throughout woodlots should always be avoided. The best mitigation option is to avoid developing in the habitat. When complete avoidance is not possible, and the SWH is large, minimizing the amount of habitat affected may be a satisfactory mitigation option, e.g., make the development footprint where it affects the habitat as small as possible and site it at the edge of the habitat to reduce effects from habitat fragmentation. Avoid disturbing the most critical habitat areas for nesting raptors including the nest site, the territory around the nest, and key foraging areas along with habitat for the primary prey species (Ontario Ministry of Natural Resources and Forestry, 2014).

4.6 Other Potential Impacts

4.6.1 Construction Caused Loss or Damage

If left unchecked and unmitigated, the impacts below could lead to long-term impacts. If they occur, immediate action could rectify the impact and result in only a short-term influence. These impacts can largely be mitigated with an appropriate Erosion and Sediment Control Plan (ESCP), including dewatering and a construction staging and project phasing plan.

Surface water effects such as:

- Sedimentation and turbidity of adjacent water bodies (e.g., after site grading and during construction)
- Ponding effects on adjacent properties due to natural drainage disruption
- Streambank erosion (drainage outlets) from diversion, construction, or channelization of watercourses
- Contamination of surface waters through runoff, spills, leaks, and disinfection activities

Groundwater effects such as:

- Interference of shallow aquifers and springs
- Depletion or lowering of shallow aquifers and springs by groundwater utilization/reduced groundwater quantity through construction dewatering
- Spills or leaks resulting in contamination of groundwater supply
- Drainage of wetland areas resulting in a reduced groundwater contribution to surface waterbodies
- Reduced surface water recharge to groundwater, particularly in soils (as a result of impervious area)
- Interference with groundwater movement

Vegetation loss or damage to facilitate construction activities, such as:

- Soil compaction from equipment, access routes, or laydown areas;
- Changes in vegetative composition as a result of loss of topsoil and subsoil or mixing;

- Introduction of invasive plant material from previous construction sites, disturbance activities, and erosion control restoration;
- Lowering of water table resulting in a reduced contribution to streams and stress of riparian vegetation;
- Drainage of wetland areas causing mortality or stress to animals and possible changes in species composition;
- Siltation to surface watercourses resulting in “smothered” plants and animals due to the deposition of silt and increased turbidity of surface watercourses;
- Contamination of vegetation, natural features, and groundwater due to unplanned release or discharge of deleterious substances to the environment, including fuels, lubricants (engine oil, etc.) and coolants;

To reduce the surface water, groundwater and wildlife and vegetation loss/damage an appropriate Erosion and Sediment Control Plan (ESCP), including dewatering, construction staging, and a project phasing plan is required. In general:

- Staging and access areas will be minimized as feasible to avoid disturbing the natural environment beyond the proposed disturbance limit;
- Proper dewatering techniques and ensuring appropriate controls measures to collect sediment before entering the drainage channel, trench drainage should be discharged to settling areas before being permitted to enter surface waterbodies, such as sediment traps, seasonal constraints on construction, install check dams on drainage swales, buffers and setbacks;
- Ensure the appropriate use of culverts, porous backfill, tile drains, and apply natural channel design principles and bio-engineering techniques.
- Complete hydrogeologic investigations to identify shallow aquifers and springs in advance to develop alternatives to avoid impacts.
- Maintain the existing groundwater regime through engineering design, restrict the extent of impervious surfaces (e.g., staging) in zones of high infiltration, utilize appropriate backfill material
- Prohibit access to the extent possible to any natural areas outside of the project footprint to ensure the protection of these areas; this includes temporary access. A sediment control fence should be installed around the perimeter of the work area to provide a visual barrier and isolate wildlife from the work area;
- Operate and store materials and equipment in such a manner that prevents any deleterious substance from entering the natural environment (e.g., construction refuelling precautions and sediment fencing at the base of stockpiles). Ensure a Spill Management Plan (including spill kit materials, instructions regarding their use, staff education, and emergency contact numbers) is present on-site at all times for implementation in the event of an accidental spill. Ensure fast, accurate reporting of spills and all spills are to be reported to the Spills Action Centre (SAC) at 1 800-268-6060. Have a contingency plan for clean-up.
- Ensure that machinery arrives on site in a clean condition and is maintained free of fluid leaks, invasive species and noxious weeds. Implement disinfection techniques in concert with fisheries requirements;

- Changes in vegetative composition as a result of loss of topsoil and subsoil or mixing can be mitigated by stripping and stockpiling of topsoil separate from the subsoil and replacing soils in preconstruction horizons;
- When seeding/restoring for ESCP purposes, use annuals which later die out and ensure only locally native species are used; and
- Identify local regulatory authorities and have contact information available on-site. Local regulatory authorities are to include the MECP, MNRF, the Township and local emergency service providers.

General impacts to the terrestrial ecosystem typically associated with construction that can be mitigated are:

- Disturbed areas and vegetation loss as a result of construction activities (e.g., trampling and removal of vegetation);
- Soil compaction from equipment, access routes, or laydown areas;
- Introduction of invasive and non-localized plant material from previous construction sites and disturbance activities;
- Construction activity may cause localized, short-term increases in noise and vibrations, which could disturb wildlife and deter animals from the area. Wildlife could also be disturbed by artificial lighting if construction occurs outside of daylight hours and permanent lighting;
- Dust from work activities may settle on vegetation, which may also disrupt wildlife and their habitat; and
- Contamination of vegetation communities due to the unplanned release or discharge of deleterious substances to the environment, including fuels (diesel and propane), lubricants (engine oil, transmission oil, etc.), and coolants (ethylene glycol).

4.6.1.1 Mitigation Measures for Other Potential Impacts

Most short-term impacts can be mitigated with the design and implementation of erosion and sediment control (ESC) measures (e.g., silt fencing), consistent with Ontario Provincial Standards and Specifications, and a construction staging and project phasing plan. In general:

- It is recommended that all staging areas occur outside natural areas;
- ESC measures should be maintained through all phases of the Project until vegetation is re-established, and all disturbed ground is permanently stabilized;
- All ESC measures should be inspected at least weekly and during and immediately following precipitation events to ensure that they are functioning properly and are maintained and/or upgraded as required;
- If the ESC measures are not functioning properly, no further work would occur until the sediment and/or erosion problem is addressed;
- Staging, and access areas will be minimized as feasible to avoid disturbing the natural environment beyond the proposed disturbance limit;
- Operate and store materials and equipment in such a manner that prevents any deleterious substance from entering the natural environment;

- Construction should occur during daylight hours to minimize intrusive lighting. If lighting is required adjacent to wildlife habitat areas, design lighting or install shades to emit down and away from the natural area;
- In the long-term, if lighting will be required it should be designed to emit down and away from natural areas. Low-pressure sodium lamps or UV filters should be used;
- Prohibit access to the extent possible to any natural areas outside of the Project footprint to ensure the protection of these areas; this includes temporary access. An ESC fence should be installed around the perimeter of the work area to provide a visual barrier and to isolate wildlife from the work area. Road mortality and mortality monitoring within the construction footprint should occur during herptile movement season/times;
- Ensure a Spill Management Plan (including spill kit materials, instructions regarding their use, education of staff, and emergency contact numbers) is present on-site at all times for implementation in the event of an accidental spill. All spills are to be reported to the MECP Spills Action Centre (SAC) at 1 800-268-6060;
- Ensure that machinery arrives on site in a clean condition and is maintained free of fluid leaks, invasive species, and noxious weeds; and
- Identify local regulatory authorities and have contact information available on site. Local regulatory authorities are to include the MECP, MNRF, the Township and local emergency service providers.

4.6.2 Fragmentation

Fragmentation is a severe threat to the survival of many wildlife species, particularly area-sensitive species and/or those with large home ranges (OMNR 2010). Fragmentation leads to habitat degradation and modification, edge effects, overcrowding, and invasion by non-native species. Increased isolation of species, compounded with other stresses, puts them at greater risk of disappearing from a region (OMNR 2010). There is a negative impact to consider when creating a subdivision through a natural feature.

4.6.2.1 Mitigation for Fragmentation

The leading mitigation measure is to reduce the footprint of the subdivision and group development to areas adjacent to already disturbed locations. Mitigation of fragmenting wildlife habitat also includes maintaining connectivity and managing adjacent areas to improve habitat availability (e.g., invasive species management, plantings, and restoration programs). It is recommended that once a grading plan and detailed design are understood, an analysis of the current interior forest (i.e., the size of the interior forest as a 200m buffer from the current woodland edge) and the proposed interior forest occur.

4.7 Cumulative Impacts and Impacts Summary

A consideration of short-term impacts, such as those general impacts that may occur during construction, and long-term impacts have been discussed above as related to the significance of desktop findings. Ultimately, a final design should consider the avoidance of significant features and include an alternative analysis to justify the placement of residential lots. Some potential negative impacts may be eliminated or minimized by implementing mitigation measures during construction and incorporating long-term mitigation measures into the design.

5.0 MONITORING AND MANAGEMENT RECOMMENDATIONS

5.1 Compliance Monitoring

It is essential to ensure that the ESC measures designed for the Project are installed, well-maintained, and functioning as intended daily. The ESC plan should provide the framework for the inspection and maintenance, including the need for repair and record-keeping procedures during all stages of construction. Additionally, specific monitoring requirements may be provided with environmental approvals and permits. Compliance monitoring intends to provide environmental protection and compliance with all applicable legislation while contributing to the overall success of a project.

High-risk areas should be identified on drawings and inspected daily during calm weather. They may need to be inspected several times a day in adverse weather or as otherwise indicated in permits. High-risk areas include soil stockpiles, excavations, dewatering locations, protected features/areas, and locations where site runoff discharges into a receiving watercourse, water body, or wetland. Before a large storm event, an inspection of the construction site should be undertaken, and any deficiencies should be suitably fixed. After periods of significant precipitation or snowmelt, additional inspections should also occur. Regular inspections may be decreased as the risk of the adverse effect decreases (e.g., construction is nearing completion or inactive periods with no exposed soils).

Inspections prior to the start of an undertaking to document the pre-disturbance conditions and to ensure that the erosion and sediment control plan is initiated are required. Similarly, post-construction monitoring documentation is required to ensure the restoration, stabilization, and required monitoring of constructed features/habitats is established. Post-construction monitoring should be continued at suitable intervals for several years, as tied to effectiveness monitoring (e.g., restoration plans).

5.2 Effectiveness Monitoring

Monitoring programs for various project elements (e.g., water resources, and landscape plantings) may be recommended or required during permitting processes. Additionally, pre-development monitoring of wetland hydrology is recommended. Based on the results of this report, the two natural heritage monitoring programs currently recommended are On-site Restoration Monitoring and Ecohydrology Monitoring.

It is recommended that a program to monitor the health of the trees and vegetation that are retained is completed. This monitoring plan is different from a landscape monitoring plan as it would not include planted vegetation but rather only vegetation that was retained during construction. Similar to a monitoring plan considered in an arborist report, this plan would evaluate retained vegetation for signs of damage immediately after construction and evaluate retained trees every year for five years and every five years for 15 years. For some species, such as trees, signs of damage may take years to show poor health and decay. Where damage and destruction of retained vegetation are found, replacements should be made and similarly monitored.

Post-construction ecohydrology monitoring to document impacts in the proposed Project area is recommended. This monitoring would be conducted in conjunction with hydrology monitoring of groundwater and surface water conditions. During baseline work, a Floristic Quality Assessment (FQA) should be completed and subsequently updated during the construction and post-construction phases of the Project. Detailed vegetation surveys in the spring, summer, and fall should be completed to update the FQA and track the diversity of the ‘wetness’ of plants as well as breeding bird surveys to determine which obligate wetland bird species continue to be documented and where. The ELC communities in the area should also be updated yearly, and all results and changes should be

tracked and documented in a monitoring report along with recommendations submitted to the Township. This type of effectiveness monitoring should occur during construction and after construction every year for five years and every five years for a period of up to 15 years.

6.0 FIGURES

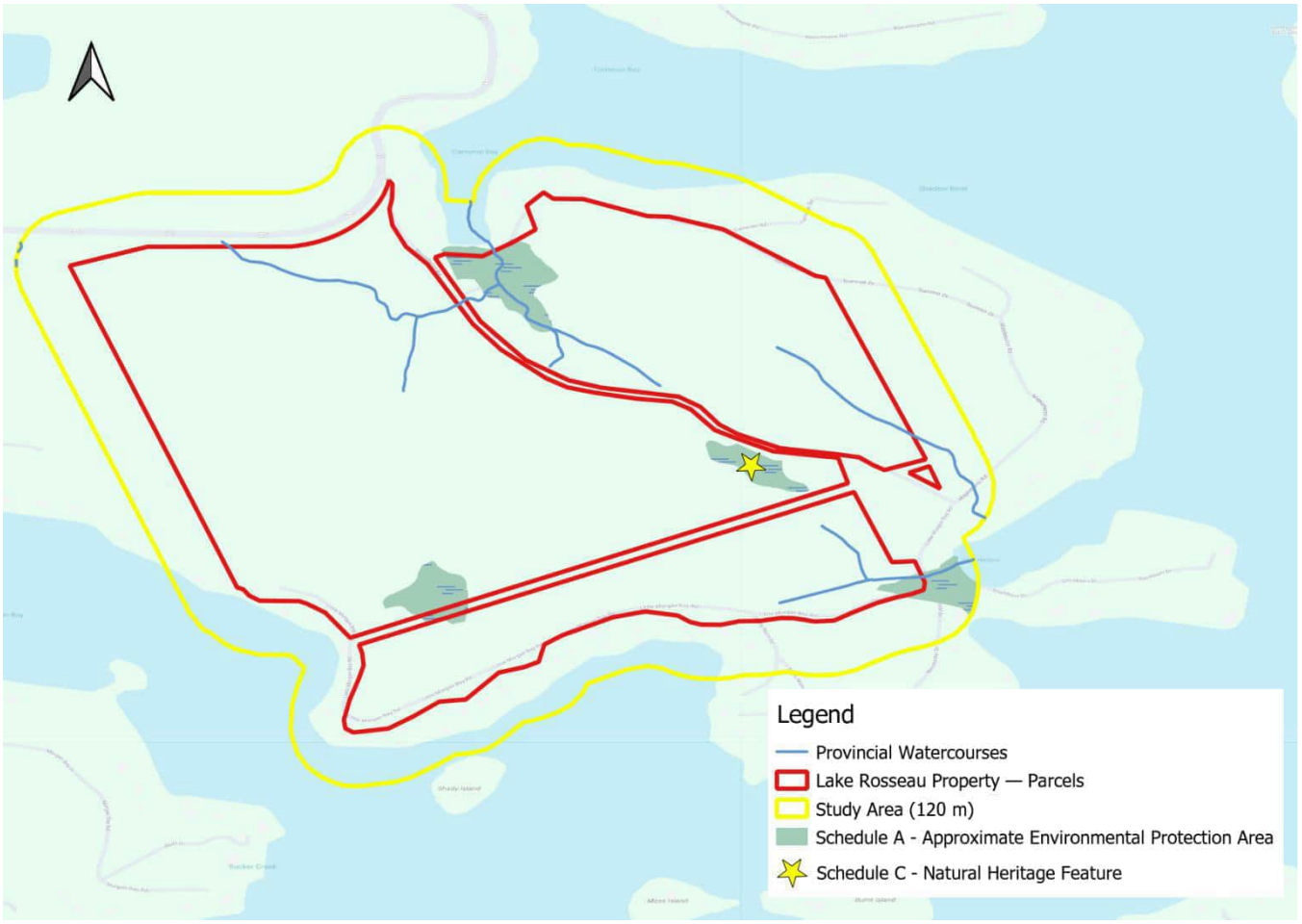


Figure 1 Digitized Natural Heritage Layers from the Township of Seguin Official Plan

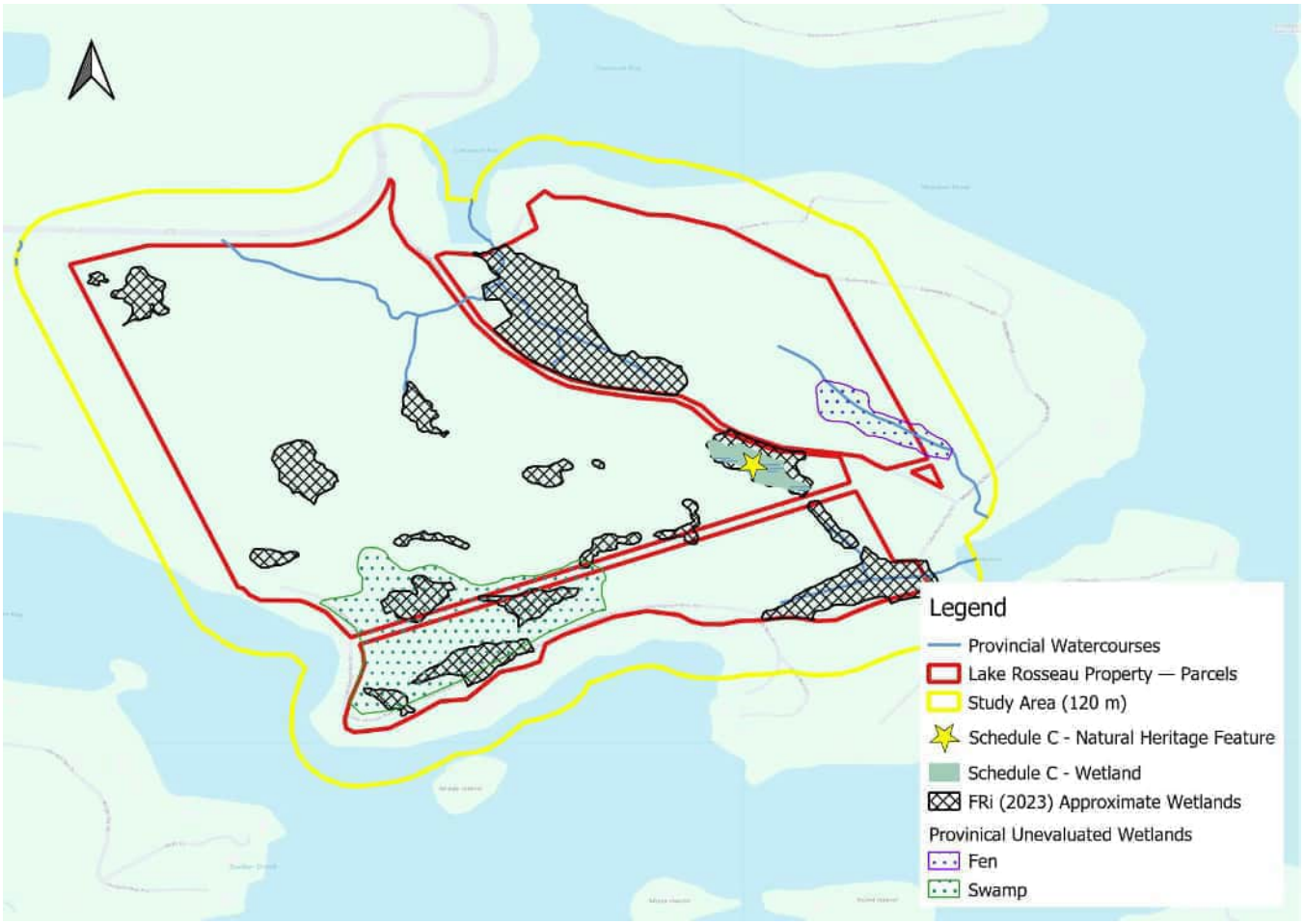


Figure 2 Wetlands



Figure 3 Interior Forest

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APPENDIX A

Species List

Table A1. Compiled Species List (Compiled June 2024)

Taxa	Common Name	Scientific Name	S Rank (Provincial)[1]	G Rank (Global)[1]	ESA[2]	Screening Results	ARA	BCI	Canadian Freshwater Mussel Guide	CHS (Screened for SC, THR, END)	Critical Habitat Area	eBird (Hotspots)	Fish OnLine	iNaturalist	NHIC	OBA	OBBA	OMA	ORRA	FRi - EIS (Documented Species)
Birds	Red-headed Woodpecker	*Melanerpes erythrocephalus*	S3	G5	END	Low						>2 km								
Mammals	Eastern Small-footed Myotis	*Myotis leibii*	S2S3	G4	END	Confirmed		X												X (ARU)
Mammals	Little Brown Myotis	*Myotis lucifugus*	S3	G3G4	END	Confirmed		X												X (ARU)
Mammals	Northern Myotis	*Myotis septentrionalis*	S3	G2G3	END	High		X												X (ARU)
Mammals	Tri-colored Bat	*Perimyotis subflavus*	S3?	G3G4	END	High														X (ARU)
Plants	Black Ash	*Fraxinus nigra*	S4	G5	END	Confirmed - Not Applicable									X					X
Reptiles	Spotted Turtle	*Clemmys guttata*	S2	G5	END	None				X	X									
Reptiles	Wood Turtle	*Glyptemys insculpta*	S2	G3	END	None				X	X									
Birds	Bank Swallow	*Riparia riparia*	S4B	G5	THR	None						X								
Birds	Bobolink	*Dolichonyx oryzivorus*	S4B	G5	THR	None											X			
Birds	Chimney Swift	*Chaetura pelagica*	S3B	G4G5	THR	Moderate						X					X			
Birds	Eastern Meadowlark	*Sturnella magna*	S4B,S3N	G5	THR	None											X			
Birds	Eastern Whip-poor-will	*Antrostomus vociferus*	S4B	G5	THR	High						X			X					
Reptiles	Blanding's Turtle	*Emydoidea blandingii*	S3	G4	THR	None				X	X								X	
Reptiles	Eastern Hog-nosed Snake	*Heterodon platirhinos*	S3	G5	THR	None				X									X	
Reptiles	Massasauga (Great Lakes / St. Lawrence population)	*Sistrurus catenatus pop. 1*	S3	G3T3Q	THR	Low			X											
Birds	Barn Swallow	*Hirundo rustica*	S4B	G5	SC	None						X					X			
Birds	Canada Warbler	*Cardellina canadensis*	S5B	G5	SC	High											X			X (ARU)
Birds	Common Nighthawk	*Chordeiles minor*	S4B	G5	SC	Moderate						X								
Birds	Eastern Wood-pewee	*Contopus virens*	S4B	G5	SC	Confirmed						X			X		X			X
Birds	Evening Grosbeak	*Coccothraustes vespertinus*	S4	G5	SC	Low								X						
Birds	Golden-winged Warbler	*Vermivora chrysoptera*	S3B	G4	SC	Low						>2km								
Birds	Horned Grebe	*Podiceps auritus*	S1B,S3N,S4M	G5	SC	None						X								
Birds	Olive-sided Flycatcher	*Contopus cooperi*	S4B	G4	SC	Moderate						X								
Birds	Peregrine Falcon	*Falco peregrinus*	S4	G4	SC	None						>20 km								
Birds	Rusty Blackbird	*Euphagus carolinus*	S4B,S3N	G4	SC	None						X								
Birds	Wood Thrush	*Hylocichla mustelina*	S4B	G4	SC	High											X			X
Insects	Monarch	*Danaus plexippus*	S2N,S4B	G4	SC	Moderate								X		X				
Reptiles	Common Five-lined Skink (Southern Shield populat	*Plestiodon fasciatus pop. 2*	S3	G5T3Q	SC	Moderate				X										
Reptiles	Eastern Musk Turtle	*Sternotherus odoratus*	S3	G5	SC	None				X										
Reptiles	Eastern Ribbonsnake	*Thamnophis saurita*	S4	G5	SC	Low				X										
Reptiles	Northern Map Turtle	*Graptemys geographica*	S3	G5	SC	Low				X										
Reptiles	Snapping Turtle	*Chelydra serpentina*	S4	G5	SC	Low				X				X	X				X	
Fishes	Margined Madtom	*Noturus insignis*	SU	G5	Data Deficient		X								X					
Amphibians	American Bullfrog	*Lithobates catesbeianus*	S4	G5										X					X	
Amphibians	American Toad	*Anaxyrus americanus*	S5	G5										X					X	
Amphibians	Blue-spotted Salamander	*Ambystoma laterale*	S4	G5															X	
Amphibians	Eastern Red-backed Salamander	*Plethodon cinereus*	S5	G5															X	
Amphibians	Gray Treefrog	*Dryophytes versicolor*	S5	G5										X					X	
Amphibians	Green Frog	*Lithobates clamitans*	S5	G5										X					X	
Amphibians	Mink Frog	*Lithobates septentrionalis*	S5	G5															X	
Amphibians	Northern Leopard Frog	*Lithobates pipiens*	S5	G5										X						
Amphibians	Pickerel Frog	*Lithobates palustris*	S4	G5															X	
Amphibians	Red-spotted Newt	*Notophthalmus viridescens viridescens*	S5	G5T5															X	
Amphibians	Spotted Salamander	*Ambystoma maculatum*	S4	G5										X						
Amphibians	Spring Peeper	*Pseudacris crucifer*	S5	G5										X					X	
Amphibians	Unisexual Ambystoma (Blue-spotted Salamander d	*Ambystoma sp. DU 3*	S4	GNA															X	
Amphibians	Wood Frog	*Lithobates sylvaticus*	S5	G5															X	
Arachnids	Eastern Parson Spider	*Herpyllus ecclesiasticus*	S4S5	G5										X						
Arachnids	European Harvestman	*Phalangium opilio*												X						
Arachnids	Grass Spiders	*Agelenopsis*												X						
Arachnids	Green Long-jawed Orbweaver	*Tetragnatha viridis*	SU	GNR										X						
Arachnids	Six-spotted Orbweaver	*Araniella displicata*	S5	G5										X						
Birds	Alder Flycatcher	*Empidonax alnorum*	S5B	G5													X			

Birds	American Bittern	*Botaurus lentiginosus*	S5B	G5													X				
Birds	American Crow	*Corvus brachyrhynchos*	S5	G5									X		X		X				
Birds	American Goldfinch	*Spinus tristis*	S5	G5									X		X		X				
Birds	American Kestrel	*Falco sparverius*	S4	G5											X		X				
Birds	American Redstart	*Setophaga ruticilla*	S5B	G5									X		X		X				
Birds	American Robin	*Turdus migratorius*	S5	G5									X		X		X				
Birds	American Tree Sparrow	*Spizelloides arborea*	S5	G5									X								
Birds	American Woodcock	*Scolopax minor*	S4B	G5													X				
Birds	Bald Eagle	*Haliaeetus leucocephalus*	S4	G5									X								
Birds	Baltimore Oriole	*Icterus galbula*	S4B	G5									X		X		X				
Birds	Barred Owl	*Strix varia*	S5	G5									X								X (ARU)
Birds	Belted Kingfisher	*Megaceryle alcyon*	S5B,S4N	G5									X				X				
Birds	Black-and-white Warbler	*Mniotilta varia*	S5B	G5									X				X				
Birds	Black-billed Cuckoo	*Coccyzus erythropthalmus*	S4S5B	G5													X				
Birds	Blackburnian Warbler	*Setophaga fusca*	S5B	G5									X				X				
Birds	Black-capped Chickadee	*Poecile atricapillus*	S5	G5									X		X		X				
Birds	Black-throated Blue Warbler	*Setophaga caerulescens*	S5B	G5													X				
Birds	Black-throated Green Warbler	*Setophaga virens*	S5B	G5									X				X				
Birds	Blue Jay	*Cyanocitta cristata*	S5	G5									X		X		X				
Birds	Blue-headed Vireo	*Vireo solitarius*	S5B	G5													X				
Birds	Blue-winged Warbler	*Vermivora cyanoptera*	S4B	G5													X				
Birds	Broad-winged Hawk	*Buteo platypterus*	S5B	G5									X				X				
Birds	Brown Creeper	*Certhia americana*	S5	G5									X		X		X				
Birds	Brown Thrasher	*Toxostoma rufum*	S4B	G5									X		X		X				
Birds	Brown-headed Cowbird	*Molothrus ater*	S5	G5									X		X		X				
Birds	Bufflehead	*Bucephala albeola*	S5	G5											X						
Birds	Canada Goose	*Branta canadensis*	S5	G5									X		X		X				
Birds	Cedar Waxwing	*Bombycilla cedrorum*	S5	G5									X		X		X				
Birds	Chestnut-sided Warbler	*Setophaga pensylvanica*	S5B	G5									X				X				
Birds	Chipping Sparrow	*Spizella passerina*	S5B,S3N	G5									X		X		X				
Birds	Common Grackle	*Quiscalus quiscula*	S5	G5									X		X		X				
Birds	Common Loon	*Gavia immer*	S5	G5									X				X				
Birds	Common Merganser	*Mergus merganser*	S5	G5									X		X		X				
Birds	Common Raven	*Corvus corax*	S5	G5									X		X		X				
Birds	Common Redpoll	*Acanthis flammea*	S5	G5									X		X						
Birds	Common Yellowthroat	*Geothlypis trichas*	S5B,S3N	G5									X		X		X				
Birds	Dark-eyed Junco	*Junco hyemalis*	S5	G5									X		X						
Birds	Double-crested Cormorant	*Nannopterum auritum*	S5B,S4N	G5									X		X						
Birds	Downy Woodpecker	*Dryobates pubescens*	S5	G5									X		X		X				
Birds	Eastern Bluebird	*Sialia sialis*	S5B,S4N	G5									X								
Birds	Eastern Kingbird	*Tyrannus tyrannus*	S4B	G5									X				X				
Birds	Eastern Phoebe	*Sayornis phoebe*	S5B	G5									X		X		X				
Birds	Eastern Towhee	*Pipilo erythrophthalmus*	S4B,S3N	G5									X								
Birds	European Starling	*Sturnus vulgaris*	SNA	G5									X		X						
Birds	Field Sparrow	*Spizella pusilla*	S4B,S3N	G5									X								
Birds	Golden-crowned Kinglet	*Regulus satrapa*	S5	G5									X				X				
Birds	Gray Catbird	*Dumetella carolinensis*	S5B,S3N	G5									X				X				
Birds	Great Blue Heron	*Ardea herodias*	S4	G5									X		X						
Birds	Great Crested Flycatcher	*Myiarchus crinitus*	S5B	G5									X				X				
Birds	Hairy Woodpecker	*Dryobates villosus*	S5	G5									X		X		X				
Birds	Hermit Thrush	*Catharus guttatus*	S5B,S4N	G5									X				X				
Birds	Herring Gull	*Larus argentatus*	S4B,S5N	G5									X		X						
Birds	Hooded Merganser	*Lophodytes cucullatus*	S5	G5											X		X				
Birds	House Finch	*Haemorhous mexicanus*	SNA	G5											X						
Birds	House Sparrow	*Passer domesticus*	SNA	G5									X								
Birds	House Wren	*Troglodytes aedon*	S5B	G5									X		X		X				
Birds	Indigo Bunting	*Passerina cyanea*	S5B	G5									X		X		X				
Birds	Killdeer	*Charadrius vociferus*	S4B	G5									X		X		X				
Birds	Least Flycatcher	*Empidonax minimus*	S5B	G5									X				X				
Birds	Lincoln's Sparrow	*Melospiza lincolnii*	S5B	G5													X				
Birds	Magnolia Warbler	*Setophaga magnolia*	S5B	G5											X		X				
Birds	Mallard	*Anas platyrhynchos*	S5	G5									X				X				
Birds	Marsh Wren	*Cistothorus palustris*	S4B,S3N	G5									X				X				
Birds	Merlin	*Falco columbarius*	S5	G5									X		X						
Birds	Mourning Dove	*Zenaida macroura*	S5	G5									X		X		X				
Birds	Mourning Warbler	*Geothlypis philadelphia*	S5B	G5													X				
Birds	Myrtle Warbler	*Setophaga coronata coronata*													X						
Birds	Nashville Warbler	*Leiothlypis ruficapilla*	S5B	G5									X				X				
Birds	Northern Cardinal	*Cardinalis cardinalis*	S5	G5									X								
Birds	Northern Flicker	*Colaptes auratus*	S5	G5									X		X		X				
Birds	Northern Harrier	*Circus hudsonius*	S5B,S4N	G5													X				
Birds	Northern Parula	*Setophaga americana*	S5B	G5											X		X				

Birds	Northern Waterthrush	*Parkesia noveboracensis*	S5B	G5									X					X			
Birds	Osprey	*Pandion haliaetus*	S5B	G5									X								
Birds	Ovenbird	*Seiurus aurocapilla*	S5B	G5									X		X			X			
Birds	Palm Warbler	*Setophaga palmarum*	S5B	G5									X								
Birds	Pileated Woodpecker	*Dryocopus pileatus*	S5	G5									X		X			X			
Birds	Pine Grosbeak	*Pinicola enucleator*	S4B,S5N	G5									X		X						
Birds	Pine Siskin	*Spinus pinus*	S5	G5											X						
Birds	Pine Warbler	*Setophaga pinus*	S5B,S3N	G5									X					X			
Birds	Purple Finch	*Haemorhous purpureus*	S5	G5									X		X			X			
Birds	Red Crossbill	*Loxia curvirostra*	S5	G5														X			
Birds	Red-bellied Woodpecker	*Melanerpes carolinus*	S5	G5											X						
Birds	Red-breasted Nuthatch	*Sitta canadensis*	S5	G5									X		X			X			
Birds	Red-eyed Vireo	*Vireo olivaceus*	S5B	G5									X		X			X			
Birds	Red-necked Grebe	*Podiceps grisegena*	S3	G5									X								
Birds	Red-shouldered Hawk	*Buteo lineatus*	S4B,S2N	G5									X					X			
Birds	Red-tailed Hawk	*Buteo jamaicensis*	S5	G5									X								
Birds	Red-winged Blackbird	*Agelaius phoeniceus*	S5	G5									X		X			X			
Birds	Ring-billed Gull	*Larus delawarensis*	S5	G5									X		X						
Birds	Ring-necked Duck	*Aythya collaris*	S5B,S4N	G5											X			X			
Birds	Rock Pigeon	*Columba livia*	SNA	G5														X			
Birds	Rose-breasted Grosbeak	*Pheucticus ludovicianus*	S5B	G5									X		X			X			
Birds	Ruby-crowned Kinglet	*Corthylio calendula*	S5B,S3N	G5									X		X			X			
Birds	Ruby-throated Hummingbird	*Archilochus colubris*	S5B	G5									X		X			X			
Birds	Ruffed Grouse	*Bonasa umbellus*	S5	G5									X		X			X			
Birds	Sandhill Crane	*Antigone canadensis*	S5B,S3N	G5														X			
Birds	Savannah Sparrow	*Passerculus sandwichensis*	S5B,S3N	G5									X					X			
Birds	Scarlet Tanager	*Piranga olivacea*	S5B	G5									X					X			
Birds	Sedge Wren	*Cistothorus stellaris*	S4B	G5														X			
Birds	Sharp-shinned Hawk	*Accipiter striatus*	S5	G5									X								
Birds	Snow Bunting	*Plectrophenax nivalis*	S4N	G5											X						
Birds	Song Sparrow	*Melospiza melodia*	S5	G5									X		X			X			
Birds	Sora	*Porzana carolina*	S5B	G5														X			
Birds	Spotted Sandpiper	*Actitis macularius*	S5B	G5									X								
Birds	Swainson's Thrush	*Catharus ustulatus*	S5B	G5									X								
Birds	Swamp Sparrow	*Melospiza georgiana*	S5B,S4N	G5									X					X			
Birds	Tree Swallow	*Tachycineta bicolor*	S4S5B	G5									X					X			
Birds	Turkey Vulture	*Cathartes aura*	S5B,S3N	G5									X		X			X			
Birds	Veery	*Catharus fuscescens*	S5B	G5									X					X			
Birds	Warbling Vireo	*Vireo gilvus*	S5B	G5									X					X			
Birds	White-breasted Nuthatch	*Sitta carolinensis*	S5	G5									X		X			X			
Birds	White-crowned Sparrow	*Zonotrichia leucophrys*	S5B,S3N	G5									X		X						
Birds	White-throated Sparrow	*Zonotrichia albicollis*	S5	G5									X		X			X			
Birds	White-winged Crossbill	*Loxia leucoptera*	S5	G5									X								
Birds	Wild Turkey	*Meleagris gallopavo*	S5	G5									X		X			X			
Birds	Winter Wren	*Troglodytes hiemalis*	S5B,S4N	G5														X			
Birds	Wood Duck	*Aix sponsa*	S5B,S3N	G5									X		X			X			
Birds	Yellow Warbler	*Setophaga petechia*	S5B	G5									X					X			
Birds	Yellow-bellied Sapsucker	*Sphyrapicus varius*	S5B,S3N	G5									X					X			
Birds	Yellow-billed Cuckoo	*Coccyzus americanus*	S4B	G5														X			
Birds	Yellow-rumped Warbler	*Setophaga coronata*	S5B,S4N	G5									X		X			X			
Fishes	Black Crappie	*Pomoxis nigromaculatus*	S4	G5					X					X							
Fishes	Bluntnose Minnow	*Pimephales notatus*	S5	G5					X												
Fishes	Brown Bullhead	*Ameiurus nebulosus*	S5	G5					X					X	X						
Fishes	Burbot	*Lota lota*	S5	G5					X					X							
Fishes	Cisco	*Coregonus artedi*	S5	G5					X					X							
Fishes	Emerald Shiner	*Notropis atherinoides*	S5	G5					X												
Fishes	Golden Shiner	*Notemigonus crysoleucas*	S5	G5					X												
Fishes	Lake Trout	*Salvelinus namaycush*	S5	G5					X					X							
Fishes	Lake Whitefish	*Coregonus clupeaformis*												X							
Fishes	Largemouth Bass	*Micropterus salmoides*	S5	G5					X					X							
Fishes	Logperch	*Percina caprodes*	S5	G5					X												
Fishes	Muskellunge	*Esox masquinongy*	S4	G5					X												
Fishes	Ninespine Stickleback	*Pungitius pungitius*	S5	G5					X												
Fishes	Northern Pike	*Esox lucius*	S5	G5					X												
Fishes	Pumpkinseed	*Lepomis gibbosus*	S5	G5					X						X						
Fishes	Rainbow smelt	*Osmerus mordax*	S5	G5					X												
Fishes	Rock Bass	*Ambloplites rupestris*	S5	G5					X						X						
Fishes	Slimy Sculpin	*Cottus cognatus*	S5	G5					X												
Fishes	Smallmouth Bass	*Micropterus dolomieu*	S5	G5					X						X						
Fishes	Spotfin Shiner	*Cyprinella spiloptera*	S4	G5					X												
Fishes	Spottail Shiner	*Notropis hudsonius*	S5	G5					X												
Fishes	Walleye	*Sander vitreus*	S5	G5					X												

Fishes	White Sucker	*Catostomus commersonii*	S5	G5			X														
Fishes	Yellow Perch	*Perca flavescens*	S5	G5			X														
Fungi	American Amber Jelly Fungus	*Exidia crenata*													X						
Fungi	chicken of the woods	*Laetiporus sulphureus*													X						
Fungi	Coral tooth fungus	*Hericium coralloides*													X						
Fungi	Dryad's Saddle	*Cerioporus squamosus*													X						
Fungi	Eastern American jack-o'-lantern	*Omphalotus illudens*													X						
Fungi	giant puffball	*Calvatia gigantea*													X						
Fungi	juniper-apple rust	*Gymnosporangium juniperi-virginianae*													X						
Fungi	Northern Red Belt	*Fomitopsis mounceae*													X						
Fungi	Poor Man's Licorice	*Bulgaria inquinans*													X						
Fungi	Turkey-tail	*Trametes versicolor*													X						
Insects	American Carrion Beetle	*Necrophila americana*	S4S5	G5											X						
Insects	American Copper	*Lycaena hypophlaeas*															X				
Insects	American Emerald	*Cordulia shurtleffii*	S5	G5											X						
Insects	American Lady	*Vanessa virginiensis*	S5	G5											X		X				
Insects	American Pelecinid Wasp	*Pelecinus polyturator*													X						
Insects	Arctic Skipper	*Carterocephalus mandan*															X				
Insects	Asian Lady Beetle	*Harmonia axyridis*	SNA	GNR											X						
Insects	Autumn Meadowhawk	*Sympetrum vicinum*	S5	G5											X						
Insects	Bald-faced Hornet	*Dolichovespula maculata*	S4	G5											X						
Insects	Balsam Fir Sawyer	*Monochamus marmorator*	S4S5	G5											X						
Insects	Banded Hairstreak	*Satyrium calanus*	S4	G5											X		X				
Insects	Banded Tussock Moth	*Halysidota tessellaris*	S5	G5											X				X		
Insects	Black-shouldered Drone Fly	*Eristalis dimidiata*	S5	G5											X						
Insects	Black-shouldered Spinyleg	*Dromogomphus spinosus*	S5	G5											X						
Insects	Blinded Sphinx	*Paonias excaecata*	S5	G5											X						
Insects	Bracken Borer Moth	*Papaipema pterisii*	S4	G5											X						
Insects	Brown Elfin	*Callophrys augustinus*	S5	G5													X				
Insects	Brown-shaded Carpet Moth	*Venusia comptaria*	S4?	G5											X						
Insects	Cabbage White	*Pieris rapae*	SNA	G5											X		X				
Insects	Calico Pennant	*Celithemis elisa*	S5	G5											X						
Insects	Canadian Tiger Swallowtail	*Pterourus canadensis*													X		X				
Insects	Cecropia Moth	*Hyalophora cecropia*	S4S5	G5											X				X		
Insects	Celery Looper Moth	*Anagrapha falcifera*	S5	G5											X						
Insects	Chryxus Arctic	*Oeneis chryxus*	S5	G5													X				
Insects	Common Aerial Yellowjacket	*Dolichovespula arenaria*	S4	G5											X						
Insects	Common Eastern Bumble Bee	*Bombus impatiens*	S5	G5											X						
Insects	Common Ringlet	*Coenonympha california*	S5	G5													X				
Insects	Common Roadside Skipper	*Amblyscirtes vialis*	S4	G5													X				
Insects	Compton Tortoiseshell	*Nymphalis l-album*	S5	G5													X				
Insects	Confused Haploa Moth	*Haploa confusa*	S4S5	G5											X						
Insects	Crescent sp.	*Phyciodes sp.*															X				
Insects	Curved-toothed Geometer Moth	*Eutrapela clemataria*	S5?	G5											X						
Insects	Dragonhunter	*Hagenius brevistylus*	S5	G5											X						
Insects	Dreamy Duskywing	*Erynnis icelus*	S5	G5													X				
Insects	Eastern Calligrapher	*Toxomerus geminatus*	S5	G5											X						
Insects	Eastern Eyed Click Beetle	*Alaus oculatus*	S4?	GNR											X						
Insects	Eastern Pine Elfin	*Callophrys niphon*	S5	G5											X		X				
Insects	Eastern Shadow Darner	*Aeshna umbrosa umbrosa*													X						
Insects	Eastern Small Milkweed Bug	*Lygaeus kalmii angustomarginatus*													X						
Insects	European Honey Bee	*Apis mellifera*	SNA	GNR											X						
Insects	European Hornet	*Vespa crabro*	SNA	G5											X						
Insects	European Pine Sawfly	*Neodiprion sertifer*													X						
Insects	European Skipper	*Thymelicus lineola*	SNA	G5											X		X				
Insects	Eye-spotted Lady Beetle	*Anatis mali*	S4S5	G5											X						
Insects	Fall Field Cricket	*Gryllus pennsylvanicus*	S5	G5											X						
Insects	Fifteen-spotted Lady Beetle	*Anatis labiculata*	S4S5	G5											X						
Insects	Forest Tent Caterpillar Moth	*Malacosoma disstria*	S5	G5											X						
Insects	Giant Water Bug	*Lethocerus americanus*													X						
Insects	Goldenrod Soldier Beetle	*Chauliognathus pensylvanicus*	S5	G5											X						
Insects	Gray Comma	*Polygonia progne*	S5	G5											X		X				
Insects	Gray Spring Moth	*Lomographa glomeraria*	S4?	G5											X						
Insects	Great Ash Sphinx	*Sphinx chersis*	S4	G4											X				X		
Insects	Great Black Digger Wasp	*Sphex pensylvanicus*													X						
Insects	Great Golden Digger Wasp	*Sphex ichneumoneus*													X						
Insects	Great Spangled Fritillary	*Argynnis cybele*													X		X				
Insects	Green Stink Bug	*Chinavia hilaris*													X						
Insects	Harris's Checkerspot	*Chlosyne harrisii*	S4	G5													X				

Insects	Henry's Elfin	*Callophrys henrici*	S4	G5												X						
Insects	Hobomok Skipper	*Lon hobomok*														X						
Insects	Hummingbird Clearwing	*Hemaris thysbe*	S5	G5											X							
Insects	Imperial Moth	*Eacles imperialis*	S4	G5															X			
Insects	Imported Willow Leaf Beetle	*Plagiodera versicolora*	SNA	GNR											X							
Insects	Indian Skipper	*Hesperia sassacus*	S4	G5												X						
Insects	Inland Floodwater Mosquito	*Aedimorphus vexans*	S5	G5											X							
Insects	Introduced Pine Sawfly	*Diprion similis*													X							
Insects	Ipsilon Dart Moth	*Agrotis ipsilon*	SNA	G5											X							
Insects	Isabella Tiger	*Pyrrharctia isabella*	S5	G5											X				X			
Insects	Japanese Beetle	*Popillia japonica*	SNA	GNR											X							
Insects	Juvenal's Duskywing	*Erynnis juvenalis*	S5	G5													X					
Insects	Ligated Furrow Bee	*Halictus ligatus*	S5	G5											X							
Insects	Little Wood Satyr	*Megisto cymela*	S5	G5											X		X					
Insects	Locust Borer	*Megacyllene robiniae*	S4S5	G5											X							
Insects	Long Dash Skipper	*Polites mystic*	S5	G5													X					
Insects	Long-tailed Aphideater Complex	*Eupeodes americanus*	S4S5	G5											X							
Insects	Milbert's Tortoiseshell	*Aglais milberti*	S5	G5											X		X					
Insects	Milkweed Tussock Moth	*Euchaetes egle*	S4	G5											X				X			
Insects	Mourning Cloak	*Nymphalis antiopa*	S5	G5											X		X					
Insects	Mourning Horse Fly	*Tabanus atratus*	S4	GNR											X							
Insects	Mustard White	*Pieris oleracea*	S4	G5													X					
Insects	Narrow-banded Pond Fly	*Sericomyia militaris*	S5	G5											X							
Insects	Nearctic Blue Mud-dauber Wasp	*Chalybion californicum*													X							
Insects	North American Luna Moth	*Actias luna*	S5	G5											X							
Insects	Northeastern Pine Sawyer	*Monochamus notatus*	S5	G5											X							
Insects	Northern Azure	*Celastrina lucia*	S5	G5											X		X					
Insects	Northern Crescent	*Phyciodes cocyta*	S5	G5											X		X					
Insects	Northern Paper Wasp	*Polistes fuscatus*	S4	G5											X							
Insects	Northern Pearly-Eye	*Lethe anthedon*	S5	G5											X		X					
Insects	Northern Pine Sphinx	*Lapara bombycoides*	S5	G5											X				X			
Insects	Orange-legged Drone Fly	*Eristalis flavipes*	S5	G5											X							
Insects	Painted Lady	*Vanessa cardui*	S5B	G5											X		X					
Insects	Pale Beauty	*Campaea perlata*	S5	G5											X							
Insects	Pale Green Assassin Bug	*Zelus luridus*													X							
Insects	Pale-winged Gray	*Iridopsis ephyraria*	S4?	G5											X							
Insects	Pearl Crescent	*Phyciodes tharos*	S4	G5													X					
Insects	Pine tree Spur-throat Grasshopper	*Melanoplus punctulatus*	S4	G5											X							
Insects	Pitted Mason Wasp	*Euodynerus foraminatus*	S4	GNR											X							
Insects	Polyphemus Moth	*Antheraea polyphemus*	S5	G5											X				X			
Insects	Powdered Dancer	*Argia moesta*	S5	G5											X							
Insects	Question Mark	*Polygonia interrogationis*	S5	G5													X					
Insects	Red Admiral	*Vanessa atalanta*	S5B	G5											X		X					
Insects	Red-banded Leafhopper	*Graphocephala coccinea*	SNR	GNR											X							
Insects	Red-belted Bumble Bee	*Bombus rufocinctus*	S5	G5											X							
Insects	Red-fringed Emerald	*Nemoria bistriaria*	S4S5	G5											X							
Insects	Red-necked False Blister Beetle	*Ischnomera ruficollis*													X							
Insects	Roesel's Bush-cricket	*Roeseliana roeselii*	SNA	GNR											X							
Insects	Rough Hermit Beetle	*Osmoderma scabra*	S4S5	G5											X							
Insects	Saint John's Wort Beetle	*Chrysolina hyperici*	SNA	GNR											X							
Insects	Say's Blister Beetle	*Lytta sayi*	SU	G5											X							
Insects	Say's Firefly	*Pyractomena angulata*	S4S5	G5											X							
Insects	Sedge Sprite	*Nehalennia irene*	S5	G5											X							
Insects	Silver-bordered Fritillary	*Boloria selene*	S5	G5													X					
Insects	Slaty Skimmer	*Libellula incesta*	S4	G5											X							
Insects	Snowberry Clearwing	*Hemaris diffinis*	S4S5	G5											X							
Insects	Soldier Beetle	*Cantharis livida*													X							
Insects	Spiny Oak-slug Moth	*Euclea delphinii*	S4S5	G5											X							
Insects	Spongy Moth	*Lymantria dispar*	SNA	G5											X							
Insects	Spotted Tussock Moth	*Lophocampa maculata*	S5	G5											X				X			
Insects	Strangalepta Flower Longhorn Beetle	*Strangalepta abbreviata*	S5	G5											X							
Insects	Striated Jewel Beetle	*Buprestis striata*	S4S5	G5											X							
Insects	Striped Hairstreak	*Satyrium liparops*	S5	G5													X					
Insects	Strong Jewel Beetle	*Chalcophora fortis*	S4	GNR											X							
Insects	Transverse-banded Flower Fly	*Eristalis transversa*	S5	G5											X							
Insects	Tricoloured Bumble Bee	*Bombus ternarius*	S5	G5											X							
Insects	Two-spotted Bumble Bee	*Bombus bimaculatus*	S5	G5											X							
Insects	Two-spotted Skipper	*Euphyes bimacula*	S4	G4													X					
Insects	Two-striped Grasshopper	*Melanoplus bivittatus*	S5	G5											X							
Insects	Viceroy	*Limenitis archippus*	S5	G5											X		X					
Insects	Virginia Ctenucha Moth	*Ctenucha virginica*	S5	G5											X							
Insects	Waved Sphinx Moth	*Ceratomia undulosa*	S5	G5											X							

Insects	Western Conifer Seed Bug	*Leptoglossus occidentalis*													X						
Insects	White Admiral	*Limenitis arthemis arthemis*	S5	G5T5											X		X				
Insects	White-faced Meadowhawk	*Sympetrum obtrusum*	S5	G5											X						
Insects	White-spotted Sawyer	*Monochamus scutellatus*	S5	G5											X						
Insects	Winter Firefly Beetle	*Ellychnia corrusca*	S4S5	G5											X						
Insects	Yellow-legged Mud-dauber Wasp	*Sceliphron caementarium*													X						
Insects		*Evodinus monticola*	S4S5	G5											X						
Insects		*Calligrapha pnirsa*	SU	G3											X						
Insects		*Nymphalis l-album j-album*													X						
Insects		*Pyrobombus*													X						
Mammals	Big Brown Bat	*Eptesicus fuscus*	S4	G5				X													X (ARU)
Mammals	Deer Mouse	*Peromyscus maniculatus*	S5	G5											X						
Mammals	Eastern Chipmunk	*Tamias striatus*	S5	G5											X						
Mammals	Eastern Gray Squirrel	*Sciurus carolinensis*	S5	G5											X						
Mammals	Eastern Red Bat	*Lasiurus borealis*	S4	G3G4																	X (ARU)
Mammals	Groundhog	*Marmota monax*	S5	G5											X						
Mammals	North American Porcupine	*Erethizon dorsatum*	S5	G5											X						
Mammals	North American River Otter	*Lontra canadensis*	S5	G5											X						
Mammals	Northern Hoary Bat	*Lasiurus cinereus*	S4	G3G4																	X (ARU)
Mammals	Northern Raccoon	*Procyon lotor*	S5	G5											X						
Mammals	Red Fox	*Vulpes vulpes*	S5	G5											X						
Mammals	Red Squirrel	*Tamiasciurus hudsonicus*	S5	G5											X						
Mammals	Silver-haired Bat	*Lasionycteris noctivagans*	S4	G3G4				X													X (ARU)
Mammals	White-tailed Deer	*Odocoileus virginianus*	S5	G5											X						
Molluscs	Banded Mystery Snail	*Callinina georgiana*													X						
Molluscs	Creek Heelsplitter	*Lasmigona compressa*	S5	G5					X												
Molluscs	Creeper	*Strophitus undulatus*	S5	G5					X												
Molluscs	Cylindrical Papershell	*Anodontoides ferussacianus*	S4	G5					X												
Molluscs	Eastern Elliptio	*Elliptio complanata*	S5	G5					X						X						
Molluscs	Fatmucket	*Lampsilis siliquoidea*	S5	G5					X												
Molluscs	Fluted-shell	*Lasmigona costata*	S5	G5					X												
Molluscs	Giant Floater	*Pyganodon grandis*	S5	G5					X												
Molluscs	Plain Pocketbook	*Lampsilis cardium*	S4	G5					X												
Molluscs	Spike	*Eurynia dilatata*	S5	G5					X												
Molluscs	Triangle Floater	*Alasmidonta undulata*	S3	G4					X												
Plants	alternate-leaved dogwood	*Cornus alternifolia*	S5	G5											X						
Plants	American beech	*Fagus grandifolia*	S4	G5											X						
Plants	American Cancerroot	*Conopholis americana*	S4	G5											X						
Plants	American Royal Fern	*Osmunda spectabilis*													X						
Plants	annual fleabane	*Erigeron annuus*	S5	G5											X						
Plants	Appalachian barren-strawberry	*Waldsteinia fragarioides*													X						
Plants	Apple sp.	*Malus sp.*													X						
Plants	balsam fir	*Abies balsamea*	S5	G5											X						
Plants	basswood	*Tilia americana*	S5	G5											X						
Plants	beaked hazelnut	*Corylus cornuta*	S5	G5											X						
Plants	bittersweet nightshade	*Solanum dulcamara*	SNA	GNR											X						
Plants	black cherry	*Prunus serotina*	S5	G5											X						
Plants	black-eyed Susan	*Rudbeckia hirta*	S5	G5											X						
Plants	bladder campion	*Silene vulgaris*	SNA	GNR											X						
Plants	bluebead lily	*Clintonia borealis*	S5	G5											X						
Plants	bog myrtle	*Myrica gale*	S5	G5											X						
Plants	broadleaf cattail	*Typha latifolia*	S5	G5											X						
Plants	Broad-Leaved Meadowsweet	*Spiraea alba var. latifolia*	S5	G5T5											X						
Plants	Bull Thistle	*Cirsium vulgare*	SNA	GNR											X						
Plants	buttonbush	*Cephalanthus occidentalis*	S5	G5											X						
Plants	Canada goldenrod	*Solidago canadensis*	S5	G5											X						
Plants	Canada mint	*Mentha canadensis*	S5	G5											X						
Plants	cardinal flower	*Lobelia cardinalis*	S5	G5											X						
Plants	Carolina Springbeauty	*Claytonia caroliniana*	S5	G5											X						
Plants	carpet bugle	*Ajuga reptans*	SNA	GNR											X						
Plants	Caucasian Stonecrop	*Phedimus spurius*	SNA	GNR											X						
Plants	chicory	*Cichorium intybus*	SNA	GNR											X						
Plants	chokecherry	*Prunus virginiana*	S5	G5											X						
Plants	colt's-foot	*Tussilago farfara*	SNA	GNR											X						
Plants	Common Blue Wood Aster	*Symphyotrichum cordifolium*	S5	G5											X						
Plants	common boneset	*Eupatorium perfoliatum*	S5	G5											X						
Plants	common bracken	*Pteridium aquilinum*	S5	G5											X						
Plants	common buckthorn	*Rhamnus cathartica*	SNA	GNR											X						
Plants	common columbine	*Aquilegia vulgaris*	SNA	GNR											X						
Plants	common dandelion	*Taraxacum officinale*	SNA	G5											X						
Plants	Common Elderberry	*Sambucus canadensis*	S5	G5T5											X						
Plants	Common hemp-nettle	*Galeopsis tetrahit*	SNA	GNR											X						

Plants	common jewelweed	*Impatiens capensis*	S5	G5											X						
Plants	common juniper	*Juniperus communis*	S5	G5											X						
Plants	common lilac	*Syringa vulgaris*	SNA	GNR											X						
Plants	common milkweed	*Asclepias syriaca*	S5	G5											X						
Plants	Common Self-heal	*Prunella vulgaris*	S5	G5											X						
Plants	Common Snowberry	*Symphoricarpos albus*	S5	G5											X						
Plants	Common St. John's Wort	*Hypericum perforatum*	SNA	GNR											X						
Plants	Common Teasel	*Linaria vulgaris*	SNA	GNR											X						
Plants	common valerian	*Valeriana officinalis*	SNA	GNR											X						
Plants	Common Viper's Bugloss	*Echium vulgare*	SNA	GNR											X						
Plants	Common Winterberry	*Ilex verticillata*	S5	G5											X						
Plants	Common wrinkle-leaved goldenrod	*Solidago rugosa*	S5	G5											X						
Plants	common yarrow	*Achillea millefolium*	SNA	G5											X						
Plants	creeping Jenny	*Lysimachia nummularia*	SNA	GNR											X						
Plants	creeping thistle	*Cirsium arvense*	SNA	G5											X						
Plants	dame's rocket	*Hesperis matronalis*	SNA	G4G5											X						
Plants	Depressed Juniper	*Juniperus communis var. depressa*	S5	G5T5											X						
Plants	Dutchman's breeches	*Dicentra cucullaria*	S5	G5											X						
Plants	early blue cohosh	*Caulophyllum giganteum*	S5	G4G5											X						
Plants	Early Saxifrage	*Micranthes virginiensis*	S5	G5											X						
Plants	Eastern Cottonwood	*Populus deltoides*	S5	G5											X						
Plants	eastern hemlock	*Tsuga canadensis*	S5	G4G5											X						
Plants	Eastern Hop-hornbeam	*Ostrya virginiana*	S5	G5											X						
Plants	eastern poison ivy	*Toxicodendron radicans var. radicans*	S5	G5T5											X						
Plants	eastern rough sedge	*Carex scabrata*	S5	G5											X						
Plants	Eastern Teaberry	*Gaultheria procumbens*	S5	G5											X						
Plants	eastern white pine	*Pinus strobus*	S5	G5											X						
Plants	European lily of the valley	*Convallaria majalis*	SNA	G5											X						
Plants	field horsetail	*Equisetum arvense*	S5	G5											X						
Plants	flat-topped goldenrod	*Euthamia graminifolia*	S5	G5											X						
Plants	fringed loosestrife	*Lysimachia ciliata*	S5	G5											X						
Plants	Garden Bird's-foot Trefoil	*Lotus corniculatus*	SNA	GNR											X						
Plants	Garden Lady's-mantle	*Alchemilla mollis*	SNA	GNR											X						
Plants	Germander Speedwell	*Veronica chamaedrys*	SNA	GNR											X						
Plants	Giant Hogweed	*Heracleum mantegazzianum*	SNA	GNR											X						
Plants	Goutweed	*Aegopodium podagraria*	SNA	GNR											X						
Plants	great mullein	*Verbascum thapsus*	SNA	GNR											X						
Plants	greater plantain	*Plantago major*	SNA	G5											X						
Plants	hedge bindweed	*Fallopia dumetorum*	SNA	GU											X						
Plants	Herb Robert	*Geranium robertianum*	S5	G5											X						
Plants	hobblebush	*Viburnum lantanoides*	S5	G5											X						
Plants	Hyacinth	*Hyacinthus orientalis*													X						
Plants	hybrid cattail	*Typha Ã— glauca*													X						
Plants	interrupted fern	*Claytosmunda claytoniana*	S5	G5											X						
Plants	Jack pine	*Pinus banksiana*	S5	G5											X						
Plants	Jack-in-the-Pulpit	*Arisaema triphyllum*	S5	G5											X						
Plants	Large Barnyard Grass	*Echinochloa crus-galli*	SNA	GNR											X						
Plants	Large Cranberry	*Vaccinium macrocarpon*	S4	G5											X						
Plants	large white trillium	*Trillium grandiflorum*	S5	G5											X						
Plants	large-leaved aster	*Eurybia macrophylla*	S5	G5											X						
Plants	Lawn daisy	*Bellis perennis*	SNA	GNR											X						
Plants	lesser periwinkle	*Vinca minor*	SNA	GNR											X						
Plants	lowbush blueberry	*Vaccinium angustifolium*	S5	G5											X						
Plants	Lungwort	*Pulmonaria officinalis*	SNA	GNR											X						
Plants	Maiden Pink	*Dianthus deltoides*	SNA	GNR											X						
Plants	marginal wood fern	*Dryopteris marginalis*	S5	G5											X						
Plants	marsh calla	*Calla palustris*	S5	G5											X						
Plants	Marsh Skullcap	*Scutellaria galericulata*	S5	G5											X						
Plants	meadow buttercup	*Ranunculus acris*	SNA	G5											X						
Plants	Mossy Stonecrop	*Sedum acre*	SNA	GNR											X						
Plants	nannyberry	*Viburnum lentago*	S5	G5											X						
Plants	narrowleaf cow wheat	*Melampyrum lineare*	S5	G5											X						
Plants	New England aster	*Symphyotrichum novae-angliae*	S5	G5											X						
Plants	northern blue flag	*Iris versicolor*	S5	G5											X						
Plants	northern bush honeysuckle	*Diervilla lonicera*	S5	G5											X						
Plants	Northern Cranesbill	*Geranium bicknellii*	S5	G5											X						
Plants	northern red oak	*Quercus rubra*	S5	G5											X						
Plants	northern starflower	*Lysimachia borealis*	S5	G5											X						
Plants	northern whitecedar	*Thuja occidentalis*	S5	G5											X						
Plants	Norway maple	*Acer platanoides*	SNA	GNR											X						
Plants	orange hawkweed	*Pilosella aurantiaca*	SNA	GNR											X						
Plants	Orpine	*Hylotelephium telephium*	SNA	GNR											X						

Plants	oxeye daisy	*Leucanthemum vulgare*	SNA	GNR											X						
Plants	pale sedge	*Carex pallescens*	S4	G5											X						
Plants	Perennial Sow Thistle	*Sonchus arvensis*	SNA	GNR											X						
Plants	Philadelphia fleabane	*Erigeron philadelphicus*	S5	G5											X						
Plants	pickerelweed	*Pontederia cordata*	S5	G5											X						
Plants	pineapple-weed	*Matricaria discoidea*	SNA	G5											X						
Plants	prickly gooseberry	*Ribes cynosbati*	S5	G5											X						
Plants	Primrose	*Primula vulgaris*													X						
Plants	purple loosestrife	*Lythrum salicaria*	SNA	G5											X						
Plants	pussy willow	*Salix discolor*	S5	G5											X						
Plants	Red Clover	*Trifolium pratense*	SNA	GNR											X						
Plants	red columbine	*Aquilegia canadensis*	S5	G5											X						
Plants	Red Currant	*Ribes rubrum*	SNA	G4G5											X						
Plants	red pine	*Pinus resinosa*	S5	G5											X						
Plants	red trillium	*Trillium erectum*	S5	G5											X						
Plants	rock harlequin	*Capnoides sempervirens*	S5	G5											X						
Plants	rock polypody	*Polypodium virginianum*	S5	G5											X						
Plants	round-lobed hepatica	*Hepatica americana*	S5	G5T5											X						
Plants	sallow sedge	*Carex lurida*	S4S5	G5											X						
Plants	sand cherry	*Prunus pumila*	S4	G5											X						
Plants	Scots pine	*Pinus sylvestris*	SNA	GNR											X						
Plants	sensitive fern	*Onoclea sensibilis*	S5	G5											X						
Plants	sheep laurel	*Kalmia angustifolia*	S5	G5											X						
Plants	side-flowering skullcap	*Scutellaria lateriflora*	S5	G5											X						
Plants	Silvery Cinquefoil	*Potentilla argentea*	SNA	GNR											X						
Plants	Solomon's plume	*Maianthemum racemosum*	S5	G5T5											X						
Plants	spotted Joe-Pye weed	*Eutrochium maculatum*	S5	G5											X						
Plants	staghorn sumac	*Rhus typhina*	S5	G5											X						
Plants	Straw Foxglove	*Digitalis lutea*	SNA	GNR											X						
Plants	sugar maple	*Acer saccharum*	S5	G5											X						
Plants	sulphur cinquefoil	*Potentilla recta*	SNA	GNR											X						
Plants	swamp aster	*Symphyotrichum puniceum*	S5	G5											X						
Plants	swamp candles	*Lysimachia terrestris*	S5	G5											X						
Plants	swamp rose	*Rosa palustris*	S5	G5											X						
Plants	sweet vernal grass	*Anthoxanthum odoratum*	SNA	GNR											X						
Plants	sweet white violet	*Viola blanda*	S5	G5											X						
Plants	Sweet William Catchfly	*Atocion armeria*	SNA	GU											X						
Plants	tall hairy agrimony	*Agrimonia gryposepala*	S5	G5											X						
Plants	tall meadow-rue	*Thalictrum pubescens*	S5	G5											X						
Plants	thyme-leaved speedwell	*Veronica serpyllifolia*	SU	G5											X						
Plants	trailing arbutus	*Epigaea repens*	S5	G5											X						
Plants	trembling aspen	*Populus tremuloides*	S5	G5											X						
Plants	tufted vetch	*Vicia cracca*	SNA	GNR											X						
Plants	Two-leaved Toothwort	*Cardamine diphylla*	S5	G5											X						
Plants	Virginia creeper	*Parthenocissus quinquefolia*	S4?	G5											X						
Plants	white ash	*Fraxinus americana*	S4	G4											X						
Plants	white baneberry	*Actaea pachypoda*	S5	G5											X						
Plants	white clover	*Trifolium repens*	SNA	GNR											X						
Plants	white meadowsweet	*Spiraea alba*	S5	G5											X						
Plants	white spruce	*Picea glauca*	S5	G5											X						
Plants	white willow	*Salix alba*	SNA	G5											X						
Plants	Wild Basil	*Clinopodium vulgare*	S5	G5											X						
Plants	Wild parsnip	*Pastinaca sativa*	SNA	GNR											X						
Plants	Wild sarsaparilla	*Aralia nudicaulis*	S5	G5											X						
Plants	Wild strawberry	*Fragaria virginiana*	S5	G5											X						
Plants	Yellow Avens	*Geum aleppicum*	S5	G5											X						
Plants	Yellow Iris	*Iris pseudacorus*	SNA	GNR											X						
Plants	Yellow Trout-lily	*Erythronium americanum*	S5	G5											X						
Reptiles	Dekay's Brownsnake	*Storeria dekayi*	S5	G5																X	
Reptiles	Eastern Gartersnake	*Thamnophis sirtalis sirtalis*	S5	G5T5											X					X	
Reptiles	Eastern Milksnake	*Lampropeltis triangulum*	S4	G5											X	X				X	
Reptiles	Midland Painted Turtle	*Chrysemys picta marginata*	S4	G5T5											X					X	
Reptiles	Northern Ringneck Snake	*Diadophis punctatus edwardsii*													X						
Reptiles	Northern Watersnake	*Nerodia sipedon sipedon*	S5	G5T5											X					X	
Reptiles	Red-bellied Snake	*Storeria occipitomaculata*	S5	G5											X					X	
Reptiles	Ring-necked Snake	*Diadophis punctatus*	S4	G5																X	
Spiders	Arabesque Orbweaver	*Neoscona arabesca*	S5	G5											X						
Spiders	Dimorphic Jumping Spider	*Maevia inclemens*	SU	GNR											X						
Spiders	Eastern Cave Long-jawed Spider	*Meta ovalis*	S4S5	G5											X						
Spiders	Goldenrod Crab Spider	*Misumena vatia*	S5	G5											X						
Spiders	Nordmann's Orbweaver	*Araneus nordmanni*	S4	G5											X						
Spiders	Striped Fishing Spider	*Dolomedes striatus*	S5	G5											X						

1. S-rank/G-rank: The natural heritage provincial ranking system (provincial S-rank) is used by the Natural Heritage Information Centre (NHIC). The statuses were taken from NatureServe Explorer (Nature Serve 2024): X - Presumed Extirpated, H- Possibly Extirpated (Historical), 1 - Critically Imperiled, 2-Imperiled, 3 - Vulnerable, 4 - Apparently Secure, 5 – Secure, NR – Unranked, U – Unrankable, NA - Not Applicable, S#S#/G#G# - Range Rank. Breeding Status Qualifiers: B – Breeding, N – Nonbreeding, M - Migrant —Conservation status refers to the breeding population of the species in the province. ? -Inexact or Uncertain

2. ESA: The Endangered Species Act 2007 (ESA): END - Endangered, THR – Threatened, SC - Special Concern, NAR - Not at Risk

3. ARA: Aquatic Resource Area, BCI = Bat Conservation Ontario, CHS: Canadian Herpetological Society, NHIC = Natural Heritage Information Centre, OBBA = Ontario Breeding Birds Atlas, OBA = Toronto Entomologists Association: Ontario Butterfly Atlas, OBA = Toronto Entomologists Association: Ontario Butterfly Atlas, OMA = Ontario Moth Atlas, ORAA = Ontario Reptile and Amphibian Atlas;

APPENDIX B

SWH Criteria Schedule - Ecoregion 5E

Attachment B. Criteria For Significant Wildlife Habitat in Ecoregion 5E

Confirmed: Documented through ministry mapping or other information sources or through fieldwork.
Candidate: Vegetation communities and indicator species documented on-site through information sources or fieldwork. Confirmatory surveys have not been completed.
Not Present: Either vegetation communities and/or indicator species are not documented on-site through information sources or fieldwork.

1. 1 SEASONAL CONCENTRATION AREAS OF ANIMALS

Seasonal Concentration Areas are areas where wildlife species occur annually in numbers at certain times of the year. Such areas are sometimes highly concentrated with members of a given species, or several species, within relatively small areas. In spring and autumn, migratory wildlife species will concentrate where they can rest and feed. Other wildlife species require habitats where they can survive winter. Examples of seasonal concentration areas include deer wintering areas, breeding bird colonies, and hibernation sites for reptiles, amphibians, and some mammals [cxlviii]. Table 1.1 outlines the wildlife habitats and defining criteria that are considered for seasonal concentration areas within Ecoregion 5E.

Table 1.1 Seasonal Concentration Areas of Animals.

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Waterfowl Stopover and Staging Areas (Terrestrial) **Rationale:** Habitat important to migrating waterfowl.	American Black Duck American Wigeon Blue-winged Teal Gadwall Green-winged Teal Mallard Northern Pintail Northern Shoveler Wood Duck	These field/meadow ELC ecosites with appropriate soils and vegetation. G060-062 G077-079 G093-095 G109-111 Plus evidence of annual spring flooding from melt water or run-off.	Fields with sheet water during Spring (mid March to May) • Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl. • Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available [cxlviii]. Information Sources • Anecdotal information from the landowner, adjacent landowners or local naturalist clubs may be good information in determining occurrence. • Sites documented through waterfowl planning processes (eg. EHJV implementation plan) • Field Naturalist Clubs • Ducks Unlimited Canada • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of an annual concentration of any listed species, evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" [cxi]. • Any mixed species aggregations of 100Ⓔ or more individuals required. • The flooded field ecosite habitat plus a 100-300m radius area, dependant on local site conditions and adjacent land use is the significant wildlife habitat [cxlviii]. • Annual use of habitat is documented from information sources or field studies (annual use can be based on studies or determined by past surveys with species numbers and dates). • SWHMiST [cxlix] Index #7 provides development effects and mitigation measures.	No fields of sufficient size were documented in desktop review to support aggregations of 100 or more individuals. **Conclusion: Not present**

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Waterfowl Stopover and Staging Areas (Aquatic) **<u>Rationale;</u>** Important for local and migrant waterfowl populations during the spring or fall migration or both periods combined. Sites identified are usually only one of a few in the ecodistrict.	American Black Duck American Wigeon Gadwall Black Scoter Blue-winged Teal Brant Bufflehead Cackling Goose Canada Goose Canvasback Common Goldeneye Common Merganser Greater Scaup Green-winged Teal Hooded Merganser Lesser Scaup Long-tailed Duck Northern Pintail Northern Shoveler Red-breasted Merganser Redhead Ring-necked Duck Ruddy Duck Snow Goose Surf Scoter White-winged Scoter	ELC Ecosites: G142-152	• Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration. Sewage treatment ponds and storm water ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify. • These habitats have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water); <u>Information Sources</u> • Environment Canada • Field Naturalist clubs often are aware of staging/stopover areas. • OMNRF Wetland Evaluations indicate presence of locally and regionally significant waterfowl staging. • Sites documented through waterfowl planning processes (eg. EHJV implementation plan) • Ducks Unlimited projects • Element occurrence specification on NatureServe Explorer: http://www.natureserve.org • Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area	Studies carried out and verified presence of: • Aggregations of 100Ⓔ or more individuals of listed species for 7 daysⒺ, results in > 700 waterfowl use days. • Areas with annual staging of ruddy ducks, canvasbacks and redheads are SWH [cxlix]. • The combined area of the ELC ecosites and a 100m radius area is the SWH [cxlviii]. • Wetland area and shorelines associated with sites identified within the SWHTG [cxlviii] Appendix K [cxlix] are significant wildlife habitat. • Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects” [ccxi] • Annual Use of Habitat is Documented from Information Sources or Field Studies (Annual can be based on completed studies or determined from past surveys with species numbers and dates recorded). • SWHMiST [cxlix] Index #7 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): Bufflehead, Canada Goose, Common Goldeneye, Common Merganser, Hooded Merganser. ELC Ecosites: Not identified in Project EIS (FRi Corp, 2023) but may be present adjacent to the Study Area in Lake Rosseau. However, desktop screening does not show marsh or shore fen (G142-152) habitat. Habitat Criteria: Cameron Bay/Rosseau Lake has the potential to be used during migration, but it is unlikely it is significant (i.e., > 700 waterfowl use days). **Conclusion: Not present**

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Shorebird Migratory Stopover Area **<u>Rationale:</u>** High quality shorebird stopover habitat is extremely rare and typically has a long history of use.	American Golden-Plover Baird's Sandpiper Black-bellied Plover Dunlin Greater Yellowlegs Hudsonian Godwit Least Sandpiper Lesser Yellowlegs Marbled Godwit Pectoral Sandpiper Purple Sandpiper Red-necked Phalarope Ruddy Turnstone Sanderling Semipalmated Plover Semipalmated Sandpiper Short-billed Dowitcher Solitary Sandpiper Spotted Sandpiper Stilt Sandpiper Whimbrel White-rumped Sandpiper	ELC Ecosites: G005-006 G160-162 G170-172 G176-178 G186-188 G204-214	• Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats. • Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October. • Sewage treatment ponds and storm water ponds do not qualify as a SWH. <u>Information Sources</u>: • Western hemisphere shorebird reserve network. • Canadian Wildlife Service (CWS) Ontario Shorebird Survey. • Bird Studies Canada • Ontario Nature • Local birders and field naturalist clubs • Natural Heritage Information Center (NHIC) Shorebird Migratory Concentration Area	Studies confirming: • Presence of 3 or more of listed species and > 1000Ⓔ shorebird use days during spring or fall migration period. (shorebird use days are the accumulated number of shorebirds counted per day over the course of the fall or spring migration period) • Whimbrel stop briefly (<24hrs) during spring migration, any site with >100Ⓔ Whimbrel used for 3 years or more is significant. • The area of significant shorebird habitat includes the mapped ELC shoreline ecosites plus a 100m radius area [cxlviii] • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" [ccxi] • SWHMiST [cxlix] Index #8 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): Spotted Sandpiper (in low numbers at eBird hotspot, a regular occurrence in low numbers in Ontario). ELC Ecosites: The Shoreline of Lake Rosseau within the Project Area is not mapped as one of the designated ELC Ecosites. Large sandy or muddy shorelines do not appear present in desktop screening. **Conclusion: Not present**
Raptor Wintering Area **<u>Rationale:</u>** Sites used by multiple species, a high number of individuals and used annually are most significant.	Boreal Owl Long-eared Owl Northern Saw-whet Owl Rough-legged Hawk **<u>Special Concern:</u>** Short-eared Owl	Combination of meadow/field and forest/woodland ecosites. Need to have a forest ELC Ecosite : G011-G019 G023-G028 G033-G043 G048-G059 G064-G076 G081-G092 G097- G108 G113-G125 or Central Ontario FEC Ecosites ES11 – ES35 <u>And</u> A meadow/field ELC Ecosite: G020-022 G029-032 G044-047 G060-063 G077-080 G093-096 G109-112	• The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors. • Raptor wintering sites need to be > 20 ha [cxlviii, cxlix] with a combination of forest and upland. [xvi, xvii, xviii, xix, xx, xxi]. • Least disturbed sites, idle/fallow or lightly grazed field/meadow (>15ha) with adjacent woodlands [cxlix] • Field area of the habitat is to be wind swept with limited snow depth or accumulation. <u>Information Sources</u> • OMNRF Ecologist or Biologist • Field Naturalist clubs • Natural Heritage Information Center (NHIC) Raptor Winter Concentration Area • Data from Bird Studies Canada, most notably for Short-eared Owls. • Results of Christmas Bird Counts	Studies confirm the use of these habitats by: • One or more Short-eared Owls or; at least 10 individuals and two of the listed species Ⓔ. • To be significant a site must be used regularly (3 in 5 years) [cxlix] for a minimum of 20 days by the above number of birdsⒺ. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" [ccxi] • SWHMiST [cxlix] Index #10 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): None ELC Ecosites: G013, G015, G025, G121, G122, G124, G125 **And** G110 present (FRiCorp, 2023) Habitat: > 20 ha of contiguous forest ELC ecosite, with small inclusions of meadow/field ELC ecosite. **Conclusion: Not present**

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Bat Hibernacula **<u>Rationale;</u>** Bat hibernacula are rare habitats in all Ontario landscapes.	Big Brown Bat Tri-coloured Bat	Bat Hibernacula may be found in association with components of cliffs and rock talus in these ELC Ecosites; G158-G159 G164 G180-G181 Calcareous bedrock is fairly rare in ecoregion 5E. Or Central Ont. FEC: ES4 ES5 (Note: buildings are not considered to be SWH)	• Hibernacula may be found in abandoned caves, mine shafts, underground foundations and karsts. • Active mine sites are not SWH. • The locations of bat hibernacula are relatively poorly known. <u>Information Sources</u> • OMNRF for possible locations and contact for local experts • Natural Heritage Information Centre (NHIC) Bat Hibernaculum • Ministry of Northern Development and Mines for location of mine shafts. • Clubs that explore caves (e.g. Sierra Club) • University Biology Departments with bat experts.	• All sites with confirmed hibernating bats are SWH Ⓔ. • The area includes 200m radius around the entrance of the hibernaculum [cxlviii, ccvii, Ⓔ]. For most development types and 1000m for wind farms [ccv]. • Studies are to be conducted during the peak swarming period (Aug. – Sept.). Surveys should be conducted following methods outlined in the "Guideline for Wind Power Projects Potential Impacts to Bats and Bat Habitats" [ccv]. • SWHMiST [cxlix] Index #1 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): Big Brown Bat No abandoned caves, mines, shafts, underground foundations, or karsts were documented. **Conclusion: Not present**
Bat Maternity Colonies **<u>Rationale;</u>** Known locations of treed bat maternity colonies are extremely rare in all Ontario landscapes.	Big Brown Bat Silver-haired Bat	Maternity colonies considered SWH are found in forested Ecosites. ELC Ecosites G016-019 G028 G040-043 G055-059 G070-076 G088-092 G103-108 G118-125 Or: Central Ontario Forest Ecosites: ES14 ES17 ES18 ES23 ES24 ES25 ES26 ES27 ES28 ES29 ES30	• Maternity colonies can be found in tree cavities, vegetation and often in buildings [xxii, xxv, xxvi, xxvii, xxxi] (buildings are not considered to be SWH). • Maternity roosts are not found in caves and mines in Ontario [xxii]. • Maternity colonies located in Mature (dominant trees > 80yrs old) deciduous or mixed forest stands [ccix, ccx, ccv] with >10/ha large diameter (>25cm dbh) wildlife trees [ccvii]. • Female Bats prefer wildlife trees (snags) in early stages of decay, class 1-3[ccxiv] or class 1 or 2 [ccxii]. • Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred [ccx, lxiv]. <u>Information Sources</u> • OMNRF for possible locations and contact for local experts • University Biology Departments with bat experts.	• Confirmed use by; • >10 Big Brown Bats Ⓔ • >5 Adult Female Silver-haired Bats Ⓔ • The area of the habitat includes the entire woodland or a forest stand ELC Ecosite or an Ecoelement containing the maternity colonies Ⓔ. • Evaluation methods for maternity colonies should be conducted following methods outlined in the "Bats and Bat Habitats: Guidelines for Wind Power Projects, [ccv]. • SWHMiST [cxlix] Index #12 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): Big Brown Bat, Silver-haired Bat ELC Ecosites: G121, G122, G124, G125. Habitat: Maternity colonies located in mature (dominant trees > 80 years old) deciduous or mixed forest stands. Based on a historical air photo review, the majority of the Project is old-growth forest (>100 years old) with some secondary forest growth. FRi (2023) documented tree cavities. No studies have been completed to document if >10/ha large diameter (>25cm dbh) wildlife trees are present. **Conclusion: Candidate SWH**

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Turtle-Wintering Areas **<u>Rationale;</u>** Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant.	Midland Painted Turtle **<u>Special Concern:</u>** Northern Map Turtle Snapping Turtle	For Snapping and Midland Painted turtles; ELC Ecosites: G128-G135 G140-G152 For Northern Map Turtle – Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat.	• For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates. • Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen [cix, cx, cxi, cxii]. • Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH. <u>Information Sources</u> • Local naturalists and experts, as well as university herpetologists may also know where to find some of these sites. • OMNRF Ecologist or Biologist • Field Naturalist clubs • Natural Heritage Information Centre (NHIC)	• Presence of 5 over-wintering Midland Painted Turtles is significantⒺ. • One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significantⒺ. • The mapped ELC ecosite area with the over wintering turtles is the SWH. If the hibernation site is within a stream or river, the deep-water pool where the turtles are over wintering is the SWH. • Over wintering areas may be identified by searching for congregations (Basking Areas) of turtles on warm, sunny days during the fall (Sept. – Oct.) or spring (Mar. – April) . Congregation of turtles is more common where wintering areas are limited and therefore significant [cix, cx, cxi, cxii]. • SWHMiST [cxlix] Index #28 provides development effects and mitigation measures for turtle wintering habitat.	Wildlife Species (Desktop Screening): Midland Painted Turtle, Snapping Turtle. No turtles document in the Study Area by FRi (2023). ELC Ecosites: G130, G131, G133, G134. Open Water areas in Lake Rosseau may also be used as over-wintering habitat. Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate dissolved oxygen. Appropriate ecosites in the Study Area are anticipated to freeze to substrate. FRi (2023) documented as being dry in late May/ early June suggesting that these are not permanent deep water areas. **Conclusion: Candidate SWH (Limited to Lake Rosseau)**
Reptile Hibernacula **<u>Rationale;</u>** Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant.	**<u>Snakes:</u>** Eastern Gartersnake N. Brownsnake N. Red-bellied Snake N. Ring-necked Snake N. Watersnake Smooth Green Snake **<u>Special Concern:</u>** Eastern Ribbonsnake Milksnake **<u>Lizard:</u>** **<u>Special Concern:</u>** Five-lined Skink	For all snakes, habitat may be found in any forested ecosite in central Ontario other than very wet ones. Talus, Rock Barren, Crevice and Cave, and Alvar sites may be directly related to these habitats. The existence of rock piles or slopes, stone fences, and crumbling foundations assist in identifying candidate SWH. For Five-lined Skink; Central Ontario Forest Ecosites: ES14.2, ES17 – ES20, ES23 – ES30 Or; ELC Ecosites: G056-G059 G070-G076 G087-G092 G103-G108 G118-G125	• For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural or naturalized locations. The existence of features that go below frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH. • Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line [xliv, l, li, lii, cxii]. • Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover. • Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures [cciii]. <u>Information Sources</u> • In spring, local residents or landowners may have observed the emergence of snakes on their property (e.g.old dug wells). • Reports and other information available from Conservation Authorities. • Field Naturalists clubs • University herpetologists • Natural Heritage Information Center (NHIC) • OMNRF ecologist or biologist may be aware of locations of wintering skinks	Studies confirming: • Presence of snake hibernacula used by a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. • Congregations of a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. near potential hibernacula (eg. foundation or rocky slope) on sunny warm days in Spring (Apr/May) and Fall (Sept/Oct)Ⓔ • Note: If there are Special Concern Species present, then site is SWH • Note: Sites for hibernation possess specific habitat parameters (e.g. temperature, humidity, etc.) and consequently are used annually, often by many of the same individuals of a local population (i.e. strong hibernation site fidelity). Other critical life processes (e.g. mating) often take place in close proximity to hibernacula. The feature in which the hibernacula is located plus a 30 m radius area is the SWHⒺ • SWHMiST [cxlix] Index #13 provides development effects and mitigation measures for snake hibernacula. • Presence of any active hibernaculum for skink is significant. • SWHMiST [cxlix] Index #37 provides development effects and mitigation measures for five-lined skink wintering habitat.	Wildlife Species (Desktop Screening): Eastern Gartersnake, N. Brownsnake, N. Red-bellied Snake, N. Ring-necked Snake, N. Watersnake, Eastern Milksnake, Five-lined skink. ELC Ecosites: For all snakes, habitat may be found in any forested ecosite (G013, G015, G025, G121, G122, G124, G125) or rock barren (G1645) present. Wetlands can also be important over-wintering habitat in conifer swamps (G224) or shrub swamps (G134) and swales. **Conclusion: Candidate SWH**

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Colonially - Nesting Bird Breeding Habitat (Bank and Cliff) **<u>Rationale:</u>** Historical use and number of nests in a colony make this habitat significant. An identified colony can be very important to local populations. All swallow population are declining in Ontario.	Cliff Swallow Northern Rough-winged Swallow (this species is not colonial but can be found in Cliff Swallow colonies)	Eroding banks, sandy hills, borrow pits, steep slopes, sand piles, cliff faces, bridge abutments, silos, barns. Habitat found in the following ELC Ecosites: G001-G004 G007-G008 G020-G021 G029-G031 G044-G046 G060-G062 G077-G079 G093-G095 G109-G111 G173-G175 G201-G203 G210-G212	• Any site or areas with exposed soil banks, sandy hills, borrow pits, steep slopes, and sand piles that are undisturbed or naturally eroding that is not a licensed/permitted aggregate area. • Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles. • Does not include a licensed/permitted Mineral Aggregate Operation. <u>Information Sources</u> • Ontario Breeding Bird Atlas. • Bird Studies Canada; NatureCounts <u>http://www.birdscanada.org/birdmon/</u> • Field Naturalist Clubs.	Studies confirming: • Presence of 1 or more nesting sites with 8[cxlvix] or more cliff swallow pairs and/or rough-winged swallow pairs during the breeding season. • A colony identified as SWH will include a 50m radius habitat area from the peripheral nests [ccvii] • Field surveys to observe and count swallow nests are to be completed during the breeding season. Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects” [ccxi] • SWHMiST [cxlix] Index #4 provides development effects and mitigation measures	Wildlife Species (Desktop Screening): None ELC Ecosites: G110. However, eroding banks, sandy hills, borrow pits, steep slopes, sand piles, and cliff faces are lacking. **Conclusion: Not present**

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs) **<u>Rationale:</u>** Large colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Black-crowned Night Heron Great Blue Heron	ELC Ecosites: G064-G076 G081-G092 G097-G108 G113-G125 G128-G136 Central Ontario Forest Ecosites: ES11.2 ES12.2 ES13.2 ES14.2 ES15.2 ES16.2 ES17.2 ES18.2 ES19.2 ES20.2 ES21.2 ES23.2 ES24.2 ES25.2 ES26.2 ES27.2 ES28.2 ES29.2 ES30.2 ES31 ES32 ES33 ES34 ES35	• Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used. • Most nests in trees are 11 to 15 m from ground, near the top of the tree. <u>Information Sources</u> • Breeding Bird Atlas, colonial nest records. • Ontario Heronry Inventory 1991 available from Bird Studies Canada or NHIC (OMNRF). • Aerial photographs can help identify large heronries. • MNRF District Offices. • Field Naturalist clubs.	Studies confirming: • Presence of 10Ⓔ or more active nests of Great Blue Heron. • Presence of 1 or more active nests of Black-crowned Night HeronⒺ is significant. • The habitat extends from edge of the colony and a minimum 300m radius or extent of the Forest Ecosite containing the colony or any island <15.0ha with a colony is the SWH [cc, ccvii]. • Confirmation of active heronries must be achieved through site visits conducted during the nesting season (April to August) or by evidence such as the presence of fresh guano, dead young and/or eggshells • SWHMiST [cxlix] Index #5 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): Great Blue Heron present feeding but no nesting indicated in desktop sources. ELC Ecosites: G122, G124, G125, G130, G131, G133, G134 Habitat: Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used. Heronries are typically within or adjacent to waterbodies. As the shorelines around Lake Rosseau and Cameron Bay contain residential development, it is unlikely heronries exist on these shorelines. Wetlands in the Study Area were not described by FRi (2023) as having large amounts of dead-standing trees. Additionally, heron nests are obvious, and none were reported. **Conclusion: Not Present**

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Colonially – Nesting Bird Breeding Habitat (Ground) **<u>Rationale:</u>** Colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Brewer's Blackbird Caspian Tern Common Tern Great Black-backed Gull Herring Gull Little Gull Ring-billed Gull	Any rocky island or peninsula (natural or artificial) within a lake or large river (two-lined on a 1;50,000 NTS map). Close proximity to watercourses in open fields or pastures with scattered trees or shrubs (Brewer's Blackbird). G001-G004 G007-G008 G020-G021 G029-G031 G044-G046 G060-G062 G077-G079 G093-G095 G109-G111 G142-G145	Nesting colonies of gulls and terns are on islands or peninsulas (natural or artificial) associated with open water or in marshy areas, lakes or large rivers (two-lined on a 1:50,000 NTS map). • Brewers Blackbird colonies are found loosely on the ground or in low bushes in close proximity to streams and irrigation ditches within farmlands. <u>Information Sources</u> • Ontario Breeding Bird Atlas, rare/colonial species records. • Canadian Wildlife Service • Reports and other information available from CAs • Natural Heritage Information Centre (NHIC) Colonial Waterbird Nesting Area • OMNRF District Offices. • Field Naturalist clubs.	Studies confirming: • Presence of > 25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern or >2 active nests for Caspian TernⒺ. • Presence of 5 or more pairs for Brewer's Blackbird. Ⓔ • Any active nesting colony of one or more Little Gull, and Great Black-backed Gull is significant. Ⓔ • The edge of the colony and a minimum 150m radius area of habitat, or the extent of the ELC ecosites containing the colony or any island <3.0ha with a colony is the SWH [cc, ccvii]. • Studies would be done during May/June when actively nesting. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" [ccxi] • SWHMiST [cxlix] Index #6 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): Herring Gull, Ring-billed Gull ELC Ecosites: G110. However, the Study Area does not include a rocky island or peninsula. **Conclusion: Not present**

Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Deer Yarding Areas **<u>Rationale:</u>** Winter habitat for deer is considered to be the main limiting factor for northern deer populations. In winter, deer congregate in "yards" to survive severe winter conditions normally encountered. Sites typically have a long history of annual use by deer. Sites identified are typically the only known sites in the area.	White-tailed Deer	May be found in all Tall Treed forest and swamp ELC Ecosites; G12-G15 G23-G27 G33-G38 G48-G54 G64-G69 G81-G87 G97-G103 G113-G118 G128-G129 Central Ontario Forest Ecosites: ES11 ES14 ES16 ES18 ES20 ES21 ES22 ES27 ES28 ES30 ES31 ES32 ES33 ES34 Note: OMNRF to determine this habitat.	• Deer wintering areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20 cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30 cm snow depth. In mild winters, deer may remain in the Stratum II area the entire winter. • The Core of a deer yard (Stratum I) is located within Stratum II and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60% [cxciv]. • OMNRF determines deer yards following methods outlined in "Selected Wildlife and Habitat Features: Inventory Manual" [cxcv] • Woodlots with high densities of deer due to artificial feeding are not significant. Ⓔ	No Studies Required: • Generally, there will be a history of traditional use of the yard by deer, although deer do move to other areas over the course of time if conditions in the yard change or due to societal impacts (i.e. artificial deer feeding). There may be circumstances where deer have recently moved to new areas. • Deer Yards are mapped by OMNRF District offices. Locations of Core (Stratum 1) and Stratum 2 deer yards identifed by OMNRF will be available at local MNRF offices. • Field investigations that record deer tracks in winter are done to confirm use (best done from an aircraft). Preferably, this is done over a series of winters to establish the boundary of the Stratum I and Stratum II yard in an "average" winter. MNRF will complete these field investigations. [cxcv] • If a SWH is determined for Deer Wintering Area or if a proposed development is within a Stratum II yarding area then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST [cxlix] Index #2 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): White-tailed deer ELC Ecosites: G012, G015, G025. However, no Deer Yards are mapped by OMNRF District offices overlapping the Project. **Conclusion: Not present**

1.2 RARE VEGETATION COMMUNITIES OR SPECIALIZED HABITAT FOR WILDLIFE

1.2.1 Rare Vegetation Communities

Rare vegetation communities often contain rare species, particularly plants and small invertebrates, which depend on such habitats for their survival and cannot readily move to or find alternative habitats. When assessing rare vegetation communities, one of the most important criteria is the current representation of the community in the planning area based on its area relative to the total landscape or the number of examples within the planning area. There are a number of criterion used to define rare vegetation communities, however the NHIC uses a system that considers the provincial rank of a species or community type as a tool to prioritize protection efforts. These ranks are not legal designations but have been assigned using the best available scientific information, and follow a systematic ranking procedure developed by The Nature Conservancy (U.S.). The ranks are based on three factors: estimated number of occurrences, estimated community aerial extent, and estimated range of the community within the province:

S1 Extremely rare - usually 5 or fewer occurrences in the province, or very few remaining hectares. **S2 Very rare** - usually between 5 and 20 occurrences in the province, or few remaining hectares. **S3 Rare to uncommon** - usually between 20 and 100 occurrences in the province; may have fewer occurrences, but with some extensive examples remaining.

The setting of criteria for significant wildlife habitat (SWH) has incorporated this ranking system into its process of determining rare vegetation communities and as such, a rare vegetation community is defined to include areas that contain a provincially rare vegetation community and/or areas that contain a vegetation community that is rare within the planning area.

SWH Table 1.2.1 contains a listing of rare vegetation communities that are considered SWH for the planning area contained within Ecoregion 5E.

Table 1.2.1 Rare Vegetation Communities.

Rare Vegetation Community	CANDIDATE SWH			CONFIRMED SWH	Evaluation
	ELC Ecosite Code	Habitat Description	Detailed Information and Sources	Defining Criteria	
Beach/Beach Ridge/Bar/Sand Dunes **<u>Rationale:</u>** Uncommon to rare in Ecoregion, some of the best examples are in the North Channel (e.g. Mississagi River Delta).	<u>Central Ontario FEC:</u> ES1 ES2 <u>ELC Ecosites:</u> G005-G006 G166-G168 G182-G184 G213-G214 **Indicator Spp.** Marram Grass (<u>Ammophila breviligulata</u>) Beach Pea (<u>Lathyrus japonicus</u>)	Vegetation can vary from patchy and barren to tree cover but less than 60%. Characterised by unstable sand.	Any identified beach, beach ridge, or sand dune. <u>Information Sources</u> • OMNRF Districts. • Natural Heritage Information Center (NHIC) will have information on their website. • Field Naturalist clubs • County soil maps (sand map units along coastal bays)	Field studies confirm the presence of at least one of the indicator plant species identified is to be considered significant Ⓔ. • ELC Ecosite Area for Beach Ridge or Bar or Sand Dune is the SWH. • SWHMiST [cxlix] Index #37 provides direction for rare species and habitats.	Species (Desktop Screening): None ELC Ecosite: None **Conclusion: Not present**

Rare Vegetation Community	CANDIDATE SWH			CONFIRMED SWH	Evaluation
	ELC Ecosite Code	**Habitat Description**	**Detailed Information and Sources**	**Defining Criteria**	
Shallow Atlantic Coastal Marsh **Rationale:** Provincially rare communities almost entirely restricted to Eco-region 5E.	ELC Ecosites: G143-G145 G148-G152 **Indicator Spp.:** Virginia Meadow-beauty (Rhexia virgininica) **Other Associated Spp:** Rhynchospora capitellata, Xyris difformis, Panicum spretum, Triadenum virginicum, Polygonum careyi and Juncus militaris.	Shallow marsh occurs on shallow mineral (sand) or mineral organic (sandy peat) shoreline subject to low wave energy, on inland lakes and beaver ponds particularly those that experience fluctuating water levels from year to year (i.e. some years with exposed shorelines in summer/fall).	Information Sources • OMNRF Districts • Natural Heritage Information Centre (NHIC) will have information on their website. • Field Naturalist clubs • Nature Serve Canada	• A Shallow Marsh is considered significant if the Indicator Sp. and >4 Other Associated Spp. are present.Ⓔ • ELC Ecosite Area for Shallow Atlantic Coastal Marsh is the SWH. • SWHMiST [exlix] Index #37 provides direction for rare species and habitats.	Species (Desktop Screening): None ELC Ecosite: None **Conclusion: Not present**
Cliffs and Talus Slopes **Rationale:** Uncommon to rare in Ecoregion 5E, Calcium rich, marble cliffs are a much rarer feature.	ELC Ecosites: G158-G159 G166-G168 G173-G175 G182-G184 G201-G203 Central Ontario Forest Ecosites: ES6 ES7 Characteristic flora for cliffs and talus slopes include: lichen, such as Rock Tripe Umbilicaria spp., and ferns Polypodium virginianum, Cystopteris fragilis and Woodsia ilvensis, Cryptogramma stelleri, Woodsia alpina, and Saxifraga paniculata,.	Vegetation can vary from patchy and barren to tree cover but less than 60%. Cliffs and talus slopes in 5E are primarily Precambrian rock and are typically sparsely vegetated.	Any cliff or talus slope. Information Sources • OMNRF Districts • Natural Heritage Information Centre (NHIC) will have information on their website. • Field Naturalist clubs	Any cliff or talus slope with lichen Umbilicaria spp and ≥3 of the characteristic species identified is considered significant. Ⓔ Fragrant Cliff Fern (Dryopteris fragrans), is rare in Eco-region 5E and Woodsia scopulina ssp. laurentiana, has a significant portion of its global range in 5E, where it occurs on a variety of substrates, including granite. Any cliff or talus slope with these rare plant species is significant. Ⓔ ELC Ecosite Area for the cliff or talus slope is the SWH. Ⓔ • SWHMiST [exlix] Index #21 provides development effects and mitigation measures.	Species (Desktop Screening): None ELC Ecosite: None **Conclusion: Not present**

Rare Vegetation Community	CANDIDATE SWH			CONFIRMED SWH	Evaluation
	ELC Ecosite Code	**Habitat Description**	**Detailed Information and Sources**	**Defining Criteria**	
Rock Barren **Precambrian Rock Barren** **<u>Rationale;</u>** Uncommon to rare in Ecoregion.	ELC Ecosites: G163-G165 G179-G181 Central Ontario Forest Ecosites: ES8 Characteristic flora for Rock Barrens include: lichens <u>Cladina</u> spp. and mosses <u>Polytrichum</u> spp.), sparse grasslands of <u>Danthonia spicata</u> and <u>Deschampsia flexuosa</u>, low shrubs (<u>Juniperus communis, Vaccinium angustifolium, Comptonia peregrina</u>, and stunted open grown trees <u>Quercus alba, Quercus rubra</u> and <u>Pinus strobus</u>. Also, <u>Pteridium aquilinum, Aralia hispida, Spiranthes casei, Saxifraga virginiensis, Gaylussacia baccata, Corydalis sempervirens, Prunus pensylvanica</u>, and <u>Comandra umbellata.</u>	Vegetation can vary from patchy and barren to tree cover but less than 60%. Rock barrens are characterized by extensive areas of exposed granitic rock bedrock sparsely vegetated.	Any rock barren area greater than 1 ha. <u>Information Sources</u> • OMNRF Districts • Natural Heritage Information Centre (NHIC) will have information on their website. • Field Naturalist clubs • County soil maps will show these as bedrock with sparse soil map units.	Field studies identifying the presence of >4 characteristic plant spp. and a relatively undisturbed site should be considered significant Ⓔ. • ELC Ecosite Area for the rock barren is the SWH.Ⓔ • SWHMiST [cxlix] Index #21 provides development effects and mitigation measures.	Species (Desktop): Pteridium aquilinum. Species (Confirmed): FRi (2023) indicates >4 characteristic plant spp. Species are not provided in report. ELC: G164 Habitat: G1645S area greater than 1 ha. **Conclusion: Confirmed SWH**

Rare Vegetation Community	CANDIDATE SWH			CONFIRMED SWH	Evaluation
	ELC Ecosite Code	**Habitat Description**	**Detailed Information and Sources**	**Defining Criteria**	
Sand Barren **Rationale:** Uncommon to rare in Ecoregion.	ELC Ecosites: G007 G215 Central Ontario Forest Ecosite: ES10 Characteristic plant species of sand barrens in 5E include:*Cladina* spp., Carex houghtoniana, Carex merritt-fernaldii, Comptonia peregrina, Rubus flagellaris, Selaginella rupestris, and Viola labradorica, Polygonella articulata, and Stipa spartea.	Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. They have little or no soil and the underlying rock protrudes through the surface. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and barren to tree covered but less than 60%.	Any sand barren area, no minimum size. Information Sources • OMNRF Planner, Forester, Ecologist or Biologist may be aware of locations. • Field Naturalist clubs.	Sand Barrens containing any characteristic plant species should be considered significantⒺ ELC Ecosite Area for the sand barren is the SWHⒺ Site must not be dominated by exotic or introduced species (<50% vegetative cover exotics)Ⓔ. • SWHMiST [cxlix] Index #20 provides development effects and mitigation measures.	ELC Ecosite: None. Sand Barrens are not present on site. **Conclusion: Not present**

Rare Vegetation Community	CANDIDATE SWH			CONFIRMED SWH	Evaluation
	ELC Ecosite Code	**Habitat Description**	**Detailed Information and Sources**	**Defining Criteria**	
Alvar **<u>Rationale:</u>** Alvars are extremely rare habitats in Ecoregion 5E. Most alvars in Ontario are in Ecoregions 6E and 7E. Alvars in 5E are small and highly localized just north of the Palaeozoic-Precambrian contact.	Southern Ontario ELC Ecosites: ALO1 ALS1 ALT1 FOC1 FOC2 CUM2 CUS2 CUT2-1 CUW2 Central Ontario Forest Ecosites on very shallow soils: ES13.1 ES14.1 ES16.1 ES21.1 ES9 **5E Alvar Plant Indicator Species:** <u>Penstemon hirsutus,</u> <u>Panicum philadelphicum,</u> <u>Scutellaria parvula,</u> <u>Rhus aromatica,</u> <u>Monarda fistulosa,</u> <u>Senecio pauperculus</u>	An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars may be complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plant. Undisturbed alvars can be phyto- and zoogeographically diverse, supporting many uncommon or are relict plant and animals species. Vegetation cover varies from patchy to barren with a less than 60% tree cover [lxxviii].	An Alvar site > 0.5 ha in size [lxxv]. <u>Information Sources</u> • Alvars of Ontario (2000), Federation of Ontario Naturalists [lxxvi]. • Ontario Nature – Conserving Great Lakes Alvars [ccviii]. • Natural Heritage Information Centre (NHIC) has information available on their website. • OMNRF Districts. • Field Naturalist Clubs	Field studies identify one or more of the 5E Plant Indicator species [lxxv]. Site must not be dominated by exotic or introduced species. The alvar must be in excellent condition and fit in with surrounding landscape with few conflicting land uses [lxxv]. • SWHMiST[cxlix] Index #17 provides development effects and mitigation measures.	Southern Ontario ELC Ecosites not recorded for site. Alvars in 5E are small and highly localized just north of the Palaeozoic-Precambrian contact. Not noted in FRi EIS (2023) within site. **Conclusion: Not present**

Rare Vegetation Community	CANDIDATE SWH			CONFIRMED SWH	Evaluation
	ELC Ecosite Code	**Habitat Description**	**Detailed Information and Sources**	**Defining Criteria**	
Old Growth Forest **<u>Rationale:</u>** Due to historic logging practices, extensive old growth forest is rare in the Ecoregion. Interior habitat provided by old growth forests is required by many wildlife species.	Long-lived forest spp. within these Central Ontario Forest Ecosites [cxlviii]; ES11 ES12 ES14 ES20 ES21 ES22 ES23 ES24 ES25 ES26 ES27 ES28 ES29 ES30 Or; ELC Ecosites: G011-G15 G017-G018 G023 G027 G033 G036 G039-G042 G048 G051 G054-G058 G064 G066 G069 G071-G075 G081 G084 G087 G089-G091 G103 G105-G107 G113 G115 G118 G120-G124	Old Growth forests are characterized by exhibiting the greatest number of old-growth characteristics, such as mature forest with large trees that has been undisturbed. Heavy mortality or turnover of over-storey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris.	Stands 30 ha or greater in size or with at least 10 ha interior habitat assuming 100 m buffer at edge of forest Ⓔ. <u>Information Sources</u> • OMNRF Forest Resource Inventory mapping • OMNRF Districts. • Field Naturalist Clubs • Sustainable Forestry Licence (SFL) companies will possibly know locations through field operations.	Field Studies will determine: • If dominant trees species of the ecosite are >140 years old, then stand is Significant Wildlife Habitat [cxlviii] • The forested area containing the old growth characteristics will have experienced no recognizable forestry activities [cxlviii] (cut stumps will not be present) • The stand will have experienced no recognizable forestry activities [cxlviii] • The area of forest ecosites combined or an eco-element within the ecosites that contains the old growth characteristics is the SWH. • SWHMiST[cxlix] Index #23 provides development effects and mitigation measures.	ELC Ecosite: G013, G015, G122, G124 Habitat: contiguous habitat > 30ha, with greater than 10 ha of interior habitat. Forested areas in the Project Site have been largely untouched since before 1927 (~100 years). Field Studies to determine if dominant trees species of the ecosite are >140 years old. **Conclusion: Candidate SWH**
Bog **<u>Rationale:</u>** Bogs are a fairly rare vegetation community in Ecoregion 5E.	ELC Ecosites: G126 G137-138	Bogs are nutrient-poor, acid peatlands dominated by peat mosses (*Sphagnum sp.*), ericaceous shrubs and sedges (Cyperaceae). The water table is at or near the surface in spring and slightly lower the remainder of the year and is virtually isolated from mineral soil waters [cclvii].	Any size Bog. <u>Information Sources</u> • Ontario wetland Evaluation System available at OMNRF District Offices • OMNRF Districts. • Natural Heritage Information Centre (NHIC) will have information on their website. • Field Naturalist Clubs	The Bog ELC Ecosite identified is SWH. • ELC Ecosite area is the SWH • SWHMiST[cxlix] Index #22 provides development effects and mitigation measures.	ELC Ecosite: None **Conclusion: Not present**

Rare Vegetation Community	CANDIDATE SWH			CONFIRMED SWH	Evaluation
	ELC Ecosite Code	**Habitat Description**	**Detailed Information and Sources**	**Defining Criteria**	
Tallgrass Prairie **Rationale:** In Ecoregion 5E, there are few if any tallgrass prairie remnants. Tallgrass plant species occur, often together, primarily along shorelines.	**Southern ELC Ecosites:** TPO1 TPO2 **Central Ontario Ecosite:** ES10 **Indicator Spp.:** Andropogon gerardii and Spartina pectinate **Characteristic Spp.:** Bromus kalmii, Ceanothus herbaceus, Lechea intermedia, Monarda fistulosa, Penstemon hirsutus, Polygala polygama, Rudbeckia hirta, Sorghastrum nutans, Viola fimbriatula	Tallgrass Prairie is an open vegetation with less than 25% tree cover, and dominated by prairie species, including grasses. lxxix, lxxx, lxxxi, lxxxii, lxxxiii	No minimum size to site Ⓔ. Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH. Information Sources • Natural Heritage Information Centre (NHIC) has location information available on their website. • OMNRF Districts. • Field Naturalist Clubs.	Field studies confirm one or more of the Tallgrass Prairie Indicator Species listed and 2 or more of the Characteristic Spp. identified is a SWH.Ⓔ • Area of the ELC Ecosite is the SWH. • Site must not be dominated by exotic or introduced species. • SWHMiST[cxlix] Index #19 provides development effects and mitigation measures.	Species (Desktop Screening): None. ELC Ecosite: None **Conclusion: Not present**
Savannah **Rationale:** Savannahs are extremely rare habitats in Ontario.	**Southern ELC Ecosites:** TPS1 TPS2 TPW1 TPW2 CUS2	A Savannah is related to tallgrass prairie, but includes trees, which vary from 25 – 60% canopy cover. The open areas between the trees are dominated by prairie species, while forest species are found beneath the tree canopy. [lxxix, lxxx, lxxxi, lxxxii, lxxxiii]	No minimum size to site Ⓔ. Site must be restored or a natural site. Information Sources • OMNRF Districts. • Natural Heritage Information Centre (NHIC) will have information on their website. • Field Naturalist Clubs	Field studies confirm one or more of the Savannah indicator species listed in [cxlix] Appendix N should be present Ⓔ. Note: Savannah plant spp. List from Ecoregion 6E should be used • Area of the ELC Ecosite is the SWH. • Site must not be dominated by exotic or introduced species. • SWHMiST[cxlix] Index #18 provides development effects and mitigation measures.	ELC Ecosite: None **Conclusion: Not present**

Rare Vegetation Community	CANDIDATE SWH			CONFIRMED SWH	Evaluation
	ELC Ecosite Code	**Habitat Description**	**Detailed Information and Sources**	**Defining Criteria**	
Rare Forest Type: Red Spruce **Rationale:** Stands containing red spruce trees are rare in Ecoregion 5E.	**ELC Ecosites:** G036 G051 G066 G084 G086 G100 G102 G116 G117 **Central Ontario Forest Ecosites:** ES 30.1 ES 30.2	Red Spruce is a valued wildlife cover tree. Historically red spruce was much more abundant then it is now within the Ecoregion 5E forests. [cexii] Red Spruce is a shade tolerant conifer that evolved within tolerant hardwood forests [cexiii]. Red Spruce grows best in a cool, moist climate. It will grow in shallow, till soils (average of 46 cm) and may grow on sites unfavourable for other species such as organic soils over rock, steeper slopes, and wet bottomlands, although poorly drained sites will inhibit growth.	No minimum size to stand. Information Sources • OMNRF Districts • Natural Heritage Information Centre (NHIC) will have information on their website. • Field Naturalist Clubs	Any forest stand with ≥ 10% red spruce is to be considered significantⒺ. • The ELC Ecosites containing the red spruce woodland/forest stand is the SWH. • SWHMiST[cxlix] Index #37 provides direction for rare species and habitats.	ELC Ecosite: None **Conclusion: Not present**
Rare Forest Type: White Oak **Rationale:** Stands containing white oak trees are rare in Ecoregion 5E.	**White Oak ELC Ecosites:** G017 G041 G057 G072 G090 G106 G121 **Central Ontario FEC:** ES 14.1 ES 14.2	White oak is a valued wildlife mast producing tree. The mast produced by the white oak tree is often preferred over the more common red oak acorn. Forest stands containing white oak trees are uncommon in the Great Lakes St. Lawrence Forest.	No minimum size to stand. Information Sources • OMNRF Districts. • Natural Heritage Information Centre (NHIC) will have information on their website. • Field Naturalist Clubs	Any forest stand with ≥ 10% white oak is to be considered significant Ⓔ. • The ELC Ecosites containing the white oak woodland/forest stand is the SWH. • SWHMiST[cxlix] Index #37 provides direction for rare species and habitats.	ELC Ecosite: G121 (No minimum size to stand). Red and white oak present. Field studies to confirm ≥ 10% white oak present. **Conclusion: Candidate SWH**

1.2.2 Specialized Habitat for Wildlife

Some wildlife species require large areas of suitable habitat for their long-term survival. Many wildlife species require substantial areas of suitable habitat for successful breeding. Their populations decline when habitat becomes fragmented and reduced in size[cxlviii]. Specialized habitat for wildlife is a community or diversity-based category, therefore, the more wildlife species a habitat contains, the more significant the habitat becomes to the planning area. The largest and least fragmented habitats within a planning area will support the most significant populations of wildlife. The specialized habitats for wildlife that are considered as SWH are outlined in Table 1.2.2.

Table 1.2.2 Specialized Habitats of Wildlife considered SWH.

Specialized Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Waterfowl Nesting Area **<u>Rationale;</u>** Important to local waterfowl populations, sites with greatest number of species and highest number of individuals are significant.	American Black Duck American Widgeon Blue-winged Teal Bufflehead Canada Goose Common Goldeneye Common Merganser Gadwall Green-winged Teal Hooded Merganser Mallard Northern Pintail Northern Shoveler Red-breasted Merganser Wood Duck	All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH: G129-G135 G142-G152 **Note: includes adjacency to Provincially Significant Wetlands**	A waterfowl nesting area extends 120 m [cxlix] from a wetland (> 0.5 ha) or a cluster of 3 or more small (<0.5 ha) wetlands within 120 m of each individual wetland where waterfowl nesting is known to occur [cxlix]. • Upland areas should be at least 120 m wide so that predators such as racoons, skunks, and foxes have difficulty finding nests. • Wood Ducks, Bufflehead, Common Goldeneye and Hooded Mergansers utilize large diameter trees (>40cm dbh) in woodlands for cavity nest sites. <u>Information Sources</u> • Ducks Unlimited staff may know the locations of particularly productive nesting sites. • OMNRF Wetland Evaluations for indication of significant waterfowl nesting habitat. • EIS reports and other studies	Studies confirmed: • Presence of 3 or more nesting pairs for listed species excluding MallardsⒺ, or; • Presence of 10 or more nesting pairs for listed species including MallardsⒺ. • Any active nesting site of an American Black Duck is considered significant. • Nesting studies should be completed during the spring breeding season (April - June). Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" [ccxi]. • A field study confirming waterfowl nesting habitat will determine the boundary of the waterfowl nesting habitat for the SWH, this may be greater or less than 120 m [cxlviii] from the wetland and will provide enough habitat for waterfowl to successfully nest. • SWHMiST[cxlix] Index #25 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): Bufflehead, Canada Goose, Common Merganser, Hooded Merganser, Mallard, Wood Duck. ELC Ecosites: G130, G131, G133, G134 The absence of field studies means that the documentation of species presence or habitat use remain unverified. **Conclusion: Candidate SWH**

Specialized Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat **<u>Rationale:</u>** Nest sites are fairly uncommon in Ecoregion 5E and are used annually by these species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat.	Osprey **<u>Special Concern:</u>** Bald Eagle	Forest communities directly adjacent to riparian areas – rivers, lakes, ponds and wetlands	Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water. • Osprey nests are usually at the top a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree's canopy. • Nests located on man-made objects are not to be included as SWH (e.g. telephone poles and constructed nesting platforms). <u>Information Sources</u> • Natural Heritage Information Center (NHIC) compiles all known nesting sites for Bald Eagles in Ontario. • MNRF values information (LIO/NRVIS) will list known nesting locations • Nature Counts, Ontario Nest Records Scheme data. • OMNRF Districts. • Sustainable Forestry Licence (SFL) companies will identify additional nesting locations through field operations. • Check the Breeding Bird Atlas or Rare Breeding Birds in Ontario for species documented • EIS reports and other studies. • Field Naturalist clubs	Studies confirm the use of these nests by: • One or more active Osprey or Bald Eagle nests in an area [cxlviii]. • Some species have more than one nest in a given area and priority is given to the primary nest with alternate nests included within the area of the SWH. • For an Osprey, the active nest and a 300 m radius around the nest or the contiguous woodland stand is the SWH [cevii], maintaining undisturbed shorelines with large trees within this area is important [cxlviii]. • For a Bald Eagle the active nest and a 400-800 m radius around the nest is the SWH. [cvi, cevii] Area of the habitat from 400-800m is dependant on site lines from the nest to the development and inclusion of perching and foraging habitat [cvi] • To be significant a site must be used annually. When found inactive, the site must be known to be inactive for ≥ 3 years or suspected of not being used for >5 years before being considered not significant. [cevii] • Observational studies to determine nest site use, perching sites and foraging areas need to be done from mid March to mid August. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" [ccxi] • SWHMiST[cxlix] Index #26 provides development effects and mitigation measures	Wildlife Species (Desktop Screening): Osprey, Bald Eagle ELC Ecosites: Forest communities directly adjacent to Lake Rosseau are present. The absence of field studies means that the documentation of species presence or habitat use remain unverified. Nests could be present within 300 m - 800 m of the Project Site. **Conclusion: Candidate SWH**

Specialized Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Woodland Raptor Nesting Habitat **<u>Rationale:</u>** These habitats may be used annually by some species. Nests sites for these species are rarely identified in advance site investigations;	Barred Owl Broad-winged Hawk Coopers Hawk Great Horned Owl Merlin Northern Goshawk Red-shouldered Hawk Red-tailed Hawk Sharp Shinned Hawk	May be found in all forested ELC Ecosites in Community Class: Tt May also be found in the forested swamp ELC Ecosites: G128-G133	All natural or conifer plantation woodland/forest stands [lxxxviiii, lxxxix, xc, xci, xciii, xciv, xcv, xcvi, cxxxiii]. • Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Merlin or Coopers Hawk nest along forest edges sometimes on peninsulas or small off-shore islands. • Includes nest sites within tree cavities for Barred Owl and sometimes Great Horned Owls and Merlin • In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest <u>Information Sources</u> • OMNRF Districts. • Sustainable Forestry Licence (SFL) companies will identify additional nesting locations through field operations. • Check the Breeding Bird Atlas or Rare Breeding Birds in Ontario for species documented. • Check data from Bird Studies Canada. • EIS reports and other studies.	Studies confirm: • Presence of 1 or more occupied nests from species list is considered significant[cxlviii]. • Red-shouldered Hawk and Northern Goshawk – A 400m radius around the nest or 28 ha of suitable habitat is the SWH [cevii]. • Barred Owl – A 200m radius around the nest is the SWH [cevii]. • Broad-winged Hawk, Coopers Hawk, Great Horned Owl, Red-tailed Hawk – A 100m radius around the nest is the SWH [cevii]. • Merlin and Sharp-Shinned Hawk – A 50m radius around the nest is the SWH [cevii]. • Conduct field investigations from mid-March to end of May. The use of call broadcasts can help in locating territorial (courting/nesting) raptors and facilitate the discovery of nests by narrowing down the search area. • SWHMiST [cxlix] Index #27 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): Broad-winged Hawk, Merlin, Red-shouldered Hawk (one confirmed nesting location from 1997), Red-tailed Hawk, Sharp-shinned Hawk Wildlife Species (Confirmed): Barred Owl ELC Ecosites: Forest communities & G130, G131, G133 Broad-winged Hawk eBird records showed breeding behavior in 2022, and FRi (2023) confirmed the presence of the Barred Owl, and the Wildlife Values Site dataset (Geohub 2022) confirmed a nesting location for the Red-shouldered Hawk (1997). Nests may be used again, or a new nest will close to the old nest and show a history of nesting use. Indicator ecosites of G130, G131, G133, and tall treed forest communities are present. To have confirmed SWH, field studies required to document of species presence or habitat use- FRi (2023) surveys are inadequate to determine this but desktop review suggests presence of at least one nest of an indicator species. Additionally, Nests could be present within 200 m of the Study Area qualifying for consideration under Adjacent Lands. **Conclusion: Confirmed SWH**

Specialized Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Turtle and Lizard Nesting Areas **<u>Rationale;</u>** These habitats are rare and when identified will often be the only breeding site for local populations of turtles.	Midland Painted Turtle **<u>Special Concern Species:</u>** Northern Map Turtle Snapping Turtle Five-lined Skink	Turtle Nesting areas may be adjacent to these ELC Ecosites: G138 G140-G149 For Five-lined Skink; Central Ontario Forest Ecosites: ES14.2, ES17-ES20, ES23-ES30 Or; ELC Ecosites: G056-G059 G070-G076 G087-G092 G103-G108 G118-G125	• Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals. • For an area to function as a turtle-nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH. • Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used. • Skinks will nest under logs, in stumps or under loose rock in partially wooded areas <u>Information Sources</u> • Use Ontario Soil Survey reports and maps to help find suitable substrate for nesting turtles (well-drained sands and fine gravels). • Check the Ontario Herpetofaunal Summary Atlas records or other similar atlases for uncommon turtles; location information may help to find potential nesting habitat for them. • EIS reports and other studies. • Field Naturalist Clubs	Studies confirm: • Presence of 5 or more nesting Midland Painted Turtles[í] • One or more Northern Map Turtle or Snapping Turtle nesting is a SWH[í] • The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependent on slope, riparian vegetation and adjacent land use is the SWH.[cxlviii] • Travel routes from wetland to nesting area are to be considered within the SWH as part of the 30-100m area of habitat [cxlix]. • Any confirmed active skink nest site and a 30m radius around it is significant[í] • Field investigations should be conducted in prime nesting season typically late spring to early summer. Observational studies observing the turtles nesting is a recommended method. • SWHMiST Index #28 provides development effects and mitigation measures for turtle nesting habitat and Index #37 provides information for Five-lined Skink.	Wildlife Species (Desktop Screening): Midland Painted Turtle, Snapping Turtle, Five-lined Skink. Surveys completed by FRi did not document this species. Due to the apparent forest canopy, no basking or overwintering habitat is available in the Study Area, and nesting habitat is also unlikely. (Five-lined skink) ELC Ecosites: G121, G122, G124, G125 present, however, areas of exposed mineral soil are not present. **Conclusion: Not Present.**
Seeps and Springs **<u>Rationale;</u>** Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams.	Moose Ruffed Grouse Salamander spp. Spruce Grouse White-tailed Deer Wild Turkey	Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs.	Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system [cxvii, cxlix]. • Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species [cxix, cxx, cxxi, cxxii, cxiii, cxiv]. <u>Information Sources</u> • Topographical Map. • Thermography. • Hydrological surveys conducted by Conservation Authorities and MOE. • Field Naturalist Clubs and landowners. • Municipalities may have drainage maps and headwater areas mapped.	Field Studies confirm: • Presence of a site with 2 or more seeps/springs should be considered SWH. • The area of ELC forest ecosite or an ecoelement within ecosite containing the seeps/springs is the SWH. The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat [cxlviii]. • SWHMiST[cxlix] Index #30 provides development effects and mitigation measures	Wildlife Species (Desktop Screening): Ruffed Grouse, Blue-spotted Salamander, Spotted Salamander, Unisexual Ambystoma (Blue-spotted Salamander dependent population), Eastern Red-backed Salamander, White-tailed Deer, Wild Turkey. ELC Ecosites: Any forested Ecosite within the headwater areas of a stream could have seeps/springs. The SWH is the area of the ELC forest ecosite, or an ecoelement within the ecosite, that contains the seeps/springs. One confirmed spring is on-site, but headwater features are not classified or evaluated, and watercourse information is not provided. Seeps may occur on-site associated with watercourses or headwater drainage features. The presence of two seeps/springs qualifies as SWH. Due to the known location of one spring and lack of information on groundwater features, this is considered a candidate **Conclusion: Candidate SWH**

Specialized Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Aquatic Feeding Habitat **<u>Rationale:</u>** Aquatic Feeding habitats are an extremely important habitat component for moose and other wildlife as they supply important nutrients.	Moose White-tailed Deer	Habitat may be found in all forested ecosites adjacent to water.	OMNRF maps these locations on Crown land and rates the site on a scale of 0 – 4, with 4 being the best. Feeding sites classed 3 or 4 are potential/candidate significantⒺ. Where MAFA habitat is in low supply, class 2 MAFA habitat could also be considered potential/candidate significantⒺ • Wetlands and isolated embayments in rivers or lakes which provide an abundance of submerged aquatic vegetation such as pondweeds, water milfoil and yellow water lily are preferred sites. Adjacent stands of lowland conifer or mixed woods will provide cover and shade [cxlviii]. <u>Information Sources</u> • Field Naturalist Clubs and landowners may know some locations • OMNRF values information (LIO/NRVIS) may list known locations • OMNRF Districts. • Sustainable Forestry Licence (SFL) companies may identify additional MAFA locations through field operations. • Methods for identification of Moose Aquatic Feeding Areas are outlined in OMNRF's Selected Wildlife and Habitat Features : Inventory Manual [cxcv]	• Observational studies of the moose feeding habitat observing use or track studies demonstrating use of the habitat are required for any candidate site; any candidate site with observed or demonstrated moose use is significantⒺ. • The area of the habitat includes the wetland area and adjacent forest stands (120m) of mixed or conifer forest, particularly those that provide thermal cover and/or travel corridors to other habitat features are considered significant [cxcvii]. • Surveys should be conducted from mid June to end of July when submergent aquatic vegetation has peaked. [cxcv] • If a SWH is determined for Aquatic Feeding Habitat then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule • SWHMiST[cxlix] Index #24 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): White-tailed Deer ELC Ecosites: Habitat may be found in all forested ecosites adjacent to Lake Rosseau. Desktop sources indicate deer are observed in the northern inlet of the Study Area. However, no information regarding submerged aquatic vegetation is provided for the inlet. However, significance is determined for Moose use only (deer are only indicators of potential). Likely the Study Area is to populated for Moose use. **Conclusion: Not present.**
Mineral Licks **<u>Rationale:</u>** Mineral licks are a valuable habitat component but are also very rare on the landscape.	Moose White-tailed Deer	Habitat may be found in all forested ecosites.	This habitat component is found in upwelling groundwater and the soil around these seepage areas. It typically occurs in areas of sedimentary and volcanic bedrock. In areas of granitic bedrock, the site is usually overlain with calcareous glacial till [cxlviii]. <u>Information Sources</u> • Field Naturalist Clubs and landowners may know some locations, • OMNRF values information (LIO/NRVIS) may list known locations. • OMNRF Districts • Sustainable Forestry Licence (SFL) companies may identify additional calving locations through field operations	• Studies confirming any known site will be considered significant together with a 120m radius around the site [cxcvii] Ⓔ. • The area of the habitat is the wetland, seep or spring containing the mineral lick and 100-200m of undisturbed contiguous forest around the site dependant on level of disturbance in the area [cxlviii]. • Field investigations should be conducted in early spring prior to leaf out. Since sites will be very difficult to locate, consider using a small aircraft. • SWHMiST [cxlix] Index #29 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): White-tailed Deer The presence of forested ecosites at the project site aligns with the criteria in the habitat description. No studies have been completed to confirming the presence of mineral licks. A spring is confirmed present and documented above. The site is located on the southern edge of the Precambrian shield, which is primarily composed of gneissic (formed from igneous [volcanic] or sedimentary rocks) and granitic bedrock (igneous [volcanic] in origin). Soil profiles were not provided for the area; however, The Soil Survey of Parry Sound District, Report No. 31 of the Ontario Soil Survey (1962) indicates that the till is non-calcareous. It is unlikely the site is a mineral lick. **Conclusion: Not Present**

Specialized Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Denning Sites for Mink, Otter, Marten, Fisher and Eastern Wolf **<u>Rationale:</u>** Species are important fur-bearing mammals and specific denning habitat is becoming increasingly scarcer due to development pressures.	Mink Otter Marten Fisher Grey Wolf **<u>Special Concern:</u>** Eastern Wolf	Habitat may be found in all forested ecosites.	• Mink prefer shorelines dominated by coniferous or mixed forests with dens usually underground. Mink will sometimes use old muskrat lodges [cxlviii]. • Otters prefer undisturbed shorelines along water bodies that support productive fish populations with abundant shrubby vegetation and downed woody debris for denning. They often use old beaver lodges or log jams and crevices in rock piles [cxlviii]. • Marten and fisher share the same general habitat, requiring large tracts of coniferous or mixed forests of mature or older age classes. Denning sites are often in cavities in large trees or under large downed woody debris [cxlviii]. <u>Information Sources</u> • Field Naturalist Clubs and landowners may know some locations, • OMNRF values information (LIO/NRVIS) may list known locations • OMNRF Districts • Sustainable Forestry Licence (SFL) companies may identify additional denning sites through field operations • Local trappers may know the location of prime denning sites	• Any known active denning site and a 100 m radius around it with the listed species is considered to be significant [cxlviii]. • A known Eastern or Grey Wolf den site and a 200m radius will be considered significant[ccvii]. • Extensive searches for denning sites are not recommended as they are very difficult to locate, protection of most suitable habitat should be considered during planning. • SWHMiST [cxlix] Index #31 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): North American River Otter. Mink, Marten, and Fisher are also within range and known in the Parry Sound area. ELC Ecosite: Habitat may be found in all forested ecosites. Forested ecosites are present. Primarily deciduous forested habitat present. Mink and otter prefer shorelines. The shoreline of Lake Rosseau has been developed, and denning is unlikely. While Marten and Fisher may use inland shelters, their presence in the Study Area is undocumented. Marten prefers mature coniferous forests (not present). Fisher prefers mixed or hardwood in early succession forests but tend to avoid populated areas (Dobbyn 1994). As surveys are not recommended, and desktop sources don't suggest high potential for presence, the area is not considered significant for this SWH type. **Conclusion: Not present**
Amphibian Breeding Habitat (Woodland) **<u>Rationale:</u>** These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations.	American Toad Blue-spotted Salamander Eastern Newt Four-toed Salamander Northern Two-lined Salamander Spotted Salamander Spring Peeper Wood Frog	All forested, ELC Ecosites; The wetland breeding ponds (including vernal pools) may be permanent, seasonal, ephemeral, large or small in size and could be located within or adjacent to the woodland [lxxii].	• Presence of a wetland or pond >500m^2 (about 25m diameter) within or adjacent (within 120m) to a woodland (no minimum size) [clxxxii, lxiii, lxv, lxvi, lxviii, lxix, lxx]. The wetland, lake or pond and surrounding forest, would be the Candidate SWH. Some small wetlands may not be mapped and may be important breeding pools for amphibians. • Breeding ponds within the woodland or the shortest distance from forest habitat are more significant because of reduced risk to migrating amphibians and more likely to be used. • Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat [cxlviii]. <u>Information Sources</u> • Refer to the Ontario Herpetofaunal Summary for historical records. • Local landowners may also provide assistance as they may hear spring-time choruses of amphibians on their property. • OMNRF District and wetland evaluations. • Field Naturalist Clubs • Canadian Wildlife Service Amphibian Road Call Survey information. • Ontario Vernal Pool Association (http://www.ontariovernalpools.org/)	Studies confirm; • Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog species with at least 20 individuals (adults or egg masses) [lxxi] or 2 or more of the listed frog species with Call Level Codes of 3Ⓔ. • A combination of observational study and call count surveys [cviii] will be required during the spring (March-June) when amphibians are concentrated around suitable breeding habitat within or near the woodland/wetlands. • The habitat is the wetland area plus a 230m radius of woodland area [lxiii, lxv, lxvi, lxvii, lxviii, lxix, lxx, lxxi]. If a wetland area is adjacent to a woodland, a travel corridor connecting the wetland to the woodland is to be included in the habitat. • SWHMiST [cxlix] Index #14 provides development effects and mitigation measures.	Wildlife Species (Desktop Screening): American Toad, Blue-spotted Salamander, Spotted Salamander, Spring Peeper, Wood Frog ELC Ecosites; All forested with wetland breeding ponds (including vernal pools) greater than 0.05 ha located within or adjacent to the woodland. FRi reported photos of egg masses. The photo at G224Tt-3 appears to 'bubble' from the water, which is a characteristic of Wood Frog egg masses. The photo of egg mass at G131Tt-4 is too low quality to guess at species. No information regarding call count surveys (Call Level Codes) or ARU results presented by FRi. **Conclusion: Candidate SWH**

Specialized Wildlife Habitat	Wildlife Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite Codes	Habitat Criteria and Information Sources	Defining Criteria	
Amphibian Breeding Habitat (Wetlands) **<u>Rationale;</u>** Wetlands supporting breeding for these amphibian species are extremely important and fairly rare within Central Ontario landscapes.	American Toad Blue-spotted Salamander Bullfrog Eastern Newt Four-toed Salamander Gray Treefrog Green Frog Mink Frog Northern Leopard Frog Pickerel Frog Spotted Salamander Western Chorus Frog	ELC Ecosites: G129-G135 G142-G152 Typically these wetland ecosites will be isolated (>120m) from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g. Bullfrog) may be adjacent to woodlands.	• Wetlands and pools (including vernal pools) >500m^2 (about 25m diameter) [ccvii], supporting high species diversity are significant; some small or ephemeral habitats may not be identified on OMNRF mapping and could be important amphibian breeding habitats [clxxxiv]. • Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators. • Bullfrogs require permanent water bodies with abundant emergent vegetation. <u>Information Sources</u> • Ontario Herpetofaunal Summary database • Canadian Wildlife Service Amphibian Road Surveys and Backyard Amphibian Call Count. • OMNRF Districts and wetland evaluations. • EIS reports and other studies	Studies confirm: • Presence of breeding population of 1 or more of the listed newt/salamander species or 3 or more of the listed frog/toad species with at least 20 individuals (adults or eggs masses) [lxxi] or 3 or more of the listed frog/toad species with Call Level Codes of 3Ⓔ. **or;** Wetland with confirmed breeding Bullfrogs are significantⒺ. • The ELC ecosite wetland area and the shoreline are the SWH. • A combination of observational study and call count surveys [cviii] will be required during the spring (April-June) when amphibians are concentrated around suitable breeding habitat within or near the wetlands. • If a SWH is determined for Amphibian Breeding Habitat (Wetlands) then Movement Corridors are to be considered as outlined in Table 1.4.1 of this Schedule. • SWHMiST [cxlix] Index #15 provides development effects and mitigation measures.	The same evaluation applies from the above Amphibian Breeding Habitat Woodlands. However, this SWH type aims to capture wetland ecosites isolated from or adjacent to woodlands. Wetlands in the Study Area and surrounding area are within overall wooded areas. Therefore the above SWH applies. **Conclusion: Not Present**
Mast Producing Areas **<u>Rationale:</u>** Mast is a very important food requirement for many wildlife species.	Black Bear Ruffed Grouse White-tailed Deer Wild Turkey	ELC Ecosites; G015 G017 G019 G027-G028 G041-G043 G057 G059 G072 G090 G106 G108 G121 Central Ontario Forest Ecosites: ES14 ES17.1 ES23 ES24 ES25 ES26	• Most important areas are mature forests >0.5 ha containing numerous large beech and red oak trees that supply the energy-rich mast that wildlife prefer [cxlviii]. • Other significant tree species include hickory, basswood, black cherry, ironwood, mountain ash, pin cherry and butternut. Significant shrub species include blueberries, wild black berry, serviceberry, raspberry, beaked hazel, choke cherry and hawthorn [cxlviii]. • Sites providing long-term, relatively stable food supplies, forest openings or barrens >1 ha provide excellent sites for mast producing shrubs [cxlviii]. Sites such as clear-cuts or burns are temporary sources of food and are less significant [cxlviii]. <u>Information Sources</u> • OMNRF Districts. • Forest Resource Inventory (FRI) maps to locate stands with mast producing trees. • Sustainable Forest Licence (SFL) companies may know of areas through regular forest inventory work. • Field Naturalist Clubs.	• Any forested site with a high component (>50%)Ⓔ of mast producing tree species >40-65cm dbh [cxlix] or; • An opening within a woodland/forested site with an abundance (50% ground cover)Ⓔ of mast producing shrubs (e.g.. wild blackberry, serviceberry, raspberry, blueberry and beaked hazel) species is considered significant [cxlix]. • Area of the early successional habitat or woodland/forest stand ELC ecosite is the SWH. • Surveys should be conducted from June to August when plants are actively growing to determine presence. • SWHMiST[cxlix] Index #3 provides development effects and mitigation measures	Wildlife Species (Desktop Screening): Ruffed Grouse, White-tailed Deer, Wild Turkey ELC Ecosites: G015, G121. Early successional habitat or woodland/forest stand. Both ecosites reported as occupying >0.5 ha by FRi. G015: Surveys required to confirm successional stage, tree and shrub species and tree dbh during growing season (Candidate). G121: FRi EIS indicates >50% red oak trees present with dbh of 40-65 cm (Confirmed) **Conclusion: Confirmed and Candidate SWH**

1.3 HABITAT FOR SPECIES OF CONSERVATION CONCERN (NOT INCLUDING ENDANGERED OR THREATENED SPECIES)

Habitats of Species of Conservation Concern include wildlife species that are listed as Special Concern or rare, that are declining, or are featured species. Habitats of Species of Conservation Concern do not include habitats of Endangered or Threatened species as identified by the Endangered Species Act 2007. Table 1.3 assists with the identification of SWH for Species of Conservation Concern.

Table 1.3. Habitats of Species of Conservation Concern considered SWH.

Wildlife	Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite	Habitat Criteria and Information Sources	Defining Criteria	
Marsh Breeding Bird Habitat **<u>Rationale:</u>** Wetlands for these bird species are very productive and rare in Central Ontario landscapes.	American Bittern American Coot Common Loon Common Moorhen Green Heron Lesser Scaup Marsh Wren Pied-pilled Grebe Red-necked Grebe Ring-necked Duck Ruddy Duck Sandhill Crane Sedge Wren Sora Trumpeter Swan Wilson's Phalarope **<u>Special Concern:</u>** Black Tern Yellow Rail	ELC Ecosites: G138-G152 For Green Heron: Above Ecosites plus: G129-G136	• Nesting occurs in wetlands. • All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present [cxxiv]. • For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water. <u>Information Sources</u> • OMNRF District and wetland evaluations. • Field Naturalist Clubs • Natural Heritage Information Centre (NHIC) Records • Ontario Breeding Bird Atlas.	Studies confirm: • Presence of 5 or more nesting pairs of Sedge Wren or Marsh Wren or 1 pair of Sandhill Cranes or breeding by any combination of 5 or more of the listed species Ⓔ. • Note: any wetland with breeding of 1 or more Trumpeter Swans, Black Terns, Green Heron or Yellow Rail is SWHⒺ. • Area of the ELC ecosite is the SWH. • Breeding surveys should be done in May/June when these species are actively nesting in wetland habitats. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" [ccxi] • SWHMiST[cxlix] Index #35 provides development effects and mitigation measures	Wildlife Species (Desktop Screening): American Bittern, Common Loon, Marsh Wren, Red-necked Grebe, Sandhill Crane, Sedge Wren, Sora ELC Ecosites: None (All species) G130, G131, G133, G134 (Green Heron only). Green Heron not identified in desktop screening. **Conclusion: Not present**

Wildlife	Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite	Habitat Criteria and Information Sources	Defining Criteria	
Open Country Bird Breeding Habitat **<u>Rationale;</u>** This wildlife habitat is declining throughout Ontario and North America. Species such as the Upland Sandpiper have declined significantly the past 40 years based on CWS (2004) trend records.	Grasshopper Sparrow Northern Harrier Savannah Sparrow Upland Sandpiper Vesper Sparrow **<u>Special Concern:</u>** Short-eared Owl	ELC Ecosites: G008-G009 G020-G021 G029-G031 G044-G046 G060-G062 G077-G079 G093-G095 G109-G111	• Large grassland areas (includes natural and cultural fields and meadows) >30 ha [clx, clxi, clxii, clxiii, clxiv, clxv, clxvi, clxvii, clxviii, clxix]. Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e. no row cropping or intensive hay or livestock pasturing in the last 5 years) [í]. • Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pasturelands that are at least 5 years or older. • The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species. <u>Information Sources</u> • Agricultural land classification maps, Ministry of Agriculture. • Local bird clubs. • Ontario Breeding Bird Atlas • EIS reports and other studies	Field Studies confirm: • Presence of nesting or breeding of 2 or more of the listed species.[í] • A field with 1 or more breeding Short-eared Owls is to be considered SWH. • The area of SWH is the contiguous ELC ecosite field areas. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories. • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"[ccxi] • SWHMiST [cxlix] Index #32 provides development effects and mitigation measures	ELC Ecosite for G110, ~ 1.3 ha (FRi) No grassland areas of sufficient size were documented in the Study Area. **Conclusion: Not present**
Shrub/Early Successional Bird Breeding Habitat **<u>Rationale;</u>** This wildlife habitat is declining throughout Ontario and North America. The Brown Thrasher has declined significantly over the past 40 years based on CWS (2004) trend records	Blue-winged Warbler Brown Thrasher Eastern Towhee Clay-colored Sparrow Field Sparrow Prairie Warbler Tennessee Warbler Willow Flycatcher **<u>Special Concern:</u>** Golden-winged Warbler	ELC Ecosites: G009-G010 G021-G022 G031-G032 G046-G047 G062-G063 G079-G080 G095-G096 G111-G112 G134-G135 Patches of shrub ecosites can be complexed into a larger habitat for some bird species.	• Large field areas succeeding to shrub and thicket habitats >30 ha in size. Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e. no row-cropping, haying or live-stock pasturing in the last 5 years) Ⓔ. • Larger shrub thicket habitats (>30 ha) are most likely to support and sustain a diversity of these species [clxxiii]. • Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or lightly grazed pasturelands. <u>Information Sources</u> • Agricultural land classification maps, Ministry of Agriculture. • Local bird clubs. • Ontario Breeding Bird Atlas • EIS Reports	Field Studies confirm: • Presence of nesting or breeding of 2 or more of species listed Ⓔ. • A habitat with breeding Golden-winged Warbler is to be considered as Significant Wildlife Habitat Ⓔ. • The area of the SWH is the contiguous ELC ecosite field/thicket area. • Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories • Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects" [ccxi]. • SWHMiST [cxlix] Index #33 provides development effects and mitigation measures.	ELC Ecosites: G112, ~0.22 ha and G134, ~0.82ha (FRi) No shrub/early successional habitat of sufficient size was documented in the Study Area. **Conclusion: Not present**
Special Concern and Rare Wildlife Species **<u>Rationale:</u>** These species are	All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species. Lists of these species are	All plant and animal element occurrences (EO) within a 1 or 10km grid.	When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or Provincially Rare species; linking candidate habitat on the site needs to be completed to ELC Ecosites [ccxx]. <u>Information Sources</u> • Natural Heritage Information Centre (NHIC) will have	Studies Confirm: • Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable. • Habitat form and function needs to be	Confirmed (Documented in the field by FRi): Black Ash **Note**: the area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH, must be delineated through detailed field studies. Confirmed EO (NHIC): Eastern Wood-pewee

Wildlife	Species	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Ecosite	Habitat Criteria and Information Sources	Defining Criteria	
Provincially Rare or have experienced significant population declines in Ontario	tracked by the Natural Heritage Information Centre (NHIC).	Older element occurrences were recorded prior to GPS being available, therefore location information may lack accuracy.	Special Concern and Provincially Rare (S1-S3, SH) species lists with element occurrences data. • NHIC Website "Get Information" : http://nhic.mnr.gov.on.ca • Ontario Breeding Bird Atlas • Expert advice should be sought as many of the rare spp. have little information available about their requirements.	assessed from the assessment of vegetation types and an area of significant habitat that protects the rare or special concern species identified. The habitat needs to be easily mapped and cover an important life stage component for a species e.g. specific nesting habitat or foraging habitat • The area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH, this must be delineated through detailed field studies. • SWHMiST [cxlix] Index #37 provides development effects and mitigation measures.	Candidate (Documented in secondary sources only): Candidate species include those documented in the desktop review as high or moderate probability of occurring and haven't been confirmed in the Study Area, Canada Warbler, Common Five-lined Skink, Common Nighthawk, Eastern Wood-pewee, Monarch, Olive-sided Flycatcher, Wood Thrush, and all provincially rare (S1-S3) such as Red-necked Grebe and Triangle Floater **Conclusion: Confirmed and Candidate SWH is present**

1.4 ANIMAL MOVEMENT CORRIDORS

Animal Movement Corridors are elongated areas used by wildlife to move from one habitat to another. They are important to ensure genetic diversity in populations, to allow seasonal migration of animals (e.g. deer moving from summer to winter range) and to allow animals to move throughout their home range from feeding areas to cover areas. Animal movement corridors function at different scales often related to the size and home range of the animal. For example, short, narrow areas of natural habitat may function as a corridor between amphibian breeding areas and their summer range, while wider, longer corridors are needed to allow deer to travel from their winter habitat to their summer habitat.

Identifying the most important corridors that provide connectivity across the landscape is challenging because of a lack of specific information on animal movements. There is also some uncertainty about the optimum width and mortality risks of corridors. Furthermore, a corridor may be beneficial for some species but detrimental to others. For example, narrow linear corridors may allow increased access for racoons, cats, and other predators. Also, narrow corridors dominated by edge habitat may encourage invasion by weedy generalist plants and opportunistic species of birds and mammals. Corridors often consist of naturally vegetated areas that run through more open or developed landscapes. However, sparsely vegetated areas can also function as corridors. For example, many species move freely through agricultural land to reach natural areas. Despite the difficulty of identifying exact movement corridors for all species, these landscape features are important to the long-term viability of certain wildlife populations.

Animal Movement Corridors should only be identified as SWH where:

Where a Confirmed or Candidate SWH has been identified by OMNRF or the planning authority based on documented evidence of a habitat identified within these Criterion Schedules or the Significant Wildlife Habitat Technical Guide. The identified wildlife habitats Table 1.4.1 will have distinct passageways or rely on well defined natural features for movements between habitats required by the species to complete its life cycle.

Table 1.4.1 Animal Movement Corridors

Habitat	SPECIES	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Eco-sites	Habitat Criteria and Information Sources	Defining Criteria	
Amphibian Movement Corridors **<u>Rationale:</u>** Movement corridors for amphibians moving from their terrestrial habitat to breeding habitat can be extremely important for local populations.	American Toad Blue-spotted Salamander Bullfrog Eastern Newt Gray Treefrog Green Frog Mink Frog Northern Leopard Frog Pickeral Frog Spotted Salamander Spring Peeper Western Chorus Frog Wood Frog	Corridors may be found in all ecosites associated with water. • Corridors will be determined based on identifying the significant breeding habitat for these species in Table 1.1	• Movement corridors between breeding habitat and summer habitat [clxxiv, clxxv, clxxvi, clxxvii, clxxviii, clxxix, clxxx, clxxxi]. • Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH from Table 1.2.2 (**Amphibian Breeding Habitat –Wetland)** of this Schedule [f]. <u>Information Sources</u> • OMNRF District Office. • Natural Heritage Information Centre (NHIC). • EIS reports and other information. • Field Naturalist Clubs	• Field Studies must be conducted at the time of year when species are expected to be migrating or entering breeding sites. • Corridors should consist of native vegetation, with several layers of vegetation. Corridors unbroken by roads, waterways or bodies, and undeveloped areas are most significant [cxlix] • Corridors should have at least 15m of vegetation on both sides of waterway [cxlix] or be up to 200m wide [cxlix] of woodland habitat and with gaps <20m [cxlix] . • Shorter corridors are more significant than longer corridors; however amphibians must be able to get to and from their summer and breeding habitat [cxlix]. • SWHMiST [cxlix] Index #40 provides development effects and mitigation measures	Movement corridors must be determined when Amphibian Breeding Habitat–Wetland is confirmed or a candidate. As it is not considered a candidate or confirmed, this SWH type is not mapped. Only the wetland type is considered here, as the buffer applied to woodland habitat is assumed to contain dispersal areas for summer habitat.

Habitat	SPECIES	CANDIDATE SWH		CONFIRMED SWH	Evaluation
		ELC Eco-sites	Habitat Criteria and Information Sources	Defining Criteria	
40. Cervid Movement Corridors **<u>Rationale:</u>** Corridors important for all species to be able to access seasonally important life-cycle habitats or to access new habitat for dispersing individuals by minimizing their vulnerability while travelling.	Moose White-tailed Deer	Corridors may be found in all forested ecosites.	Movement corridor must be determined when **Deer Wintering Habitat** is confirmed as SWH from Table 1.1 and **Moose Aquatic Feeding Area and Mineral Lick Habitat** are confirmed from Table 1.2.2 of this schedule. Ⓔ • A deer wintering habitat identified by the OMNRF as SWH in Table 1.1 of this Schedule will have corridors that the deer use during fall migration and spring dispersion [clxxxii, clxxxiii, cxlix, cxciv]. • Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges). • Corridors will be multi-functional i.e. these will function for any smaller mammal species as well. <u>Information Sources</u> • OMNRF District Office. • Natural Heritage Information Centre (NHIC). • EIS reports and other information • Field Naturalist Clubs.	• Studies must be conducted at the time of year when deer or moose are migrating or moving to and from yard, mineral lick or feeding areas. • Corridors that lead to a deer wintering yard should be unbroken by roads and residential areas. • Corridors that lead moose to MAFA's, and mineral licks should remain intact. • Corridors should be at least 200m wide[cxlix] with gaps <20m[cxlix] and if following riparian area with at minimum of 15m of vegetation cover on both sides of the waterway[cxlix]. Shorter corridors are more significant than longer corridors, however cervids must be able to get to and from their habitat[cxlix]. • SWHMiST [cxlix] Index #39 provides development effects and mitigation measures.	Not applicable. Deer Wintering Habitat and Moose Aquatic Feeding Area SWH not present.
41. Furbearer Movement Corridor **<u>Rationale:</u>** The identification of denning sites is rare, corridors to and from the habitat must be maintained as this habitat is extremely important for local populations.	Mink Otter	All Forested Ecosite Codes adjacent to or within shoreline habitats.	Mink and Otter den sites are typically found within a riparian area of a lake, river, stream or wetland. The den site will potentially have a movement corridor associated with it. • All Mink or Otter den sites identified using Table 1.2.2 of this schedule under the habitat of **Denning Sites for Mink, Otter, Marten, Fisher and Eastern Wolf** are to be considered for an animal movement corridor. <u>Information Sources</u> • OMNRF District Office. • Natural Heritage Information Centre (NHIC). • Reports and other information available from Conservation Authorities. • Field Naturalist Clubs • Local trappers may know the location of prime denning sites and movement corridors.	Studies to confirm: • Studies must be conducted at the time of year when mink or otter are using the denning sites. Studies can be based on observation or from scat and track surveys. • SWHMiST [cxlix] Index #31 provides development effects and mitigation measures.	Denning Sites for Furbearers determined not present. If confirmed, field studies required to document movement corridors between denning sites.

1.5 EXCEPTIONS FOR ECOREGION 5E

Exceptions are candidate wildlife habitats that will have different criteria than what is proposed in the above schedules for an area within the Eco-region. The Exceptions will be based on Eco-Districts and municipalities can apply the exception for the eco-district with their planning area.

Table 1.5.1 Significant Wildlife Habitat Exceptions for Ecodistricts within EcoRegion 5E

EcoDistrict	Wildlife Habitat and Species	CANDIDATE SWH			CONFIRMED SWH	Evaluation
		Ecosites	Habitat Description	Habitat Criteria and Information Sources	Defining Criteria	
5E-11	**Rare Forest Types:** **Jack Pine** **<u>Rationale:</u>** Uncommon to rare in southern area of Ecoregion 5E.	**Jack Pine** ELC Ecosites: G012 G023 G034-G035 G049 G065 G068 G082-G083 G098-G099 G114 Central Ont. FEC: ES13.1 ES13.2 ES15.1 ES15.2	Jack Pine grows best on soils that are sandy, silty or a coarse loam on dry to moist sites.	• No minimum size to stand. • Cultural plantations are not significant. <u>Information Sources</u> • OMNRF District • Field Naturalist Clubs	Any forest stand with ≥40% jack pine is to be considered significantⒺ. • The ELC Ecosites containing the jack pine woodland/forest stand is the SWH. • SWHMiST [cxlix] Index #37 provides direction for rare species and habitats.	Not applicable. Site is located in 5E-5.

EcoDistrict	Wildlife Habitat and Species	CANDIDATE SWH			CONFIRMED SWH	Evaluation
		Ecosites	Habitat Description	Habitat Criteria and Information Sources	Defining Criteria	
5E-13	**Late Winter Moose Habitat**	**The preferred ecosites are described in the Field Guide to Forest Ecosystems of Central Ontario ccvi:** ES 16 ES 22 ES 30 ES 33 ES 34 Corresponding ELC Ecosites: G012-G014 G024-G026 G035-G038 G050-G053 G066-G068 G083-G086 G099-G102	Late winter moose habitat is characterized by dense conifer cover with greater than 50% canopy closure and >10m in height. • Snow depth in excess of 70cm restrict moose movement during winter, however late winter thermal refuge is important in relieving heat stress. • These habitats are extensively used by moose during late spring and summer due to the shade provided [excv].	Conifer stands >50ha [excv], dominated by tall trees >10m ccvi, on gentle to moderately rugged sites with deep soils. Areas identified as rating 3 or 4 [excv] for late winter moose habitat are Candidate SWH. <u>Information Sources</u> • OMNRF Forester, Ecologist or Biologist may be aware of locations. • The Selected Wildlife and habitat Inventory Manual (1998) [excv] outlines the inventory method for Late Winter Moose Habitat.	Field Studies will confirm the use of these areas as late winter habitat by moose during the months of March and April. • Moose are very difficult to observe in late winter habitat, therefore any number of moose observed or moose tracks and trails observed in the habitat confirm this habitat as a SWH. • The area of the SWH is the area of forest ecosites. • SWHMiST [cxlix] Index #24 provides development effects and mitigation measures for aquatic feeding areas, similar effects and mitigation can be used for late winter habitat.	Not applicable. Site is located in 5E-5.

TECHNICAL MEMORANDUM

DATE 5 July 2024 **Project No.** CA0037286.3023

TO Teri McGurk
Lake Rosseau North Association

CC Vanessa Angevaare

FROM Samantha Hughes **EMAIL** **samantha.hughes@wsp.com**

CAMERON BAY LOT AND ROSSEAU RIDGE SUBDIVISION ENVIRONMENTAL IMPACT STUDIES– ENVIRONMENTAL GAP ANALYSIS

The Lake Rosseau North Association (LRNA) has retained WSP Canada Inc. (WSP) to complete an Environmental Gap Analysis (Peer Review) for the proposed Cameron Bay Lot and Rosseau Ridge Subdivision in the Township of Seguin, Ontario. The applicant's proposal involves severing a single building lot from a larger parcel and rezoning parts of the parcel from Environmental Protection to Shoreline Residential. This action necessitates an Environmental Impact Study (EIS) as per Section C.1.1.2. of the Official Plan.

Existing environmental assessment reports were reviewed to identify any potential gaps in environmental studies, regulatory compliance, or impact assessment that were not addressed. The analysis adhered to relevant environmental rules, regulations, and standards, including those set by the Seguin Township. The goal was to critically assess whether the proposed project has sufficiently considered all environmental requirements and best practices, thereby identifying any potential areas of non-compliance or oversight.

A list of technical comments is provided below for the Township of Seguin and LRNA's consideration, outlining concerns related to the report's technical content and recommendations for improvement.

WSP Canada Inc.



Vanessa Angevaare
Biologist



Samantha Hughes
Lead Biologist

VA/SH/va

https://wsponlinecan.sharepoint.com/sites/ca-ca00372863023/shared documents/06. deliverables/gap analysis/ca0037286.3023 ca-lrna_gap analysis_final_5july2024.docx

1.0 PROJECT UNDERSTANDING

The subject land is a 118-hectare property owned by Rosseau Springs Limited (the applicant), south of the Town of Rosseau, in the Township of Seguin (the Township). The property is bounded by Highway 632, Lake Rosseau, and Summit Drive to the north and Little Morgan Bay Road to the south. Access to the property is provided year-round via Maplehurst Road, which is maintained by the municipality.

The property consists of three separate land tracts. One of these tracts has 129 m of shoreline frontage on Lake Rosseau's Cameron Bay. Under Township of Seguin (the Township) By-law No. 2006-125, the property includes Shoreline Residential (SR-1), Rural (RU), and Environmental Protection (EP) zoned lands. The applicant has applied for a Zoning By-law Amendment R-2023-0026-H and Consent B-2023-0026-H application, to sever a single building lot (4.8 ha) from the larger existing parcel and re-zone/re-designate portions of the proposed parcel from Environmental Protection and Rural to Shoreline Residential. This severed lot would be marketed as a standalone residential development lot (herein referred to as the Cameron Bay Lot). This proposal required the submission of an Environmental Impact Study (EIS) as per Section C.1.1.2. of the Township of Seguin's Official Plan (OP), which was prepared by FRiCorp Ecological Services (FRi) (Report: Natural Heritage Features and Areas Assessment and Rationale in Support of a Proposed Consent and Rezoning Application, NHF Report) and submitted to the Township on January 17, 2024.

FRi's opinion is that the proposed application to sever the approximate 4.8 ha lot from the larger property holdings is consistent with the Township's current planning framework and will not negatively affect any natural heritage features or areas if the recommendations listed in their EIS report are appropriately implemented. Further, FRiCorp suggested the proposed rezoning from EP to SR-1 is appropriate based on the results of their field studies. Their report concluded that the expanded area being rezoned to SR1 could be developed for residential use without any significant environmental impact, provided development setbacks are incorporated into the amending zoning by-law and mitigation measures are implemented during construction.

The remainder of the property is proposed for a forty-nine-lot development, herein called Rosseau Ridge Subdivision. The development plans for Rosseau Ridge Subdivision are still in the draft stages, and an application has not yet been submitted to the Township. Rosseau Ridge Subdivision will not have lakeside frontage.

The LRNA has asked WSP to review the existing environmental study reports for the application. The aim is to confirm that the reports were diligently prepared, adhering to all relevant environmental regulations, and identifying necessary studies and measures for protecting the environment in the Study Area Lake the adjacent lands.

1.1 'Environment-First' Philosophy

The project area is situated on Cameron Bay, Lake Rosseau in the Township of Seguin. The Township is known for its significant environmental and natural heritage features, including lakes, river systems, trails, forests, woodlands, and wetlands that support diverse wildlife. The Official Plan (OP) prioritizes the protection of these environmental attributes, adopting an 'Environment-First' philosophy. This approach prioritizes the environment over economic or social development in all land use and public works decisions. The OP considers the natural, social, and visual environment as integral parts of this philosophy.

The OP, Section B.15 states that the council will not approve any planning application unless the EIS demonstrates, where applicable, that the proposed use would:

i) not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;

ii) be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies and associated plant and animal life;

iii) not cause erosion or siltation of watercourses or changes to watercourse morphology;

iv) not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;

v) not cause an increase in flood potential on or off the site;

vi) maintain/enhance/restore the natural condition of affected watercourses, and protect/enhance/restore aquatic habitat;

vii) not significantly affect the scenic qualities of the area;

viii) not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas; and,

ix) enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible.

x) have no negative impact on the natural features or ecological functions of significant habitat of endangered or threatened species, or other significant wildlife habitat, fish habitat, a Provincially Significant Wetland or other significant natural heritage feature or function.

2.0 SOURCE REVIEW

This task involves a comprehensive review of the existing Environmental Assessment Reports (Table 1), provided through LRNA, to identify any potential gaps (i.e., environmental studies, regulatory compliance, and/or impact assessment). This process, known as an Environmental Gap Analysis, is akin to a peer review of the documents.

WSP acknowledges that the "*Natural Heritage Features and Areas Assessment and Rationale in Support of a Proposed Consent and Rezoning Application*" (the NHF Report ; FRi, 2024) was drafted by FRi to summarize pertinent information from the "*Rosseau Springs, Environmental Impact Study, Conservation Design Subdivision, Rosseau, Township of Seguin (Working Draft)*" (the EIS; FRi, 2023) as it relates to the Zoning By-law Amendment R-2023-0026-H and Consent B-2023-0026-H application. Although the EIS is a working document, it is integral to understanding the NHF Report. As such, both are part of this review. The NHF Report was peer-reviewed by Riverstone, and FRi Corp issued a Peer Review Response, the details of which are also under review.

WSP recognizes that additional field studies are being conducted and the EIS is not yet finalized. However, WSP is proceeding with the review based on the information currently available. The following Sections are a list of technical comments for the Township of Seguin and applicants' consideration, outlining concerns related to the report's technical content and recommendations for improvement.

Table 1: Existing Environmental Assessment Reports

Report Date	Title	Organization/ Contributing Author(s)
May 2023	Rosseau Springs, Environmental Impact Study, Conservation Design Subdivision, Rosseau, Township of Seguin (Working Draft)	FRI Corp/ Rebecca Geauvreau, Species at Risk Biologist

Jan 2024	Natural Heritage Features and Areas Assessment and Rationale in Support of a Proposed Consent and Rezoning Application (Rev 0)	FRI Corp/ Rebecca Geauvreau, Species at Risk Biologist
Feb 2024	Natural Heritage Features and Areas Assessment and Rationale in Support of a Proposed Consent and Rezoning Application (Rev 1)	FRI Corp/ Rebecca Geauvreau, Species at Risk Biologist
06-Feb-24	Peer Review Response, Consent and Rezoning Application, part of Lot 7, Concession 5, Township of Seguin	FRI Corp/ Rebecca Geauvreau, Species at Risk Biologist

3.0 ENVIRONMENTAL GAP ANALYSIS

3.1 Description of the Project Area and Study Areas

Typically, EIS reports include a detailed description of the project area, including its geographical location, boundaries, and the specific study areas within the project area, with any exclusions from the study areas noted. Study areas are typically larger than the development footprint/ or project area to capture adjacent land natural heritage features and areas.

In the NHF Report and the EIS, all results and discussions are limited to the proposed lot boundary (NHF Report) or property boundary (EIS report). Consideration of adjacent land is particularly important in environmental impact assessments where a project's indirect and cumulative impacts can extend beyond the immediate project area. The EIS notes that ecosites on and within 120 m of the property boundary were determined and described (where access was permitted). However, no information beyond the property boundary was provided, representing a gap. Also, watercourse/drainage pathways (EIS Figure 108) are cropped at or near the property boundary.

It is important to note that while field assessments may be constrained by access to private properties, this does not preclude gathering additional information. Data can still be collected from public roads or secondary sources, ensuring a comprehensive understanding of the area. Without the application of a broader study area, the reports do not fully assess a project's potential impacts on the surrounding environment, particularly if there are significant ecological features or habitats located just beyond the property boundary. Adjacent Land is also a legal requirement under the Provincial Policy Statement, 2020 and OP; without considering adjacent land, the impact assessment does not comply with the applicable policy.

3.1.1 Adjacent Land

Adjacent lands are the lands relevant to which impacts must be considered and the compatibility of a development proposal must be addressed. The extent of adjacent lands may vary, depending on such factors as hydrology, topography, soil conditions, potential disruption of wildlife movement patterns, land use, and other features (OMNR, 2010). Planning authorities may also define adjacent lands, as is the case with the OP. The Township OP Section D.4.9 states that the effect of a development proposal on features must be considered when the proposed development is within:

- 120 m of the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 0.8 ha;
- 50 m of the boundary of other wetlands;
- 30 m of any watercourse;
- 50 m from the boundary of a provincially or regionally significant earth Area of Natural and Scientific Interest;

- 120 m from the boundary of a provincially or regionally life science ANSI;
- 120 m from the boundary of a fish habitat area;
- 300 m from the shoreline of a Lake Trout Lakes that is at capacity;
- 120 m from the boundary of significant habitat of endangered or threatened species;
- 120 m from significant wildlife habitat;
- 120 m from deer wintering areas; and,
- 120 m from moose aquatic feeding habitat.

Based on the above Adjacent Land definitions provided in the Township's OP, watercourses, a fish habitat area (Lake Rosseau), significant wildlife habitat, and potential Species at Risk (SAR) habitat occur adjacent to the project area used for both the NHF report and the EIS. To address the potential negative impacts of this proposed project, field studies and a review of secondary source information must be completed within 120 m of the project area.

Based on the review of the NHF Report and EIS, it is unclear whether adjacent lands were considered in the evaluation.

3.2 Description of Proposed Development

The NFH report indicates that the exact nature and size of the future development of the proposed Cameron Bay Lot is unknown. FRi assumed that the SR1 Zoning would guide development and that the lot would be developed in character with the existing neighbourhood. The Seguin Zoning By-law No. 2006-125 governs the manner in which the Township implements the policies laid out in its OP and controls the use of land in the township.

Understanding the EIS and project plans are still at a draft stage, when available, additional information need to be added to the description for the Rosseau Ridge Subdivision development, including:

- Background Information: This includes historical data or trends that justify the need for the project (e.g., safety and operational needs, accommodating transportation requirements, or fulfilling land use planning objectives).
- Project Details: This includes specifics about the project, such as the type of infrastructure to be developed or upgraded and the dimensions of project elements. It also discusses the alignment of the construction and any existing infrastructure that will be utilized.
- Preliminary Drawings: Proposed construction drawings showing the proposed roads, new lot lines, service areas, the extent of proposed vegetation removal/retention, and sidewalks/trails. It may also include stormwater management areas, drainage features, erosion and sedimentation control measures, grading limits, post-grading contours, buffers, construction timing, any phasing of development, and all proposed activities associated with the development that may have environmental impacts.

A comprehensive description of the proposed development will ensure a thorough assessment of the project's environmental impacts, the development of appropriate mitigation measures, and compliance with applicable policies and regulations. Without further detail, assuming that no impacts would occur is premature.

3.3 Policy Context and Environmental Designations

Typically, EIS reports have a section elaborating on the current planning context by discussing current land uses and land use policy and regulations on and adjacent to the project area. The proposed development needs to be screened for compliance with applicable plans, policies, and legislation relating to the natural heritage, which at a minimum include the following:

- Federal Legislative Requirements
  - *Species at Risk Act*, 2002
  - *Fisheries Act*, 1985
  - *Migratory Birds Convention Act*, 1994
- Provincial Legislative Requirements
  - *Endangered Species Act*, 2007
  - *Fish and Wildlife Conservation Act*, 1997
  - *Conservation Authorities Act*, 1990
  - *Planning Act*, 1990
    - Provincial Policy Statement, 2020
- Municipal Legislative Requirements
  - *Township of Seguin Official Plan (OP), Consolidated version 2022*

The EIS must discuss how the application and proposed development demonstrate conformity with applicable legislative requirements and planning policies.

3.4 Document Organization

3.4.1 Methods

The Methods section of a study includes a detailed explanation of how the study was conducted, including timing, search effort, personnel and qualifications, locations of key survey stations/transects, and protocols/standards applied. This section is crucial as it allows others to understand and evaluate the results of the field investigations.

The Methods section of the EIS requires additional detail on the surveys and assessments conducted. Some information is available across the four reviewed documents (additional details are provided in the Peer Review Response); however, there are gaps in information for the EIS and NHF Reports.

A comprehensive Field Survey Record Table would be a valuable addition to the EIS. This table would consolidate all the survey data, including the type of survey, date, time, weather conditions, and any other relevant information. The table would provide a clear, concise, and transparent overview of the surveys conducted in 2021 and 2022, which would allow the reviewers to understand what was done and when, thus providing transparency and comprehensibility of the EIS.

The absence of such a consolidated record table is a gap in the EIS as it hinders the ability to fully understand the scope and timeline of the surveys conducted. In turn, this impacts the evaluation of the study's thoroughness

and the validity of its findings. In addition, a summary figure with all survey locations presented would also be beneficial for interpreting results.

3.5 Desktop Screening and Secondary Source Review

The Desktop Screening and Secondary Source Review section of an Environmental Impact Study (EIS) involves a comprehensive background search using various sources. In this case, FRi used sources such as the OP, online mapping tools, species at risk data, eBird, Ontario Breeding Bird Atlas Data Summaries, historic aerial imagery, GIS database, Fish On-line, and the Ontario Reptile and Amphibian Atlas. These are industry standard sources, and their use is accepted. Another source to consider is the Ontario Butterfly and Moth Atlases by the Toronto Entomologist Association. Atlas sources utilize different grid systems (1 km x 1 km and 10 km x 10 km, respectively) to generate a list of species documented within their respective grid squares. As the reports do not provide a defined study area, the search radius used (i.e., eBird), or the grid squares searched, it is unclear if the secondary source review is sufficient. Knowing the specific area searched provides transparency and allows reviewers to review areas investigated to ensure critical habitats or species are not overlooked. Also, the reports do not provide a compiled list of species. A complete species list is required to determine Significant Wildlife Habitat (SWH), per the Significant Wildlife Habitat Technical Guide (OMNR, 2000), and consider potential impacts on various species during project planning; the lack of species lists represents a sizeable gap.

3.6 Field Surveys and Results

3.6.1 Flora and Ecological Land Classification (ELC)

The reports lack comprehensive information on the methodologies employed during field investigations, including the assessment procedures for ecosites and whether a detailed three-season flora inventory was completed. ELC classification requires collecting information on substrate type and depth, moisture conditions, topography, floral composition, stand structure, and disturbance. Based on a review of site photographs and high-level descriptions of ELC communities, it appears ELC for the site was categorized during the Fall 2021 field season (specific dates that ELC surveys were completed or confirmed are not available in reports).

Typically, three plant community surveys are conducted between May and September. If any Species at Risk (SAR) are present, the locations are mapped using a hand-held GPS. A compilation of all plant species is then produced, with species screened for their provincial ranking and ESA status.

The report lacks clarity and detail in several areas. The absence of a clear methodology for field investigations and species-specific surveys makes it difficult to evaluate the accuracy and reliability of the findings, which is a gap. The lack of a botanical inventory is a significant omission, as a comprehensive list of plant species at the site is needed to confirm Significant Wildlife Habitat (SWH) as per the Significant Wildlife Habitat Technical Guide.

3.6.2 Wetlands

FRi has indicated various wetland ELC ecosites present within the project area. Wetland boundaries and the significance of any unevaluated wetlands on the property must be determined according to the Ontario Wetland Evaluation System protocols, Northern Manual 2nd Edition (MNRF, 2022). OWES is specifically designed for evaluating wetlands, whereas the ELC is a broader system used for classifying all types of natural regions, including but not limited to wetlands. The Peer Review Response indicates that hand-held soil augers were used to assess the soil type, depth, moisture regime, and presence of gleys/mottles. It appears this information is presented to support wetland/upland transition boundary or ELC wetland classification. However, there is no discussion on wetland functions and values or indication of future consideration. FRi states they have qualified OWES evaluators; therefore, it is unclear why OWES assessment and delineations are not completed or recommended in the documents.

The province has mapped two unevaluated wetlands in the Rosseau Ridge Subdivision property boundary: a fen and a swamp. The larger wetland is a swamp located in the south of the Study Area, boarding Little Morgan Bay Road. FRi has mapped four wetlands in this area (G131Tt-5, G130Tt-3, G131Tt-4, and G130Tt-2), and it may be acceptable that the boundaries observed in the field are different from provincial mapping. However, a discussion is recommended, along with a consideration of whether it is significant or not. The smaller wetland is a fen between Maplehurst Road and Summit Drive. FRi maps an ephemeral watercourse in a G110N Moist, Fine: Meadow that directly results from historical farming activities. Without a detailed vegetation list (gap identified in Section 3.6.1 above), it is impossible to determine whether this area is functioning as a wetland.

Lastly, FRi notes that EP areas in Schedule A of the OP are wetland areas. Four EP areas overlap with the Rosseau Ridge Subdivision property boundary, and FRi maps wetlands in each. It is particularly advised that a comprehensive OWES assessment be conducted on the possible wetland complexes identified by FRi, specifically wetlands identified by the province and Township, which are mapped as wetland and Natural Heritage Features in Schedule C of the OP. Without an OWES assessment, the proponent could assume significance and aim to protect all wetland features.

It is noted that FRi applied buffers to protect all the wetlands they identified. However, it is stated that “development largely avoids” the buffers. Buffers are implemented to protect features, and the encroachment into prescribed buffers represents a significant oversight and is not in compliance with the ‘Environment-First’ Philosophy of the OP. Buffer width is considered by FRi is 30 m, 15 m, and 5 m. The 5 m setback applies to one unit and is only intended to protect the associated watercourse; the reasoning for varying buffers is not provided and appears to be based on development fit; this is a gap in the impact assessment. Buffers must be determined and rationalized based on their ability to protect natural features and functions (OMNR, 2010)—Section 3.9 below further discusses buffers.

3.6.3 Breeding Bird Surveys

FRi reported that it installed passive acoustic monitoring equipment (i.e., autonomous recording units [ARU]) to remotely capture data on birds from fixed locations from May 5 through August 3, 2022. Equipment programming, duration of recording, methods for selecting station location (random or habitat-based placement), and data analyzing (listened to by ornithologists or analyzed using a range of machine learning techniques) were not provided in the reports. The lack of this information makes it impossible to evaluate any results and is a gap. Figure 69 in the EIS states that the same 10 locations for ultrasonic bat recordings were used for acoustic bird recordings. Based on the photographs of the equipment setup, it appears that FRi is using Wildlife Acoustic Mini Bat units with an acoustic microphone attachment to record birds. Using the ‘Mini Bat’ units means that units are not recording for birds at night (the ‘Mini Bat’ units cannot record acoustic data while recording ultrasonic data). It also means that only 10 units are deployed, and the focus does not necessarily target bird species. Therefore, an accurate assessment of the avian community cannot be completed.

Additionally, the acoustic approach lacks the visual cues a human surveyor uses in the field. Using acoustic and traditional methods together provides the best overall results, as it enables the collection of both spatial information and data on non-vocalizing species from the walkover surveys, combined with the longer-term data from a number of days and nights of acoustic recording. Traditional breeding bird surveys need to be considered within accessible portions of the project area. Surveys need to follow industry-standard protocols, and breeding activity must also be recorded following the OBBA (2021) Guide for Participants. At a minimum, surveys need to include two rounds conducted at least 10 days apart between late May and early July. A list of all species needs to be compiled per sampling location, and the locations of any SAR need to be marked using a hand-held GPS. This information is crucial to understanding the temporal and spatial coverage of species identified within the study area; without it, an accurate assessment of the avian community cannot be completed.

3.6.4 Nightjar Surveys

Data collection for nightjar species at the project area was limited to passive acoustic monitoring over the duration of May 5 through August 3, 2022. The reports did not provide equipment programming/ duration of recording, methods for selecting station location (random or habitat-based placement), and data analyzing (listened to by ornithologists or analyzed using a range of machine learning techniques). As noted above (Section 3.6.3), the 'Mini Bat' units do not record acoustic data while recording ultrasonic data, so it is unclear when acoustic data for nightjars was completed.

No traditional in-person nightjar surveys were completed in the project area. Combining both acoustic and traditional methods yields the best results. After one season of passive acoustic monitoring, it is more accurate to say that Eastern Whip-poor-will was not detected during surveys, rather than stating that they were absent in the project area. The absence of detection for a time period does not necessarily imply the absence of the species. As noted by FRi survey protocol can be used to understand the number and approximate size of EWPW territories if species are present. Nightjar surveys also help to understand the distribution of Common Nighthawk and Eastern Whip-poor-will, both Species at Risk in Ontario. A list of all species must be compiled by station, and the locations of any SAR noted in a figure. This information is crucial to understand the temporal and spatial coverage of species identified within the study area.

The Ministry of Environment, Conservation and Parks (MECP) has a preferred protocol for Eastern Whip-poor-will (OMNRF, 2014), focusing on the moon phase. While the research community has varying reports on moon phase and nightjar activity, provincial protocols must be used. A candidate Element Occurrence (EO) for Eastern Whip-poor-will overlaps a portion of the project area (dated May 28, 2023). The EO describes possible breeding behaviour for Eastern Whip-poor-will – with a singing male present in suitable nesting habitat during its breeding season. MECP has previously provided guidance on suitable breeding and foraging habitat, which includes some combination of relatively open, coniferous, deciduous, or mixed woodlands and in forest habitats, particularly along the edges of habitats where there is exposed rock, clearings, younger forest, or wetlands.

There are gaps in the information provided regarding methods. As such, additional in-person surveys and/or dedicated passive listening surveys need to be conducted in appropriate habitat at appropriate times following approved protocols.

3.6.5 Anuran Call Surveys

FRi installed passive acoustic monitoring equipment to remotely capture data on amphibians from fixed locations from May 5 through August 3, 2022. The reports did not provide equipment programming/recording duration, methods for selecting station location (random or habitat-based placement), and data analysis (listened to by trained individuals or analyzed using a range of machine learning techniques). As noted above (Section 3.6.3), the 'Mini Bat' units do not record acoustic data while recording ultrasonic data, so it is unclear when acoustic data for anurans was completed.

Two [three if permanent water] anuran (frog and toad) call-count surveys need to be conducted during spring and early summer to capture early and mid-season calling anurans. At a minimum, the surveys need to follow the methodology outlined in the Marsh Monitoring Program (Bird Studies Canada, 2009). Stations are typically distributed across the site based on the locations of potential breeding habitats and following spacing requirements in the methodology. A list of all species needs to be compiled per sampling site, as SWH is based on the presence of specific species and call level codes. This information is crucial to understand the temporal and spatial coverage of species identified within the study area. FRi completed observational studies in the spring of 2022 and confirmed breeding in two wetlands (amphibian egg masses present). There is a gap, and additional details need to be provided on methods for observational studies (e.g., survey effort, all wetland locations surveyed, incidental records, or intentional).

3.6.6 Reptiles -Turtle Visual Encounter

FRi completed visual encounter and transect surveys following the survey protocol for Blanding's Turtles (*Emydoidea blandingii*) in Ontario (OMNRF, 2015) in potentially suitable wetlands on May 6, 25, June 3, June 17, June 24, 2022. Transect locations/survey locations are not provided in the report. The reports note that Blanding's Turtle and Blanding's Turtle habitat were confirmed absent from the project area through field investigations. It is not accurate to state a species as "absent." "Not detected" is more accurate in acknowledging that the species was not observed during the survey period. FRi and WSP agree that the adjacent Lake Rosseau represents potential suitable habitat. Despite negative survey results, the general or regulated habitat of a species at risk may still be present at the project area.

SAR habitat may still be mapped on the project area in the manner in which the habitat is defined within a regulation, habitat description, or policy. As certain habitats, especially those related to endangered species, trigger regulatory requirements related to ESA, shoreline habitats need to be assessed and documented to ensure compliance with environmental regulations. WSP understands that no immediate development is proposed along the shoreline; however, additional information about the habitat present on the site would inform future planning and potential constraints for the proposed Cameron Bay lot. As noted in Riverstone's review, the General Habitat Description (GHD) for Blanding's Turtle could be applied to Lake Rosseau if Lake Rosseau represents overwintering habitat.

3.6.7 Reptiles – Snakes

FRi completed Survey Protocol for Ontario's Species at Risk Snakes (OMNRF, 2016). Ten survey locations were selected in suitable habitat (focused on potential habitat, e.g., rock barrens for gestating snakes). Ten individual surveys were completed on May 6, 25, June 3, 17, 24, 30, July 12, 25, August 4 and 24, 2022. FRi provided a detailed table with locations surveyed, environmental conditions, and a map showing snake station surveys (Figure 88 in the EIS). All 10 stations were surveyed between May 6 and June 3, 2022. Efforts were focused exclusively on rock barrens, and no comment was made on potential features suitable for hibernation. No snake surveys were completed within the proposed Cameron Bay Lot.

3.6.8 Bats

FRi conducted surveys to identify bat maternity roosts during leaf-off in Fall 2021. Current MECP guidance for identifying bat maternity habitat involves quantifying the density of potentially suitable roost trees. For smaller projects (<10 ha), this can be accomplished by identifying all potential roost trees or using a plot-based sampling approach described in detail within the guidance document. They recognize this is more difficult for larger projects and suggest applying a sub-sampling strategy. While FRi acknowledges that it did not follow the methodology recommended by MECP, a science-supported justification for the deviation is lacking, which is required to ascertain the validity of the methodology used, representing a gap. Additionally, there are no details on how cavity trees were assessed or a specific protocol used in designing the survey and quantifying the amount of bat roosting habitat. Cavity tree density provides a measure of habitat quality necessary for quantifying impacts. It is currently unclear whether the data were collected in a way to provide such a measure. Greater detail on the survey design, methodology, and criteria for assessing tree suitability are needed. Finally, no mention or quantification of foraging habitat requires consideration, as highlighted in the Little Brown Myotis, Northern Myotis, and Tri-colored Bat recovery strategy document (Humphrey et al. 2019); this represents a gap.

From May 5, 2022 to August 3, 2022, ARUs with ultrasonic microphones were reportedly deployed at 10 locations (See EIS Figure 69). The EIS describes the ARUs as Wildlife Acoustics SM4BAT FS recorders; however, the ARUs displayed in the photos are Wildlife Acoustics Mini Bat recorders. One of the surveyed locations falls within the proposed Cameron Bay Lot, where a potential roost tree was observed. The recorders were set to a minimum frequency of 14 kHz and analyzed using Wildlife Acoustics Kaleidoscope Pro Software,

which an experienced biologist verified. Figure 69 from the EIS, showing the bat ARU locations, needs to contain a legend for habitat type to help better understand the sampling design and effort.

While FRi places greater reliance on acoustic surveys to identify bat maternity roosting habitat, if the goal is to identify maternity-roosting activity, 10 ARU stations are insufficient to adequately supply the sampling coverage required to evaluate each ecosite in the project area. Additionally, there is no mention of whether any efforts were made to target Northern Myotis in acoustic surveys. These need to be described as preferred foraging habitats for this species, which differ from those of Little Brown Myotis.

Seven species of bats were reported in the EIS (Table on page 53), with the majority of passes by Big Brown and Silver-haired Bats. However, the table does not present quality-controlled (QA/QCed) data; specifically, the text indicates that the Tri-colored Bat was incorrectly auto-identified, representing a gap.

The lack of specific details about the recording format, sampling rate, resolution, and software version could impact the study's reproducibility and transparency. In addition, this information is required to assess the validity of the findings. Presenting results as an aggregate without site-specific breakdowns limits the ability to understand bat activity patterns. It is essential to explore variations across different habitats and locations. The low number of recordings presented is surprising, given that the site is primarily a deciduous forest surrounded by water. Based on the provided figures, some ARUs were reportedly located in dense understory, which may have resulted in the collection of many lower-quality recordings. These need to be presented in the results within a minimum likely species group category (e.g., "Myotis," "High-frequency," "Low-frequency").

The recorded activity level is used to disqualify parcels as confirmed roosting habitat. Specifically, FRi states that "the number of (little brown myotis) passes detected is quite low relative to other monitoring locations or confirmed maternity roosts". FRi needs to provide one or more references to justify this statement. Additionally, comparisons must not be made to a single other roost, as tree roosts harbour smaller colonies than buildings, and bats switch between natural roosts more frequently than buildings. Large variations in activity proximal to the roost can also stem from variations in colony size, proximity to other resources (e.g., foraging/drinking habitat), and proximity to other roosts. Currently, there is a gap in understanding.

3.6.9 Fish and Fish Habitat Surveys

Lake Rosseau is a large, deep, clear oligotrophic lake (MNR, 2010). Lake Rosseau has a specific designation for Lake Trout Management. It supports natural reproduction, but it is not yet at its development capacity (MNR, 2010). A review of Aquatic Resource Area Polygons indicates the lake is classified as a cold-water lake. While renowned for its lake trout population, Lake Rosseau also hosts significant populations of walleye and pike (MNR, 2010). Specific to Cameron Bay, Smallmouth Bass Spawning Areas were identified based on Fish Activity Area datasets from July 16, 1997. A substantial amount of inventory and assessment data exists for Lake Rosseau; however, specific tributaries occurring in the project area lack existing fish records. FRi completed minnow trapping fish surveys for at least one location. Specific details about minnow trap locations, effort, and number of fish captured are missing. The report lacks clarity on the survey methods used, such as whether—other techniques (such as electrofishing, minnow trapping, or seine netting) were employed. Also, watercourse survey results, including stream widths, substrate types, distances to fish passage barriers, and water quality information, are absent, which is a gap. To enhance the effectiveness of the figures displaying watercourses in the EIS, the following elements need to be incorporated into Figures 108-110, 121, 124, 12, 137: give watercourse identification labels, show flow direction arrows indicating the flow direction of watercourses, display catchment areas and extend the watercourses beyond the project area to show their connection to Lake Rosseau. Addressing these gaps is necessary to enhance the reliability and comprehensiveness of the survey data.

3.6.10 Mammals/Incidental Wildlife Observations

No information regarding potential mammals' presence in the project area (which helps inform SWH) or incidental wildlife observations are provided, which is a gap. A complete species list is required to determine SWH per the Significant Wildlife Habitat Technical Guide and consider potential impacts on various species during project planning.

3.7 Species at Risk

In Ontario, SAR are species whose individuals or populations are considered Extirpated (EXT), Endangered (END), Threatened (THR), or Special Concern (SC), as determined by the provincial COSSARO and the federal Committee on the Status of Endangered Wildlife in Canada (COSEWIC). The provincial Endangered Species Act, 2007 (ESA) regulates SAR in the Study Area. The potential for SAR within the Study Area needs to be determined based on a review of secondary source information and field studies. Information collected must then be used to evaluate SAR occurrence potential based on habitat preferences for each species.

As noted in the Riverstone review, "…*details regarding field investigation protocols and results are not provided, it is not possible to comment on the conclusions stated…*". WSP agrees that the SAR screening requires more information to justify the confirmation and 'absence' of SAR and their habitat in the project area, which is a gap. Additionally, WSP notes that SAR are under the jurisdiction of the MECP. The MECP must be consulted if there is a possibility of SAR and their habitat being present and impacted by the proposed development. Timing window avoidance may not be a suitable mitigation measure to avoid contravention under the ESA for SAR and their habitat.

WSP recommends that FRi include recommendations to proceed to the Information Gathering Form (IGF) process with MECP.

3.8 Significant Wildlife Habitat

The EIS presents a summary table of expected SWH within the project area (EIS p103). However, the EIS lacks an itemized review of the various SWH features/functions considered applicable according to the jurisdiction's criteria schedules (Ecoregion 5E; OMNRF, 2015), which is a gap. Typically, a SWH review occurs as a detailed table, explaining the presence or absence of each SWH feature based on collected field data and background information data. Without this evaluation, it remains unclear why certain features/functions were not considered and appropriately addressed in the impact assessment. Additionally, SWH screening is often difficult with only one season or year of field data, and the 'candidate' criteria is often used. Confirmed and candidate SWH must be mapped as detailed in the Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (OMNRF, 2015).

Additional surveys or information are required to confirm the presence, absence, or candidacy of SWH types, which is not currently available in the provided reports. After updates to the EIS are completed, SWH must be rescreened and mapped accordingly.

3.9 Setbacks/Buffers

Within the EIS and NHF reports, setbacks and buffers do not appear to be based on science, which is a gap. No scientific support is provided to justify reduced buffer sizes (reduced from typical industry standard buffers). Buffers need to be designed to retain ecological functions. However, significant data is missing from the EIS, which is required to evaluate suitable setback distances.

Various research exists suggesting buffer widths from various features, and the Natural Heritage Reference Manual (OMNR, 2010) provides an annotated bibliography that can be used to determine buffers. There are also industry standards for development in central Ontario:

- Muskoka OP (2023): *"A target setback of 30 metres from cold water lakes (shown on Schedule D) and streams will be encouraged"*.
- Huntsville OP (2019): "*Development other than permitted shoreline structures or marina facilities (including storage, service and maintenance facilities or parking areas), will be set back a minimum of 30m to cold water lakes or rivers, and a minimum of 20 metres from the normal or controlled high water mark of all other lakes or rivers. Greater setbacks may be required to address terrain constraints, recreational water quality, land prone to flooding, or to preserve habitat or specific features as specifically outlined in this plan including requirements for fish habitat*."
- Gravenhurst OP (2016): "*a setback for other development will be established from each side of a stream, river, pond, or wetland necessary to maintain existing water quality. The width and depth of this setback shall be determined in consultation with the Ministry of Natural Resources and Forestry and other agencies as required, which shall consider: the nature of the development, soil type, types and amounts of vegetation cover, slope of the land, existing drainage patterns and fish and wildlife. In general, unless an EIS recommends a different setback, the following setbacks are proposed:*
  - *30 metres from coldwater streams;*
  - *20 metres from cool water streams; and*
  - *15 metres from a warm water stream*."
- Gravenhurst OP also states: "*Development shall be set back at least 30.0 metres from the high water mark of any lake or river, with the exception of permitted shoreline structures. Where this setback cannot be provided due to physical conditions or existing buildings, a lesser setback may be used provided that maximum vegetative buffers between the development area and high water mark are enhanced and maintained by the landowner through Site Plan Control*."

There is a gap in the information on fish habitat and the water regime (cold vs. warm water), making it difficult to determine the minimum buffer width. However, if it is assumed that the permanent watercourses mapped by FRi (Figure 145 from the EIS) are cold water, a 5 m buffer is unacceptable by industry standards. If buffers are reduced justification and mitigation plans are required.

Other industry standards include 30 m buffers for wetlands, and some municipalities that are more constrained by development allow for 15 m buffers on non-significant wetlands. Besides the one wetland with a 5 m buffer, the buffers set by FRi for wetlands may be acceptable (significance must be determined). However, setting a buffer and then allowing encroachments contradicts the 'Environment-first' philosophy. A justification for why lot sizes and numbers cannot be reduced is necessary to understand the justifications made, evaluate alternatives, and understand compliance with the OP.

3.10 Other Elements

An EIS is also supposed to report on other environmental factors, such as water and air, which are part of the ecology in an area. Changes in these other environmental factors may impact the natural heritage. Currently, the EIS lacks information on air quality, groundwater, and surface water, which is a gap. Further, these studies are required under the 'Environment-first' philosophy. As these reports become available, they need to be considered in a natural heritage context, and the potential impacts from their results must be considered against the biophysical environment present in the project area.

3.11 Alternatives Analysis

WSP recommends that the applicant undertake an alternatives analysis for the proposed developments. Many environmental regulations and guidelines mandate the assessment of alternatives. Although not explicitly required by the Township of Seguin's OP, considering alternative scenarios is a best practice in environmental assessments. WSP recommends exploring options such as a 'No Development' scenario, 'reduced development', 'different road alignments', and/or 'visual impact assessments'. Considering alternatives allows decision-makers to evaluate options, ensures that the chosen development minimizes adverse effects on the environment, is well-informed, and considers potential trade-offs.

3.12 Mitigation/ Management Plan

The OP Section B.15(b)(viii) of the Official Plan prescribes the preparation of a Management Plan as part of a standard EIS submission. FRi recommended high-level mitigation measures, including setbacks, the timing of work, erosion and sediment control (ESC), delineation and isolation, temporary equipment and material storage, and construction practices. WSP recommends enhancing the specificity and robustness of the proposed mitigation measures. While the identified mitigation measures are a good starting point, additional details are necessary to ensure effective natural environment protection.

WSP recommends considering and elaborating on the following:

- **Avoidance, Mitigation, and Compensation**: Prioritize avoidance measures, followed by mitigation efforts. Compensation strategies need to be discussed with the Township and relevant agencies.
- **ESC**: ESC measures must be maintained throughout all project phases until vegetation is re-established and disturbed ground is permanently stabilized. Regular Inspection and Upgrades of ESC measures, especially during and after precipitation events, are essential. If any measures fail, work must cease until sediment and erosion issues are addressed.
- **Spill Management Plan**: Develop a plan to prevent spills and manage potential contaminants.
- **Invasive Species Management/ Clean Equipment Protocols**: Address invasive species to prevent their spread during construction. Implement control measures and consider restoration efforts.
- **Grading and Drainage**: Minimize changes to land contours and natural drainage patterns—schedule grading to avoid peak runoff periods (spring and fall).
- **Revegetatio**n: Prioritize revegetation to stabilize disturbed areas promptly.
- **Watercourses and Fisheries**: Include mitigation measures outlined in the Request for Review by Fisheries and Oceans.

3.13 Impact Assessment

The OP Section B.15(a)(iv) of the EIS must include a description of the direct and indirect effects on the ecosystem that might be caused by the project. FRi generally concludes that with the implementation of mitigation measures (setbacks, clearly defined development boundaries, general timing restrictions on tree clearing, and ESC), there will be no impacts on species or habitats. However, the EIS impact assessment needs to discuss direct and indirect impacts and recommend avoidance measures. If avoidance cannot be achieved (supported by an Alternative Analysis, Section 3.11 above), mitigation measures can be discussed and evaluated to determine if a negative impact will result in the form and function of specific natural heritage features and areas. Once the impacts, avoidance, and mitigation are evaluated, an understanding of the

potential for a negative impact can be determined. The current evaluation of impacts in the EIS is insufficient to determine if no negative impact will occur, which is a gap.

Direct impacts not evaluated as part of the project, and with no proposed mitigations include:

- Soil compaction from equipment, access routes, or laydown areas;
- Introduction of invasive and non-localized plant material from previous construction sites and disturbance activities;
- Construction activity has the potential to cause localized, short-term increases in noise and vibrations, which could disturb wildlife and deter animals from the area;
- Wildlife could also be disturbed by artificial lighting if construction occurs outside of daylight hours and permanent lighting;
- Dust from work activities may settle on vegetation, which may also disrupt wildlife and their habitat; and
- Contamination of vegetation communities due to the unplanned release or discharge of deleterious substances to the environment, including fuels (diesel and propane), lubricants (engine oil, transmission oil, etc.), and coolants (ethylene glycol).

The environmental reports prepared to support the project primarily focus on direct impacts, largely overlooking indirect effects. Direct impacts are relatively straightforward to evaluate. However, indirect effects can be more complex. For example, indirect effects on wetlands as a result of proposed development might include changes in water flow, nutrient availability, and habitat structure, impacting wetland size, area, and type. More information in the form of Hydrological Assessment/modeling may be required to assess indirect impacts on wetlands.

In cases where the EIS writer, biologists, and reviewers feel there is adequate information to document impacts, monitoring programs may be recommended to document future changes. Additionally, monitoring programs are also recommended in cases where mitigation measures have been suggested to ensure negative impacts do not occur in the future. Adaptive monitoring needs to be a component of EIS recommendations to ensure continued compliance. Monitoring is not detailed in the EIS or NHF reports.

4.0 SUMMARY

In WSP's opinion, the existing environmental reports lack information, which results in substantial gaps. Environmental professionals and others cannot adequately assess impacts or develop appropriate mitigation measures without a detailed description of the study design, results, and proposed development. Compliance with regulations and planning policies remains unclear.

A more detailed submission, including specifics about the proposed development, is necessary to support and make an informed decision. This must address compliance with legislative requirements, environmental impact assessments, and mitigation strategies. The Township can then assess whether the proposed development aligns with the 'Environment-First' philosophy and meets the OP Section B.15 criteria.

The final design should consider avoiding significant features and include an alternative analysis to justify the placement of residential lots. Understanding that this is a preliminary EIS, it is understood that this is not completed; however, it supports the idea that the application is in the preliminary stages and has an incomplete impact assessment. In summary, identified gaps include:

- Based on the review of the NHF Report and EIS, it is unclear whether adjacent lands were considered in the evaluation.

- Without A comprehensive description of the proposed development, assuming no impacts would occur is premature.
- The EIS must discuss how the application and proposed development conform to all applicable legislative requirements and planning policies.
- As the reports do not provide a defined project study area, the search radius used (i.e., eBird), or the grid squares searched, it is unclear if the secondary source review is sufficient.
- A complete species list is missing.
- The report lacks clarity and detail in several areas. The absence of a clear methodology for field investigations and species-specific surveys makes it difficult to evaluate the accuracy and reliability of the findings. The lack of a three-season botanical inventory is a significant omission, as a comprehensive list of plant and animal species at the site is needed to confirm SWH as per the Significant Wildlife Habitat Technical Guide.
- Four EP areas overlap with the Rosseau Ridge Subdivision property boundary, and FRi maps wetlands in each. It is advised that a comprehensive OWES assessment be conducted on the possible wetland complexes identified by FRi, specifically wetlands identified by the province and Township, which are mapped as wetland and Natural Heritage Features in Schedule C of the OP. The smaller wetland is a fen between Maplehurst Road and Summit Drive. FRi maps an ephemeral watercourse in a G110N Moist, Fine: Meadow that directly results from historical farming activities. Without a detailed vegetation list, it is impossible to determine whether this area is functioning as a wetland.
- The reasoning for varying buffers is not provided and appears to be based on development fit.
- An accurate assessment of the avian community cannot be completed due to a lack of in-person surveys and ARU locations targeted for avian species. It is also unclear when ARUs for acoustic recordings occurred.
- There is no science-supported justification for the deviation from provincial protocol regarding bat surveys. There is no mention or quantification of bat foraging habitat, and the bat results table does not present quality-controlled (QA/QC) data. There is a gap in understanding of bat roosting habitat.
- Specific details about minnow trap locations, effort, and number of fish captured are missing. The report lacks clarity on the survey methods used, such as whether—other techniques (such as electrofishing, minnow trapping, or seine netting) were employed. Also, watercourse survey results, including stream widths, substrate types, distances to fish passage barriers, and water quality information, are absent. To enhance the effectiveness of the figures displaying watercourses in the EIS, the following elements need to be incorporated into Figures 108-110, 121, 124, 12, 137: give watercourse identification labels, show flow direction arrows indicating the flow direction of watercourses, display catchment areas and extend the watercourses beyond the project area to show their connection to Lake Rosseau.
- No information about potential mammals' presence in the project area (which helps inform SWH) or incidental wildlife observations is provided.
- The SAR screening requires more information to justify the confirmation and 'absence' of SAR and their habitat in the project area.
- The EIS lacks an itemized review of the various SWH features/functions considered applicable according to the jurisdiction's criteria schedules (Ecoregion 5E, OMNRF 2015).

- Within the EIS and NHF reports, setbacks and buffers are not based on science or industry standards.
- The EIS lacks information on air quality, groundwater, and surface water.
- The current evaluation of impacts in the EIS is insufficient to determine if no negative impact will occur.

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Barrie, Ontario L4M 1H2

Re: Rosseau Springs
49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed.

I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons:

1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped.
2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected.
3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community.
4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally.
5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community.

6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000.
7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople.
8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth.
9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community.
10. Development involves construction which can be somewhat aggravating through the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that.

In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached.

Sincerely,



David Melo
969 Highway 141, Rosseau, Ontario P0C 1J0

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Councillor Gail Finnson
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township
Owner: Rosseau Springs Limited

Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members:

I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited.

We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception.

Decision Requested

The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas.

I/We respectfully request for the reasons below that Council make the following decision:

1. **Refuse** OPA-2025-0003-H and the implementing ZBA.
2. **Decline** draft approval of CON-2025-0001-H.

These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024.

Non-Conformity with the Seguin Official Plan

1. **Circumventing the Rural Lot Creation Regime**

Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year."

The OP **intentionally channels rural residential growth into small-scale, consent-based creation,** at a Township-wide pace of **≤15 lots/year.** The application seeks a **site-specific override to deliver 49 lots at once by subdivision,** defeating both the **consent modality** and the **annual cap** that implement Council's growth management**.** This **conflicts** with **B.12.2.5** and the OP's overarching intent to **focus growth to settlement areas** and **maintain rural character.**

2. **Conflict with Settlement-First Growth Strategy**

Policy Extracts:

- **E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas** that **…** can be provided with communal or full municipal services**."**
- **Section A.2.3.1 -** It is the goal of this Plan to **direct the majority of growth to existing Settlement Areas**
- Section A.2.3.1 – To **limit** large **residential developments outside of the Settlement Areas**.
- Section C.1.3.1 – Over the lifetime of this Plan, the **rural area** will experience **limited development** and is intended to **maintain its rural and resource character and preserve the natural environment**.

On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

3. **Conflict with Maintenance and Protection of Rural Areas**

Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite.
As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately **55%**. **This is NOT appropriate for the area.**

Applications are Not Consistent with PPS 2024

1. **Settlement Geography – Focus Growth to Rural Settlement Areas**

Policy Extract: "In rural areas, **rural settlement areas shall be the focus of growth and development** …"

- Establishing a **49-lot rural node outside settlement areas** runs against the PPS 2024 emphasis on **directing growth to rural settlement areas** and ensuring development is **appropriate to planned/available infrastructure**.

2. **Servicing for Multi-Lot Development – Preference for Communal over Individual**

Policy Extracts:

- "Municipal services are the **preferred** form of servicing for settlement areas."
- "Where municipal services are not available… **private communal** services are the **preferred** form of servicing for **multi-unit/lot development**."
- A **49-lot** rural plan on **individual wells/septics** (if proposed) would directly **contradict** PPS 2024's servicing hierarchy for **multi-lot** projects. Even if communal servicing is proposed, the **scale** still triggers PPS requirements to demonstrate **feasibility, financial viability, and no negative impacts**, integrated with SWM planning.

In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council:
1. Refuse OPA-2025-0003-H and the implementing ZBA.
2. Decline draft approval of CON-2025-0001-H.

Thank-you kindly for your attention to this matter.

Respectfully,

Kier Mathieson
Cottage Address:
46 Summit Dr. Rosseau Ontario J0C1J0

NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Councillor Gail Finnson
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township
Owner: Rosseau Springs Limited

Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members:

We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited.

We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception.

Decision Requested
The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas.

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Non-Conformity with the Seguin Official Plan

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2. Conflict with Settlement-First Growth Strategy

Policy Extracts:

- **E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas** that **…** can be provided with communal or full municipal services**."**
- **Section A.2.3.1 -** It is the goal of this Plan to **direct the majority of growth to existing Settlement Areas**
- Section A.2.3.1 – To **limit** large **residential developments outside of the Settlement Areas**.
- Section C.1.3.1 – Over the lifetime of this Plan, the **rural area** will experience **limited development** and is intended to **maintain its rural and resource character and preserve the natural environment**.

On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

3. Conflict with Maintenance and Protection of Rural Areas

Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite.
As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately **55%**. **This is NOT appropriate for the area.**

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Policy Extracts:

- "Municipal services are the **preferred** form of servicing for settlement areas."
- "Where municipal services are not available… **private communal** services are the **preferred** form of servicing for **multi-unit/lot development**."
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Thank-you kindly for your attention to this matter.

Respectfully,



Jamie Dinsmore



Jackie Dinsmore

Cottage Address: 91 Little Morgan Bay Road, Rosseau, ON P0C1J0

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The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Councillor Gail Finnson
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township
Owner: Rosseau Springs Limited

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Thank-you kindly for your attention to this matter.

Respectfully,



Jacqueline Work
17 Morgan Bay Rd
Rosseau, ON P0J 1C0

NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.

Outlook

Fw: Letter of Opposition. R-2025-001-0013H

From info <info@seguin.ca>
Date Mon 9/15/2025 8:39 AM
To Planning <planning@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

Township of Seguin
(705) 732-4300

From: David Jarvis <djarv2020@gmail.com>
Sent: September 12, 2025 10:20 PM
To: info <info@seguin.ca>
Cc: GJ <[redacted]>
Subject: Letter of Opposition. R-2025-001-0013H

[You don't often get email from djarv2020@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Amending the By-Law to allow a subdivision behind waterfront property makes no sense. The waterfront is what makes Seguin great. Do not compromise waterfront properties.

There is lots of great locations for a subdivision on 141 or on Muskoka Road 3.

David and Georgena Jarvis
33 Farm Sandy Bay Drive
Rosseau, Ontario
P0C 1J0

Sent from my iPad

Sept 10,2025

Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Mr. Graham Richards
MHBC
Planning, Urban Design & Landscape Architecture
113 Collier Street
Barrie, Ontario L4M 1H2

Re: Rosseau Springs
49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed.

I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons:

1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped.
2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected.
3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community.
4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally.
5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community.
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7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople.
8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth.
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10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that.

In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached.

Sincerely,

David Norton
20 Rosseauview Blvd
Rosseau, Ontario
P0C1J0

September 12, 2025

The Corporation of the Township of Seguin

Seguin Municipal Office

5 Humphrey Drive

Seguin, Ontario

P2A 2W8

Attention: Mr. Craig Jeffery, Clerk

Councilor Gail Finnson

Mayor Ann MacDiarmid

Seguin Township Council Members

Zoning By-Law Application: R-2025-0013-H

Official Plan Amendment: OPA-2025-0003-H

Draft Plan Subdivision Application: CON-2025-0001-H

Owners: Rosseau Springs Limited

Subject Lands: Part of Lots 6,7 and 8, Concessions 4 and 5 in former Humphrey Township

Dear Mr. Jeffrey, Councilor Gail Finnson, Mayor MacDiarmid, and Council Members:

The Wainwright family are located at 113 Little Morgan Bay Road off Sucker Bay. We are submitting our formal opposition to the Official Plan Amendment and any Amendments or Modifications to Policy B.122.5 in the Township of Seguin Official Plan.

It is our hope that the Council of Seguin Township stays the course and maintains the current protocols established by the Management of Resources team within Seguin Township. We very much appreciate the leadership from your team over the past 10 years helping to balance the pressures for development over the needs of

cottagers and the community to protect the environment. Seguin Township has been very pro-active in developing and implementing policies that protect its natural resources in land and water.

Rosseau Springs Limited use of these lands is completely inappropriate - and one of our neighbors referred to their development proposal as the “Suburbia by the Lake”. The overall scope and size of the development is problematic on multiple levels: no consideration for land impact on the water aquifer table, the impact of future septic use in a concentrated area, the future traffic impact and the future road maintenance required by Seguin County, the impact to the environment and many wild animals that call this area their home.

The topography of the entire designated area is also a major issue. This area if very hilly and we see water erosion challenges every year based on winter runoff that compromises our simple collage road (Little Morgan Bay Road). I can’t imagine the potential hazard of water and septic runoff towards Sucker Bay, Morgan Bay and Cameron Bay.

I also understand that the Rural and Resource Area B.12.2.5 includes a portion of the lots that are within the 300-meter limit of shoreline.

We also continue to be concerned by the impact of climate change on our communities. Fires, flash flooding, microbursts, erosion and massive quantities of snow accumulation have been very common in Muskoka. And currently the current lots provide a green belt and act as a buffer protecting the current structures and help to mitigate the risk of climate change. Now is not the time to accelerate density through development based on the current trends we see in Muskoka and Ontario.

Finally, we have always appreciated the position taken by Seguin County tied to development - balanced, collaborative and responsible. There are many examples across other regions of Muskoka where zoning by law applications have been circumvented, and the impact has been regrettable to all those affected. We appreciate your continued leadership, and we are counting on you to help preserve the delicate balance of our beautiful community.

Yours Sincerely,

Ross, Jennifer, Meghan and Kate

Randall and Lena Patten
Owner, HillTop Interiors
22 Ash Street South
Rosseau, Ontario P0C 1J0

September 10, 2025

Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Cc:
Mr. Graham Richards
MHBC Planning, Urban Design & Landscape Architecture
113 Collier Street
Barrie, Ontario L4M 1H2

Re: Rosseau Springs 49-Lot Subdivision Proposal (OPA-2025-0003-H, R-2025-0013-H, CON-2025-0001-H) – Hwy 632, Maplehurst Rd and Summit Dr

Dear Mr. Elgie,

I have reviewed the draft plan of subdivision for the 49 lots proposed by Rosseau Springs Limited. Having served this community for years, I am particularly excited about developments that enhance our area without compromising its natural beauty, and this project stands out in that regard.

Personal and Community Background

As the co-owner of HillTop Interiors, alongside my wife Lena, a local business in Rosseau specializing in custom interior design, furniture, and more recently, the owner of Rosseau Storage, a self-storage facility, we have been part of the Rosseau community for over 30 years. This includes chairing the Rosseau Improvement Association, which was responsible for the redevelopment of the Rosseau waterfront as it exists today. Additionally, we were able to save $500,000 to redirect towards the renovation and restoration of the Rosseau Memorial Hall.

Needless to say, Lena and I deeply care about the Village of Rosseau and want to see constant improvement while maintaining its character, charm, and environment. We believe there must always be a balance of progress and preservation, and the Rosseau Springs Limited team has done a fantastic job of trying to bring more development and,

more importantly, lots of homes to the area while maintaining vegetation and avoiding overdevelopment.

I am of the view that this project would be a positive development for the Township of Seguin and the community of Rosseau for the following reasons:

1. Rosseau Springs Limited has adopted a **conservation design approach** that prioritizes environmental protection by designating primary and secondary conservation areas for wetlands, watercourses, mature woodlands, and wildlife habitats before configuring lots. This ensures the majority of the nearly 300-acre property (approximately 72%, or over 200 acres) remains undeveloped, with a minimal development footprint of about 33 hectares.
2. The developer has conducted extensive studies, including a comprehensive multi-year Environmental Impact Study (EIS) by FRi Ecological Services, revised in June 2025 in response to peer reviews. The EIS confirms **no negative impacts** on significant natural features, such as species at risk (e.g., endangered bats and turtles), water quality, or fish habitats, with measures like 30-meter setbacks, low-impact stormwater management, and erosion controls to maintain ecological integrity.
3. In contrast to other developments like Legacy Cottages in Minett, which involved extensive clear-cutting and generic structures, Rosseau Springs Limited emphasizes tasteful, owner-occupied homes that respect the landscape, avoiding deforestation and promoting privacy through spaced-out 1-1.5 acre lots.
4. The ownership group has strong local connections, with the majority living in the community full-time, giving them a vested interest in creating a positive, sustainable addition to Rosseau.
5. Community engagement has been proactive, including a voluntary public meeting in April 2025 attended by about 50 residents (in-person and online), where feedback was incorporated, demonstrating transparency and responsiveness.
6. The developer plans to offer shared amenities, such as tennis/pickleball courts and a maintained non-motorized trail system through the conserved lands, available to residents, neighbors, and the public, enhancing recreational opportunities while aligning with the Township's Active Transportation and Trails Master Plan.
7. Canada faces a housing crisis, and while this is an upscale development not intended as subsidized housing, it provides valuable full-time or seasonal residential options in a rural setting, helping to meet demand thoughtfully.
8. The project will significantly boost the local tax base—potentially increasing property taxes from ~$5,000 to ~$500,000 annually—without proportionally burdening municipal services, given the private on-site servicing and minimal infrastructure needs.
9. It will support local businesses in construction and maintenance, employing hundreds of tradespeople and creating opportunities for firms like mine at HillTop Interiors to contribute to custom, nature-integrated home designs, as well as benefiting related services like Rosseau Storage.

10. By adding residents, the development will stimulate other local businesses, increase employment, and potentially attract professionals (e.g., doctors, engineers) to provide essential services to the community.
11. While construction may cause temporary disruptions, the interior location and focus on minimal-impact methods (e.g., timing restrictions to protect wildlife breeding seasons) will limit effects, resulting in long-term benefits—like the successful new marina in Rosseau.

This project aligns with the spirit of the Township's Official Plan while justifying the amendment to Policy B.12.2.5, which typically limits rural lot creation to preserve resources. The **conservation design** exceeds these standards by protecting natural heritage features and ensuring compliance with provincial policies, making the amendment a smart step for sustainable growth.

In conclusion, I strongly support Official Plan Amendment OPA-2025-0003-H, Zoning By-law Amendment R-2025-0013-H, and Draft Plan of Subdivision CON-2025-0001-H, as detailed in the attached draft plan. This development will enrich our community economically, socially, and environmentally.

Sincerely,

Randall and Lena Patten
Owners, HillTop Interiors and Rosseau Storage
22 Ash Street South
Rosseau, Ontario P0C 1J0

The Corporation of the Township of Seguin

Seguin Municipal Office

5 Humphrey Drive

Seguin, Ontario

P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk

Councillor Gail Finnson

Mayor Ann MacDiarmid

Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H

Official Plan Amendment: OPA-2025-0003-H

Draft Plan of Subdivision Application: CON-2025-0001-H

Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township

Owner: Rosseau Springs Limited

Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members:

I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited.

We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision

on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception.

Decision Requested

The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas.

I/We respectfully request for the reasons below that Council make the following decision:

1. **Refuse** OPA-2025-0003-H and the implementing ZBA.
2. **Decline** draft approval of CON-2025-0001-H.

These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024.

Non-Conformity with the Seguin Official Plan

1. **Circumventing the Rural Lot Creation Regime**

Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year."

The OP **intentionally channels rural residential growth into small-scale, consent-based creation,** at a Township-wide pace of **≤15 lots/year.** The application seeks a **site-specific override to deliver 49 lots at once by subdivision,** defeating both the **consent modality** and the **annual cap** that implement Council's growth management**.** This **conflicts** with

B.12.2.5 and the OP's overarching intent to **focus growth to settlement areas** and **maintain rural character.**

2. **Conflict with Settlement-First Growth Strategy**

Policy Extracts:

- **E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas** that **…** can be provided with communal or full municipal services**."**
- **Section A.2.3.1 -** It is the goal of this Plan to **direct the majority of growth to existing Settlement Areas**
- Section A.2.3.1 – To **limit** large **residential developments outside of the Settlement Areas**.
- Section C.1.3.1 – Over the lifetime of this Plan, the **rural area** will experience **limited development** and is intended to **maintain its rural and resource character and preserve the natural environment**.

On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

3. **Conflict with Maintenance and Protection of Rural Areas**

Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite.

As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately **55%**. **This is NOT appropriate for the area.**

Applications are Not Consistent with PPS 2024

1. **Settlement Geography – Focus Growth to Rural Settlement Areas**

Policy Extract: "In rural areas, **rural settlement areas shall be the focus of growth and development** …"

- Establishing a **49-lot rural node outside settlement areas** runs against the PPS 2024 emphasis on **directing growth to rural settlement areas** and ensuring development is **appropriate to planned/available infrastructure**.

2. **Servicing for Multi-Lot Development – Preference for Communal over Individual**

Policy Extracts:

- "Municipal services are the **preferred** form of servicing for settlement areas."
- "Where municipal services are not available… **private communal** services are the **preferred** form of servicing for **multi-unit/lot development**."
- A **49-lot** rural plan on **individual wells/septics** (if proposed) would directly **contradict** PPS 2024's servicing hierarchy for **multi-lot** projects. Even if communal servicing is proposed, the **scale** still triggers PPS requirements to demonstrate **feasibility, financial viability, and no negative impacts**, integrated with SWM planning.

In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council:

1. Refuse OPA-2025-0003-H and the implementing ZBA.
2. Decline draft approval of CON-2025-0001-H.

Thank-you kindly for your attention to this matter.

Respectfully,

Brian, Janet, Alex and Erik Slessor

83 Little Morgan Bay Road

(416) 458 6805

NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.

I will attend the meeting on September 15th, 2025, and I ask that I be given the opportunity to address Council.

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Councillor Gail Finnson
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township
Owner: Rosseau Springs Limited

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Policy Extracts:

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that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately **55%**. **This is NOT appropriate for the area.**

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- A **49-lot** rural plan on **individual wells/septics** (if proposed) would directly **contradict** PPS 2024's servicing hierarchy for **multi-lot** projects. Even if communal servicing is proposed, the **scale** still triggers PPS requirements to demonstrate **feasibility, financial viability, and no negative impacts**, integrated with SWM planning.

In closing, I object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council:

1. Refuse OPA-2025-0003-H and the implementing ZBA.
2. Decline draft approval of CON-2025-0001-H.

Thank-you kindly for your attention to this matter.

Respectfully,
Linda Spanjer
74 Ashfield Road
Rosseau, ON
P0C 1J0

NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.

September 12, 2025

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H
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Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township
Owner: Rosseau Springs Limited

Dear Sirs/Mesdames:

My spouse (Linda) and I have been full time residents at 89 Little Morgan Bay Road in Rosseau since 2015, and we have become involved in the local community. Linda has taught fitness classes at the Ruth Dare Nursing Station and at a private location in Rosseau for many years, and I have organized and administered a road association for over 20 residences on Little Morgan Bay Road since 2016. We consider Rosseau and Seguin Township to be our home.

A primary reason for choosing to reside full time in Seguin was the Township's commitment to an 'environment first' approach to land use and development. That included specific and limited designations of 'settlement areas', clear limitations on lot severance and densification, and a policy of preserving lands designated as 'Rural and Resource Areas' within the Township's governing regulatory framework. We relied on that commitment in making the choice to settle in Seguin.

We were heartened to see that commitment and approach continued and re-enforced in the draft of the Township's proposed revised Official Plan circulated this past June and July (Seguin's Revised OP). That is particularly so given the focus and resources needed to successfully steward the development of the North Sequin Development Area, and adjoining lands, which appear to be attracting significant attention for sponsored residential development by committed developers in proximity to existing and anticipated infrastructure assets.

We oppose the application by Rosseau Springs Limited (Rosseau Springs) to amend Seguin's existing Official Plan (Existing OP) Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision, with a companion Zoning By-Law Amendment to rezone the subject lands to a site-specific Rural Residential Exception.

The above-referenced applications made by Rosseau Springs are completely at odds with the Township's existing and intended policy framework governing land use and development. They are also not consistent with the 2024 Provincial Policy Statement ("PPS 2024") under the Planning Act with respect to developing low-to-moderate income housing or with respect to servicing and settlement direction for large multi-lot developments in rural areas.

The technical aspects of why these applications fail to meet the requirements of the Exiting OP and are also in conflict with the requirements of PPS 2024 are well canvased by others making submissions in opposition to the applications.

My further comments relate primarily to the burden this proposed development seeks to foist on the Township and its taxpayers, and the imperative for the Township to maintain clear policies governing land use and development to avoid this type of speculative activity going forward.

During a public meeting held in Rosseau this past April, Rosseau Springs admitted that

a. The proposed development is not permitted under the Existing OP and Zoning By-Law.
b. The proposed density and lot sizing in the development is materially different from what is contemplated under the Existing OP for Rural and Resource Lands.
c. Rosseau Springs does not intend to develop the project itself beyond achieving approval of a Plan of Subdivision, constructing the proposed access road within the development from Hwy 632 and delivering hydro services to the proposed lots.
d. Rosseau Springs intends that the Township will assume responsibility for the interior road.
e. Rosseau Springs may also construct one or more tennis/pickle ball courts near Hwy 632 and complete a connected system of community trails throughout the proposed development but will be looking to have the Township assume responsibility for maintaining those amenities.
f. Individual lot owners would be responsible for all aspect of developing their lots beyond road access and hydro services to the lot line.
g. The proposed development had not been fully costed yet (partly due to potentially variable Township requirements) but was likely to see lot pricing at or about the $500k mark, with anticipated building expenses of between $2 million and $3.5million per lot.
h. Most potential purchasers are likely not local (likely GTA based), and the development is intended to be 'mid-market'.
i. Rosseau Springs intends to set minimum building requirements relating to aesthetics (size, design, and materials) and timing for lot development post purchase but acknowledged the exact timing of any blasting or building, and the ultimate choice of contractors, designs and construction materials would be up to any purchasers.

Numerous concerns were expressed by Seguin residents at that public meeting including:

a. The proposed development is not aimed at low-to-moderate income households as contemplated by PPS 2024 and is not likely to address local house needs at all.
b. Whether the proposed development is at all economic.

c. The risks associated with a projected subdivision developed by individual lot owners without overall sponsorship by a continuing developer.
d. The potential for a stalled, incomplete, or failed development with a loss of natural state within an incomplete development.
e. The potential for dislocation coming from years of development, including blasting, affecting neighbouring residents (never mind those who might buy and build early in the development - if any).
f. The material risks disclosed in Rosseau Springs' own hydrogeological study of increased nitrate and phosphorous levels making their way into Lake Rosseau due to low and variable overburden depths and rock fractures throughout the proposed development.
g. The absence of any communal services and necessity of installing enhanced septic systems on each individual lot which will require frequent maintenance (some at least annually) to operate effectively to ameliorate (but not full address) the risks of contaminated ground water leeching into Lake Rosseau.
h. The potential for further development of retained lands by Rosseau Springs.
i. Shortcomings in the traffic survey on Hwy 632 conducted three years ago and not during peak usage periods.
j. The likely impact of increased traffic in the area and concerns regarding safety of the intersections at Hwy 632 (both at Maplehurst and at the proposed access road).
k. The likely impact of increased traffic on Maplehurst including heavy vehicles during a protracted construction period.
l. The likely impact on residents from public pickleball/tennis courts.
m. The likely impact on residents from publicly accessible walking trails in the area.
n. Why the Township would take on the burden of operating and maintaining additional ball courts and walking trails accessible to the public, which apparently are only being proposed as "amenities" as part of a sales effort by Rosseau Springs?

None of the concerns expressed at the public meeting have been addressed directly in any of the application materials filed by Rosseau Springs.

Moreover, notwithstanding a stated 'environment first' approach incorporated into the design of the proposed development, the actual proposal includes reductions in permitted lot areas and lot frontages to only 20% of what would otherwise be required for Rural Residential lots.

That is not a "modest adjustment" as alleged in the Planning Justification Report filed by Rosseau Springs. It smacks of outsized lot density completely out of keeping with rural land use and development in the Township, designed primarily to address challenges the natural characteristics of the lands present to development while maintaining a high number of potential lots to sell.

The proposed development does not align with either the Existing OP, Seguin's Revised OP or PPS 2024. It also has doubtful economic viability given stated market scope and pricing intentions by Rosseau Springs, and it has significant potential negative impacts relating to:

1. the absence of a committed developer to construct the entire subdivision;
2. protracted construction periods and related nuisances while close to 50 lots get developed over who knows how long;
3. off-loading of continuing costs to the Township (and therefore its taxpayers); and
4. environmental stewardship, and related soil and hydrology contamination.

This has the appearances of a 'pump and dump' development application filed to achieve an official plan amendment and rezoning with no continuing commitment to fully develop a significant plan of subdivision. The proposal is not designed to meet any local housing need and is intended to leave the Township with continuing costs. It is simply speculative and should not be approved.

We urge the Township to keep its focus on developing existing settlement areas (including the North Seguin Development Area), and to discourage this type of speculative land development in Seguin.

Respectfully submitted.

Edward and Linda Sellers
89 Little Morgan Bay Rd.
Rosseau, ON
P0C 1J0

NB* Please also consider this as our request to be notified of the decision of Council and this letter will serve as our written request for same pursuant to the requirements set out on page 2 of the Application for Consent.

We wish to attend the meeting on September 15th, 2025, remotely.

351 West Street South, Box 2090
Orillia, Ontario, Canada L3V 6R9
T 705.327.1300 · 1.800.461.0250
F 705.325.0567
www.mortonmetals.ca

Division of 1124178 Ontario Inc.

Friday, September 12, 2025

Re: Rosseau Springs
49 Lot Subdivision Proposal- Hwy 632, Maplehurst Rd and Summit Dr

I am writing in support of the proposed Rosseau Springs subdivision.

Morton Metals has been a steel supplier to Muskoka for over forty years. As a potential supplier for this project, we feel there will be long-term benefits for the community of Rosseau. These outweigh the short-term benefits for my company.

Ontario has a housing shortage. This community will create homes for 49 families. These families may fill some of the professional void seen in the area (doctors, lawyers, accountants).

This project will not only use local suppliers but also hundreds of local contractors, sub-contractors, engineers, etc.

The development will significantly increase the tax base of the community.

Having dealt with members of the ownership group for over twenty years, I'm confident the subdivision will be built to the highest standard possible. As members of the community their intent is to build something greatly needed, and Rosseau will benefit from this development for decades to come.

Kindly,

Greg Morton
President
Morton Metals

Muskoka Lakes Association
FOR ALL GENERATIONS

September 12, 2025

Seguin Township
5 Humphrey Drive
Seguin ON
P2A 2W8

Dear Mayor MacDiarmid and Councillors,

Re: Rosseau Springs – OPA/ZBA Planning Application

The Muskoka Lakes Association (MLA) represents over 2,000 families (over 11,500 people) with properties located on the waterfront in the heart of Muskoka. The Association actively monitors development on the lakes and provides comments on behalf of its members. The MLA is submitting this letter of objection to the proposed Rosseau Springs OPA/ZBA planning application. The MLA has also reviewed the Lake Rosseau North Association (LRNA) letter and the letter from their planner, Stephen Fahner of Northern Vision Planning Ltd. and fully support the concerns raised.

In addition, the MLA has concerns with the following matters.

Plan of Subdivision Official Plan (July 1, 2015) Policies

The overarching Official Plan policy for a plan of subdivision is referenced below in B.12.3. In this policy it states that Council **shall** be satisfied that subsections “a” through “g” are met. The MLA has reviewed the various reports provided by the applicant and offer our comments on each subsection below in bold type.

B.12.3 SUBDIVISION AND CONDOMINIUM DEVELOPMENT POLICIES

This section is intended to contain general subdivision policies that are to be considered with every application for Plan of Subdivision or Plan of Condominium. Regard shall also be had to the specific policies dealing with lot creation in each land use designation and other relevant policies of the Plan.

Prior to the consideration of an application for Plan of Subdivision or Plan of Condominium, Council **shall** [emphasis added] be satisfied that:

a) the approval of the development is not premature and is in the public interest; The MLA contends that this development is **Not in the public interest given the proposed subdivision is not addressing the Township’s need for affordable and/or attainable housing.**

Box 298, 118 Medora Street
Port Carling, ON P0B1J0
t 705.765.5723
e info@mla.on.ca
w www.mla.on.ca

b) the lands can adequately support the proposed development in terms of sewage and water services; **Yes as per EXP Hydrogeological report. Recommend further updates as noted in the comments on the report below.**

c) the lands are adequately serviced with schools, parkland and open space, community facilities and other amenities; **Not met.**

d) the density of the development is appropriate for the area; **Not met, the standards for rural resource lots are significantly lower density in keeping with its character and location.**

e) the subdivision, when developed, will be easily integrated with other development in the area; **Not met - this is essentially a back lot subdivision that is not connected with other developed lands or the community of Rosseau.**

f) the subdivision conforms with the "Environment-First" policies of this Plan; and, **Not met. The subdivision is high density where it should be low density, site has shallow soil conditions, potential for increased road runoff (salt) directed towards Lake Rosseau.**

g) the proposal conforms to Section 51 (24) of the *Planning Act*, as amended. **Not met as the sections above are included in part in Section 51 (24).**

Site Location and Suitability for Proposed Purpose

As noted in the Northern Vision letter, subdivisions should be directed to settlement areas, backlot development is discouraged, the proposal is not in keeping with the rural character and represents a second tier development in a shoreline area which is strongly discouraged.

The geotechnical report states the following related to soil conditions of the test pits that were dug.

"In general, the test pits completed on site encountered surficial organics underlain by native cohesionless soils with shallow to exposed bedrock.

Topsoil was encountered at the surface of the majority of the test pits ranging in thickness from near zero up to 0.3 m. The topsoil was generally dark brown to black in colour and wet."

Reviewing the Environmental Impact Study (EIS) report, historically the site has been mainly treed with some farmers fields, to varying degrees into the 1980's. As noted in the EIS, the fields were located in what are now designated as wetlands, and that the farmers' only choice for a somewhat level field was a wet area given the surrounding lands are steep and have shallow soil. The steep nature of the topography is further supported by the topography maps included in the stormwater report which shows many proposed lots on steep terrain.

In summary the proposed site:

- Is not located near a settlement area,
- is not consistent with the local rural or shoreline area character ,
- Includes small lots, many on steep terrain,
- Is characterized by shallow soil conditions, and
- Is generally not suitable for the proposed plan of subdivision purpose.

Market Needs Assessment

If this application was located in a settlement area and better aligned with the OP and zoning by-law, the market needs assessment would be less of a factor. Given the main case and justification for the OPA and ZBA is the need for housing, the market needs assessment requires close scrutiny.

Most if not all municipalities in Muskoka are struggling to provide affordable and attainable housing for local residents. These are the residents that live and work in the municipalities and are critical to the economic prosperity of the local economy.

The Rosseau Springs OPA and ZBA application will potentially provide 49 new homes. In the N. Barry Lyon's report it states on page 31:

The project will contribute to a healthy residential land supply, and provide an opportunity for sustainable growth, making it critical.

The underlying premise of this statement is that the housing supply being proposed is aligned and will help meet the current housing needs of the Township. This alignment of supply and need has not been established as the report does not identify the market segment of the housing market that is needed i.e. the cost segment of housing needed.

The housing being proposed in this application, in our view, will not address any of Seguin's need for local attainable housing. As per the Northern Vision letter, these lots will be expensive to develop and service and based on available information, homes will not be prebuilt on speculation for sale. This is important because the target purchaser is someone who has the financial capacity to cash flow or finance the build, while being able to afford to live in another location. The financial test for this type of purchaser is likely much higher than the majority of local residents who are in need of housing. The N. Barry Lyon report alludes to the need to accommodate residents moving north, not housing for local residents.

The proposed development will not address local housing needs and is an "executive" type development that is targeting affluent persons who may want to relocate north from the city

and/or may want a second home. Based on our analysis, the justification for the OPA and ZBA based on market need has not been made.

Storm Water Management Report

This has been prepared by EXP consultants who are well known consulting engineers. Their plan relies on low impact development techniques, specifically, roadside ditches enhanced with check dams to encourage filtration and infiltration along the conveyance path. As noted in the geotechnical report, there is little top soil over bedrock throughout much of the site and may do little to attenuate flows and infiltrate throughout the site This report appears to adequately address stormwater management provisions post development. However, the largest contributor to storm water will be roads and driveways. Salt and other deicing agents would be a dominant source of contamination for which no storm controls can be effective. Local wetlands and Lake Rosseau will receive the drainage from the site. Stormwater discharge to natural wetlands, especially laden with road salt, is not acceptable.

EXP outlines storm water (ESC) controls for the construction phase. They have outlined typical sediment control measures but have not outlined any for erosion control on lots during the development process. Additional measures may be required to ensure that runoff is managed throughout the process. Dedicated ESC Inspectors should be employed to ensure the effectiveness of the plan through the life cycle of the project.

Hydrogeological Report

The hydrogeological report is focused on water supply for the lots. There was no evaluation of water balance to the wetlands or ground water elevations throughout the property. The potential impacts of ground water changes or water takings to the local environment have not been evaluated. The EIS identified a number of wetland units that will rely upon maintaining existing conditions but no specific evaluation has been carried out.

The potential for nutrient loading from septic systems to the lake were assessed and while expected to be low, the threshold of 20 ug/l as a provincial standard is much higher than the ambient phosphorus concentrations in Lake Rosseau (5 ug/l) suggesting that a different standard should be applied for calculations in these waters.

Environmental Impact Study

An updated EIS was provided that had been peer reviewed by two different consulting firms. It is not our intent to critique the EIS further. The EIS has relied largely on the use of Conservation Design to site the lots away from the identified natural features and habitats. In doing so they claim that there will be trees removed but that the features and their buffers will be protected. While the design has largely directed development away from the key natural heritage features, there is no mention of the operational impacts of having 49 lots distributed through the forest from a fragmentation and disturbance perspective. Further, people and their activities, light

effects as well as roads and more traffic have impacts on vegetation, wildlife disturbance, water quality and runoff, in addition to the creation of the lots. The EIS has taken a rather simplistic view of the potential impacts. There is no estimate of the septic and building footprint by lot to gain a better appreciation for the extent of tree loss throughout the property. The lots are distributed throughout the forested area thus contributing to fragmentation of a much larger area than if the development had been more concentrated.

There are too many lots tucked up against features, slicing into the forest (e.g. 24, 42, 48, 49) or that require new municipal roads to service 2 or three lots (e.g. 25-27, 45-47, 38-41). While the subdivision may have been designed to avoid key features, the result is a larger footprint expanding the impacts over a bigger area.

Summary

While the need for local attainable housing is a challenge, the proposed Rosseau Springs development will not help local residents who are in need of housing. The location is not near a settlement area, not in keeping with the rural and shoreline character, is a challenging site to develop with many sensitive environmental features and the backlot development density is too high.

For the reasons noted in the LRNA and Northern Vision letters and the points raised by the MLA in this letter, the Rosseau Springs draft Plan of Subdivision, Official Plan Amendment, and Zoning Bylaw Amendment should be denied.

Respectfully submitted,



Steve Rohacek
MLA Director, Chair-Government and Land Use Committee

Outlook

Fw: Opposition to Rosseau Springs

From info <info@seguin.ca>
Date Fri 9/12/2025 1:05 PM
To Planning <planning@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

Township of Seguin
(705) 732-4300

From: peter clarke <[redacted]>
Sent: September 12, 2025 12:59 PM
To: info <info@seguin.ca>
Subject: Opposition to Rosseau Springs

You don't often get email from [redacted] Learn why this is important

Carole Clarke
18 Ditchburn Drive
Rosseau ontario

This was sent by a neighbour and friend I agree with his words and completely object to this development
Thank you

Dear Members of Council,

I am writing as a concerned resident and cottage owner in Seguin Township to formally and strongly voice my opposition to the proposed development of 49 residences at 632 and Maplehurst Road.
This proposal is not consistent with the guiding principles of the Seguin Official Plan. The Plan was developed to preserve our township's unique natural character, protect the environment, and ensure responsible, limited growth. The proposed development conflicts with several key sections, including:
A.1 Vision (p. 18):
"The Rural/Resource Area and Crown Lands serve a vital function as a source of habitat, clean water, aggregates and wood products, and is considered a major asset to the community… It is the intent of this Plan to permit the continued functioning of Natural Systems, maintain the pattern of Crown Lands and large parcel sizes and a landscape dominated by forests. The wise

management of the Rural/Resource Area is an important element of the Township's land use structure and 'Environment-First' philosophy."

A.2.1.2 Objectives (p. 20):

a) *"To ensure that the protection of significant environmental features and their associated ecological functions take precedence over the development of such lands."*

b) *"To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township."*

e) *"To minimize the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide."*

A.2.3.2 Settlement Area Objectives (p. 22):

b) *"To limit the amount of development in the Rural and Resource Area, by permitting limited residential development in the form of individual lots through the process of infilling."*

A.2.5.2 Rural/Resource Area Objectives:

a) *"To restrict development that has a negative impact on the open and natural character of the rural area."*

b) *"To restrict development that requires the introduction of urban services into the rural area."*

c) *"To discourage the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area."*

The proposed development of 49 clustered homes directly contradicts these principles. It introduces density that is not compatible with the resource character of the area, risks fragmenting natural systems and woodlands, and represents urban-style growth in an area that the Plan clearly intends to preserve in its open and natural state.

These protections are the very reasons our family and other family cottagers have chosen this area for our cottaging and family time. We value the natural setting, the quiet rural character, and the "environment-first" philosophy that makes Seguin unique.

Beyond these direct conflicts, the development also creates broader risks:

- Added pressure on municipal infrastructure and services.
- Loss of the rural character and environment-first philosophy that define Seguin.
- Precedent-setting for future developments that could further erode the intent of the Official Plan.

The Seguin Official Plan exists to protect our township and ensure thoughtful, sustainable land use. Approving this development would disregard the very vision and objectives that council and residents have worked hard to establish.

For these reasons, I respectfully request that Council reject the proposed development and reaffirm its commitment to the vision and objectives of the Seguin Official Plan.

Thank you for your careful consideration and for your stewardship of our community.

Peter Clarke
~~4165666200~~

Outlook

Fw: Opposition to Rosseau Springs Application

From info <info@seguin.ca>
Date Fri 9/12/2025 1:05 PM
To Planning <planning@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

Township of Seguin
(705) 732-4300

From: [redacted]
Sent: September 12, 2025 12:16 PM
To: info <info@seguin.ca>
Subject: Opposition to Rosseau Springs Application

You don't often get email from [redacted] Learn why this is important

Harry Martyniuk
15 Winchester Dr.
September 12, 2025
Seguin Township Council
C/O Craig Jeffrey, Clerk
Re: Opposition to Proposed Rosseau Springs Development at 632 and Maplehurst Road.
Dear Members of Council,
I am writing as a concerned resident and cottage owner in Seguin Township to formally and strongly voice my opposition to the proposed development of 49 residences at 632 and Maplehurst Road.
This proposal is not consistent with the guiding principles of the Seguin Official Plan. The Plan was developed to preserve our township's unique natural character, protect the environment, and ensure responsible, limited growth. The proposed development conflicts with several key sections, including:
A.1 Vision (p. 18):
"The Rural/Resource Area and Crown Lands serve a vital function as a source of habitat, clean water, aggregates and wood products, and is considered a major asset to the community… It is the intent of this Plan to permit the continued functioning of Natural Systems, maintain the pattern of Crown Lands and large parcel sizes and a landscape dominated by forests. The wise management of the Rural/Resource Area is an important element of the Township's land use structure and 'Environment-First' philosophy."

A.2.1.2 Objectives (p. 20):
a) *“To ensure that the protection of significant environmental features and their associated ecological functions take precedence over the development of such lands.”*
b) *“To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township.”*
e) *“To minimize the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide.”*
A.2.3.2 Settlement Area Objectives (p. 22):
b) *“To limit the amount of development in the Rural and Resource Area, by permitting limited residential development in the form of individual lots through the process of infilling.”*
A.2.5.2 Rural/Resource Area Objectives:
a) *“To restrict development that has a negative impact on the open and natural character of the rural area.”*
b) *“To restrict development that requires the introduction of urban services into the rural area.”*
c) *“To discourage the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.”*
The proposed development of 49 clustered homes directly contradicts these principles. It introduces density that is not compatible with the resource character of the area, risks fragmenting natural systems and woodlands, and represents urban-style growth in an area that the Plan clearly intends to preserve in its open and natural state.

These protections are the very reasons our family and other family cottagers have chosen this area for our cottaging and family time. We value the natural setting, the quiet rural character, and the “environment-first” philosophy that makes Seguin unique.
Beyond these direct conflicts, the development also creates broader risks:

- Added pressure on municipal infrastructure and services.
- Loss of the rural character and environment-first philosophy that define Seguin.
- Precedent-setting for future developments that could further erode the intent of the Official Plan.

The Seguin Official Plan exists to protect our township and ensure thoughtful, sustainable land use. Approving this development would disregard the very vision and objectives that council and residents have worked hard to establish.
For these reasons, I respectfully request that Council reject the proposed development and reaffirm its commitment to the vision and objectives of the Seguin Official Plan.
Thank you for your careful consideration and for your stewardship of our community.
Sincerely,
Harry Martyniuk

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Councillor Gail Finnson
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township
Owner: Rosseau Springs Limited

Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members:

I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited.

We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception.

Decision Requested
The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas.

I/We respectfully request for the reasons below that Council make the following decision:
1. **Refuse** OPA-2025-0003-H and the implementing ZBA.
2. **Decline** draft approval of CON-2025-0001-H.

These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024.

Non-Conformity with the Seguin Official Plan

1. Circumventing the Rural Lot Creation Regime

Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year."

The OP intentionally channels rural residential growth into small-scale, consent-based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character.

2. Conflict with Settlement-First Growth Strategy

Policy Extracts:

- **E.5 "Certain uses due to their scale, nature or size should be directed to**

Settlement Areas that … can be provided with communal or full municipal services."

- **Section A.2.3.1 - It is the goal of this Plan to direct the majority of growth to existing Settlement Areas**
- Section A.2.3.1 – To **limit** large **residential developments outside of the Settlement Areas**.
- ***Section C.1.3.1 – Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment.***

On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

3. Conflict with Maintenance and Protection of Rural Areas

Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite.
As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area.

Applications are Not Consistent with PPS 2024

1. Settlement Geography – Focus Growth to Rural Settlement Areas

Policy Extract: "In rural areas, **rural settlement areas shall be the focus of growth and development** …"
- Establishing a **49-lot rural node outside settlement areas** runs against the PPS 2024 emphasis on **directing growth to rural settlement areas** and ensuring development is **appropriate to planned/available infrastructure**.

2. Servicing for Multi-Lot Development – Preference for Communal over Individual

Policy Extracts:
- "Municipal services are the **preferred** form of servicing for settlement areas."
- "Where municipal services are not available… **private communal** services are the **preferred** form of servicing for **multi-unit/lot development**."
- A **49-lot** rural plan on **individual wells/septics** (if proposed) would directly **contradict** PPS 2024's servicing hierarchy for **multi-lot** projects. Even if communal servicing is proposed, the **scale** still triggers PPS requirements to demonstrate **feasibility, financial viability, and no negative impacts**, integrated with SWM planning.

In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council:
1. Refuse OPA-2025-0003-H and the implementing ZBA.
2. Decline draft approval of CON-2025-0001-H.

Thank-you kindly for your attention to this matter.

Respectfully,
Scott Bond
Your Signature:
Cottage Address: Scott Bond
13 Little Morgan Bay Rd., Rosseau

NB* Please also consider this as my request to be notified of the decision of Council. [redacted]

Northern Vision
Planning

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8

September 12, 2025

Attention: Taylor Elgie
Director of Planning

Dear Taylor:

RE: Objection to OPA-2025-0003-H, ZBA R-2025-0013-H
Subdivision Application CON-2025-0001-H (Rosseau Springs)

I have been retained by the Lake Rosseau North Association to provide Planning advice in relationship to above noted proposed Official Plan Amendment, Zoning Bylaw Amendment and Plan of Subdivision applications. This Proposal is not within the intent of the Official Plan, is not consistent with the Provincial Planning Statement 2024, and raises serious impacts on the abutting waterfront community.

As such, my client is vehemently opposed to the Proposal in its current form. The following reasons are cited:

1. The lot sizes do not meet those stipulated in the Official Plan for Rural lots as recently amended by Official Plan Amendment 12 (OPA 12).
2. Some lots represent a second tier of development around the lakes which are strongly discouraged by the Official Plan. The lot sizes are severely undersized for backlots.
3. The Proposal is not reflective of the character of the Rural area and is more akin to a suburban Plan of Subdivision.
4. The Provincial Planning Statement directs growth on rural lands to settlement areas. Rural lands are primarily to be used for resource purposes.
5. The proposed Roads must be constructed to municipal year round road standard. Proposed Street D and E require upgrading of a portion of Summit Drive to year round municipal standards.
6. The draft Official Plan Amendment provides little direction on the development of the subject lands in the context of the Township of Seguin Rural and Resource Area.
7. Additional environmental work needs to be completed to address comments by Beacon Environmental in their peer review of the Environmental Impact Study by FRi.

109 Meadow Heights Drive, Bracebridge, Ontario P1L 1A4 705-645-6420 stephen@nvplanning.ca

In support of my clients' objection, I would cite the following Official Plan policies and Zoning Bylaw provisions in conjunction with my additional comments noted below.

1. The property is located in the Rural designation in accordance with Schedule A of the Official Plan. Section B12.2.5a), as amended by Official Plan Amendment 12, requires new Rural lots to have a minimum lot frontage of 150 m. (500 ft.) on a year round publicly maintained road and a minimum lot area of 4 ha. (10 ac.). The proposed lots range in size from 4052 sq. m. to 6481 sq. m with a common lot size of 5000-5500 sq. m. and do not meet this standard.

2. Smaller lot sizes for Rural Residential development are only contemplated where other Rural Residential development exists (Section B12.2.5a) as amended by OPA 12). There is no existing Rural Residential development on Maplehurst Road or in the immediate area. It is important to note that the recently approved OPA 12 (June 2025) must have been determined to be consistent with the PPS 2024 prior to the approval if it.

3. Section A3.3.1 of the Official Plan defines the Shoreline Area. In all instances this is a single tier of development around the lakes within the Township. A second tier of development is contemplated in the Official Plan but in Section B12.2.4, it is strongly discouraged. A site visit on September 1, 2025 confirmed the location of Lots 29-31 immediately behind waterfront lots on Cameron Bay of Lake Rosseau along with Lots 43 and 44. In a similar fashion Lots 38-41 is also a second tier of lots behind the shoreline lots off Little Morgan Bay Road. These lots are within 300 m. of Lake Rosseau and must be removed from the Plan.

4. If these proposed lots were considered to be Backlots, not only are they discouraged by the Official Plan, where they occur they must be a minimum of 4 ha. in size and a minimum frontage of 120 m. None of the lots noted above come close to this lot size standard. It is worthwhile noting Comprehensive Zoning Bylaw 2006-125 does not have a Zoning category for Backlots.

5. The proposed Plan of Subdivision does not fall within the character of the Rural and Resource Area as noted in the Official Plan. Section B12.2.5a) notes the large lot size requirement for new lots is to protect the existing rural character in the Township. The Township has recently approved OPA 12 giving a more current vision of how the Rural

and Resource Area is to develop. This proposal is seeking to bypass these new requirements.

6. In my opinion, the Provincial Planning Statement 2024 only permits development such as this in a Settlement Area. The recent PPS gives additional credence to housing but this is not seen as being supplied on rural lands. Section 2.5 Para. 2 states "In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted". Within the context of the Township of Seguin a 49 lot Plan of Subdivision is significant development even for a settlement area. This would use up the previous Growth and Settlement allocation in the Township Official Plan for a number of years. I understand the now deleted allocation of 15 new Rural lots per year has never been exceeded. The Rural area in the PPS is not intended to be a growth area. There is no discussion on the Growth and Settlement policies of the PPS in the Proponent's Planning Justification Report. The principle of use of the subject lands has thereby not been established.

7. The roads are required to be to a year round publicly maintained road standard. The cost of this needs to be borne by the developer. This will make the price per lot exceedingly high. In my experience, the road cost is the main reason why developments like this do not proceed to completion in Parry Sound - Muskoka. The cost of providing hydro to each lot is also exceedingly high.

8. The internal roads need to be completed to the satisfaction of the Township. This would include the upgrading of Summit Drive to year round public road standards from the end of Maplehurst Road to the intersection with proposed Street "D". I would note that during construction of any Dwellings on lots along Maplehurst Drive, construction vehicles will cause significant damage to the road base in the Spring. As such, the road will need to be upgraded or restrictions placed on the seasons in which construction can occur.

9. The proposed Official Plan Amendment simply proposes to permit the development as proposed and provides no direction on the use of the Blocks, as well as the provision of services, preservation of environmental features, and site development to preserve the Rural character of the development. The definition of "Conservation Design" and any policies implementing this are absent from the proposed OPA.

10. The peer review of the FRi Environmental Impact Study by Beacon Environmental identified additional work and justification to be completed. The response to the peer review is inadequate. One matter is the lack of a botanical inventory. FRi's response to this stated it is not required by the Township of Seguin Official Plan. If one were to review the EIS requirements in the OP, there is no mention of Bat Surveys, for example, which have been included in the EIS. A botanical inventory would be part of the description of "the natural features and ecological functions of the area potentially affected by the undertaking" which is required in the Township OP. Additional comments from Beacon Environmental are required.

In Conclusion, the proposed draft Plan of Subdivision, Official Plan Amendment, and Zoning Bylaw Amendment are not consistent with the Provincial Planning Statement 2024 and do not conform to the Official Plan of the Township of Seguin. For this, and the additional reasons noted in this letter, the applications should be denied as applied for.

If you have any questions or comments, please do not hesitate to contact me.

Stephen Fahner B.A. (Hon.), A.M.C.T., CMMIII, M.C.I.P., R.P.P.
Northern Vision Planning Ltd.

Outlook

Fw: Rosseau Springs Limited plans/ applications for amendments and changes to bylaws and plans, to alter Muskoka landscape: September 15, 2025 at the Township of Seguin

From info <info@seguin.ca>
Date Fri 9/12/2025 8:57 AM
To Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>; Planning <planning@seguin.ca>



Township of Seguin
(705) 732-4300

From: CARLA BREWER <shandygirl@rogers.com>
Sent: September 12, 2025 7:09 AM
To: info <info@seguin.ca>
Cc: Carla Brewer <shandygirl@rogers.com>
Subject: Rosseau Springs Limited plans/ applications for amendments and changes to bylaws and plans, to alter Muskoka landscape: September 15, 2025 at the Township of Seguin

You don't often get email from shandygirl@rogers.com. Learn why this is important

Mr. Craig Jeffery, Clerk
Madame Mayor
Council Members of Seguin Township
Taylor Elgie ,

Please accept this letter in opposition to all of the submitted applications and plans by Rosseau Springs Limited to change/amend any and all bylaws and plans, as they do not respect nor follow the Township of Seguin NATURE first approach to development. The vision of Rosseau Springs Limited is excessive , disrespectful and unduly intrusive to our environment.

I respectfully request, based on a review of submitted materials, that the Township of Seguin forthwith dismiss the applications and plans of Rosseau Springs Limited and deny the relief sought.

Thank you

C Brewer
11 Maplehurst Road

Outlook

Fw: Proposed housing development at Little Morgan Bay Road

From info <info@seguin.ca>
Date Fri 9/12/2025 8:57 AM
To Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>; Planning <planning@seguin.ca>



Township of Seguin
(705) 732-4300

From: Catherine Shaver <catherineshaver03@gmail.com>
Sent: September 11, 2025 5:33 PM
To: info <info@seguin.ca>
Subject: Proposed housing development at Little Morgan Bay Road

You don't often get email from catherineshaver03@gmail.com. Learn why this is important

As a long time owner and tax payer at 43 Little Morgan Bay Road, I oppose changing the Town Plan and zoning bylaws to allow this subdivision development in the STRONGEST possible terms.

I will attend the meeting on September 15 and wish to be able to speak to this issue.

Catherine Shaver

The Corporation of the Township of Seguin

Seguin Municipal Office

5 Humphrey Drive

Seguin, Ontario

P2A 2W8

Attention: Mr. Craig Jeffery, Clerk

Councillor Gail Finnson

Mayor Ann MacDiarmid

Seguin Township Council Members

We are writing in regards to; **Zoning By-Law Application**: R-2025-0013-H

Official Plan Amendment: OPA-2025-0003-H

Draft Plan Subdivision Application: CON-2025-0001-H

Owners: Rosseau Springs Limited

Subject Lands: Part of Lots 6,7 and 8, Concessions 4 and 5 in former Humphrey Township

Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members:

The O'Connor family is submitting our formal opposition to the Official Plan Amendment and any Amendments or Modifications to Policy B.122.5 in the Township of Seguin Official Plan.

It is our hope Council of Seguin Township stays the course on a very well thought out management of Resources and Land use in the Seguin Township.

We are all stewards of our land. Seguin Township has been very pro-active in developing and implementing policies that protect its natural resources in land and water.

Rosseau Springs Limited use of these lands can only be called "Suburbia by the Lake". The scope of the proposed development has no consideration for land impact on the

water aquafer table. Nor has the scope of the development addressed the impact of septic use in a concentrated area.

The topography of the entire designated area necessitates the potential hazard of water and septic run off towards Sucker Bay, Morgan Bay and Cameron Bay. A heavy implemented land use does not address water remediation in concentrated water flow to the existing residences that line the shores of Sucker, Morgan and Cameron Bay's.

It is appropriate to highlight Rural and Resource Area B.12.2.5 that a portion of the lots in question come very close or are within the 300-meter limit of shoreline.

We have already experienced impact when Test Drilling was done off Little Morgan Bay Rd. We were told they drilled 300 ft. to no avail in securing water flow replenishment to the water well. Further impact resulted in the temporary road to drill the Well, when water flow from heavy rain came cascading down our driveway.

It is clear the aquafer to said Lands/Lots are challenged as it our understanding the previous owners discovered this fault in not proceeding with the commercial development of a water processing plant.

We have all seen and experienced the vast change in weather over the years with out-of-control fires. A concentrated impact with human habitation greatly increases the risk of fire and poor respect in the use of open fire pits. Not to mention that Seguin Township is only serviced with a Volunteer Fire Department.

Last point is to address the unique Jux position of said Lands/Lots as almost peninsula To Sucker, Morgan and Cameron Bays. This is a natural pathway for all sorts of animals such as deer, fox, turkey's racoons and even bears! They will be challenged to navigate HWY 632 From Sucker Lake and Little Lake Joe. It would be sad to see this natural resource cut off from the existing community in general. While this notion maybe considered frivolous – It is a significant calling card for Seguin Township whose motto is: "The Natural Place to be".

Yours Sincerely,

Riley, Kate and Cael O'Connor



51 Little Morgan Bay Rd.

Seguin Township

LJNA
Lake Joseph North Association

September 11, 2025

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township
Owner: Rosseau Springs Limited

Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members:

We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited.

LJNA is in support of LRNA's opposition to this development.

Thank-you kindly for your attention to this matter.

We request that Council continue uphold the By-laws and the intent of the Official Plan and apply them fairly to all.

Please send notice of any future filings and proceedings on this matter to info@ljna.org.

Sincerely,



Nancy Cohen
President, Lake Joseph North Association

Outlook

Fw: Township of Seguin. Public Meeting September 15, 2025 : Official Plan Amendment Application OPA-25-0003-H; Zoning By-law Amendment R-2025-0013-H and related Plan of Subdivision Application [Rosseau Springs Limited].

From info <info@seguin.ca>
Date Fri 9/12/2025 8:53 AM
To Planning <planning@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

Township of Seguin
(705) 732-4300

From: Steve Watt <swatt@municipal-law.ca>
Sent: September 11, 2025 4:24 PM
To: info <info@seguin.ca>
Cc: Teri McGurk <terimcgurk@icloud.com>; stephen@nvplanning.ca <stephen@nvplanning.ca>
Subject: Township of Seguin. Public Meeting September 15, 2025 : Official Plan Amendment Application OPA-25-0003-H; Zoning By-law Amendment R-2025-0013-H and related Plan of Subdivision Application [Rosseau Springs Limited].

You don't often get email from swatt@municipal-law.ca. Learn why this is important

Members of Seguin Council
c/o Craig Jeffery, Clerk
Township of Seguin
5 Humphrey Drive, Seguin Ontario.
P2A 2W8

Dear Members of Seguin Council,

I have been retained by the Lake Rosseau North Association to review the above-referenced land use applications [the proposal] filed by Rosseau Springs Limited [Rosseau Springs] and assess their legal merit relative to the Seguin Official Plan and all other relevant local and provincial planning policies. I have also considered the June 2024 revised provisions of the Planning Act relating to the ability of the LRNA and other impacted Seguin ratepayers to attend on any Ontario Land

Tribunal [OLT] hearing as a party, should the applications forming the proposal end up under appeal at the conclusion of the Township planning application process.

Rosseau Springs Applications

It is the position of the LRNA that the three applications before Council must be refused and do not constitute proper planning. In reaching this conclusion prior to the public meeting, the LRNA retained Northern Vision Planning Ltd. to receive expert land use planning advice from Stephen Fahner, MCIP, RPP. Mr. Fahner will be submitting a summary letter to Council for the purposes of this public meeting under separate cover, which he shall be speaking to as well.

Mr. Fahner's professional conclusion is that all three of the subject applications must be denied by Council as they are not within the intent of the existing Township of Seguin Official Plan, are not consistent with the Provincial Policy Statement, 2024 and raise serious impacts on the abutting waterfront community.

I would respectfully urge Council to carefully consider the conclusions of Mr. Fahner together with the specific policy references made in his assessment of the Rosseau Springs proposal. We also trust that this summary letter will be of assistance to the Township's professional staff and consulting planner from MHBC Planning, prior to their formulation of a final staff report and recommendations to Council concerning the proposal at a future date.

Ontario Land Tribunal

As Council will be aware, significant changes to the Planning Act in June 2024 have severely limited third parties [such as the LRNA] from initiating direct appeals of municipal planning decisions to the OLT. This reality now relates to the three applications forming the Rosseau Springs proposal. Generally speaking, OLT appeals can only legally be initiated by the pubic body making the decision and the registered owner of the lands forming the applications. So in this instance, with some very limited exceptions, the OLT appellant parties are limited to the Township and Rosseau Springs. Ratepayer Associations or indeed any ratepayers individually within the Township of Seguin, despite participating in this public meeting process no longer have any legal ability to generate an OLT appeal on their own, respecting the applications before you.

For these reasons and in view of the important planning issues raised, it is vitally important for Council to refuse the Rosseau Springs proposal outright, or, as a secondary alternative, to not make any decision one way or another within 120 days, as both of these actions will then place the legal onus on Rosseau Springs

to appeal Council's refusal or failure to act, should they wish to pursue their proposal beyond the local level at the OLT.

In the event Rosseau Springs does initiate an OLT appeal under these two circumstances above, there is a legal mechanism under the revised Planning Act for the LRNA to seek to join the existing appeal as a party. That same opportunity would also apply to any other ratepayers or associations who are participating today in this statutory public meeting under the Planning Act.

Conversely, any Council approval of this Rosseau Springs proposal ends the process entirely for the whole community, without recourse.

Given the facts as set out above, the LRNA submits that it is in the overwhelming public interest for Council to refuse this Rosseau Springs proposal since the three applications do not constitute proper planning, as set out in detail by Mr. Fahner and others.

Lastly, as a housekeeping matter, could you please place me on a list of speakers attending in person at the September 15th public meeting and also on the list of those individuals receiving notice of any subsequent public or Council meetings or decisions taken by Council on the three subject applications.

I would also be grateful if you could confirm receipt of this correspondence.

Thank you.

STEPHEN WATT
Barrister & Solicitor

23 Mississaga Street W.
Orillia ON. L3V 3A5
416.977.9874 | swatt@municipal-law.ca
www.stephenwattmunicipal-law.com

September, 10 2025

Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Mr. Graham Richards
MHBC
Planning, Urban Design & Landscape Architecture
113 Collier Street
Barrie, Ontario L4M 1H2

Re: Rosseau Springs
49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

I have reviewed the draft plan of subdivision for the 49 lots that Rosseau Springs has proposed.

This project stands to positively impact the Township of Seguin and the community of Rosseau in several important ways

1. Rosseau Springs has taken an environment-first approach to the proposed development and purposefully kept the lot sizes relatively small (1-1.5 acres) so that the majority of the lands remain undeveloped.

2. Rosseau springs has conducted numerous studies as requested by the municipality including an extensive multi-year environmental review to ensure the environment is well protected.
3. The ownership group all have local connections to the community with the majority living here full time. They have a strong incentive to make this a positive development for this community.
4. The developer intends on offering amenities (tennis courts and creation and maintenance of a trail system through the balance of the property) to the residents of the development, the neighbouring residents and the public generally.
5. This country is in a housing crisis. While this development is an upscale development and is not intended as subsidized housing, it can provide more options for full time or seasonal residential options in this community.
6. The development will significantly increase the tax base of the community without proportionately increasing the burden of services on the community. Property taxes should increase by 100x from ~$5,000 currently, going to ~$500,000.
7. The development will positively assist local businesses involved in the construction and maintenance industry employing hundreds of tradespeople.
8. The development will positively assist many other businesses in having full time and season residents added to the community increasing employment and their business growth.
9. This development could potentially attract various professionals (doctors, accountants, lawyers, engineers, architects, etc) to our community that can assist in the provision of services to the community.

10. Development involves construction which can be somewhat aggravating though the construction process, however, the development is all interior so there should be minimal disruption and the finished product is a big benefit for the community – the new marina in Rosseau is a perfect example of that.
In conclusion, I support the amendment to the official plan, the zoning amendment and the development more generally, as set out on the draft plan of subdivision attached.

Sincerely,

Rick and Jessica Nash
50 Peacock Road
Rosseau, ON P0C1J0

ROSSEAU SPRINGS LIMITED DEVELOPMENT

September 10, 2025

SENT VIA EMAIL TO: info@seguin.ca

Seguin Township Council c/o Craig Jeffrey, Clerk
The Corporation of the Township of Seguin
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Dear Council:

RE: Zoning By-Law Application: R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township

I write to you with respect to the above-mentioned applications made by Rosseau Springs Limited. I oppose these applications.

The applicants claim that the ownership group all have local connections to the community and have a strong incentive to make this a "positive development for this community". Interestingly, none of them reside in Cameron Bay and will have to have face the impact on the roads, the lands, and the lake as a result of this subdivision, if approved. The applicants have already shown they have little regard for the environment and the community when they nearly clear cut the land at the foot of Cameron Bay that was the subject of the severance application in 2024. The applicants held a public meeting on April 22, 2025 in which they received feedback and criticisms from the public. I urge Council to ask of the applicants during the upcoming public meeting which of these they will consider and whether, based on this feedback, they intend to make any changes to their plans.

There is a housing crisis however this development does nothing to address that. There is no evidence this development will attract the crowd of doctors, lawyers, engineers, and architects as the applicants claim. There is also no evidence that this development will assist local businesses with full time and seasonal residents being added to the community. The proposed homes are large, luxury homes that will cost upwards of $1,000,000. This is evidenced by the 2024 severed land which remains for sale at a list price of $1,695,000. This is not affordable housing. Those that can afford to pay such a price move to Muskoka to a waterfront property, not one within a subdivision. Those that cannot afford to pay such a price choose to rent a waterfront property, not one within a subdivision.

The Legacy Cottages in Minett are a perfect example of this reality and they have the added bonus of access to Lake Rosseau. They have failed in that they are not being purchased and adding full time residents to the community to support local businesses year round. Rather, they have become short-term rentals which certainly do not help the housing crisis, they only serve to exacerbate it.

I oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception.

Decision Requested

The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas.

I respectfully request for the reasons below that Council make the following decision:

1. **Refuse** OPA-2025-0003-H and the implementing ZBA.
2. **Decline** draft approval of CON-2025-0001-H.

These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024.

Non-Conformity with the Seguin Official Plan

1. **Circumventing the Rural Lot Creation Regime**

   Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year."

   The OP **intentionally channels rural residential growth into small-scale, consent-based creation,** at a Township-wide pace of **≤15 lots/year.** The application seeks a **site-specific override to deliver 49 lots at once by subdivision,** defeating both the **consent modality** and the **annual cap** that implement Council's growth management**.** This **conflicts** with **B.12.2.5** and the OP's overarching intent to **focus growth to settlement areas** and **maintain rural character.**

2. **Conflict with Settlement-First Growth Strategy**

   Policy Extracts:

- **E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas** that **…** can be provided with communal or full municipal services**."**
- **Section A.2.3.1 -** It is the goal of this Plan to **direct the majority of growth to existing Settlement Areas**
- Section A.2.3.1 – To **limit** large **residential developments outside of the Settlement Areas**.
- Section C.1.3.1 – Over the lifetime of this Plan, the **rural area** will experience **limited development** and is intended to **maintain its rural and resource character and preserve the natural environment**.

On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

3. Conflict with Maintenance and Protection of Rural Areas

Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite.

As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately **55%**. **This is NOT appropriate for the area.**

Applications are Not Consistent with PPS 2024

1. Settlement Geography – Focus Growth to Rural Settlement Areas

Policy Extract: "In rural areas, **rural settlement areas shall be the focus of growth and development** …"

- Establishing a **49-lot rural node outside settlement areas** runs against the PPS 2024 emphasis on **directing growth to rural settlement areas** and ensuring development is **appropriate to planned/available infrastructure**.

2. Servicing for Multi-Lot Development – Preference for Communal over Individual

Policy Extracts:

- "Municipal services are the **preferred** form of servicing for settlement areas."
- "Where municipal services are not available… **private communal** services are the **preferred** form of servicing for **multi-unit/lot development**."
- A **49-lot** rural plan on **individual wells/septic** (if proposed) would directly **contradict** PPS 2024's servicing hierarchy for **multi-lot** projects. Even if communal servicing is proposed, the **scale** still triggers PPS requirements to demonstrate **feasibility, financial viability, and no negative impacts**, integrated with SWM planning.

I continue to have significant concerns about the applicants' candour regarding the 2024 severed land. Water access makes all the difference in Muskoka and could influence the property values of the proposed lots by hundreds of thousands of dollars. Developers develop land for profit as the ultimate goal. It is unlikely the applicants are going to give up water access to the subdivision. Should these applications be approved, significant restrictions and monitoring must be considered regarding the severed land at the foot of Cameron Bay.

Similarly, should these applications be approved, significant restrictions and monitoring must be considered regarding stormwater management, erosion and sediment control, buffer zones, setbacks, and tree and vegetation removal. We have already seen firsthand how significantly the lake changed as a result of the applicants' clearing of trees and vegetation on the severed land. The size of the severed land pales in comparison to the entire proposed subdivision. We know that the land running south from the foot of Cameron Bay and next to Maplehurst Road is a drainage basin for all of the higher elevation lands to the east and west of Maplehurst Road which drain directly into Lake Rosseau. Clear cutting, hardscaping, sports courts, septic systems, roadways, and construction, pose a significant concern for the surrounding lands and the lake as a result.

In closing, I object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council:

1. Refuse OPA-2025-0003-H and the implementing ZBA.
2. Decline draft approval of CON-2025-0001-H.

Sincerely,



Kevin Hale
50 Summit Drive

Outlook

Fw: Rosseau Springs Application, Att'n Craig Jeffrey, Clerk

From info <info@seguin.ca>
Date Thu 9/11/2025 8:43 AM
To Planning <planning@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

1 attachment (7 MB)
Seguin Developmet areas.pdf;

Township of Seguin
(705) 732-4300

From: Ross Sanders <rosseauross@gmail.com>
Sent: September 10, 2025 7:52 PM
To: info <info@seguin.ca>
Subject: Rosseau Springs Application, Att'n Craig Jeffrey, Clerk

You don't often get email from rosseauross@gmail.com. Learn why this is important

Our family has been a cottage owner on Morgan Bay, Lake Rosseau since 1955. We have always enjoyed the natural landscape and have respected the environment, considering it a cottage area for recreation and solitude. It is with much sadness and concern to hear that an Application of Subdivision from Rosseau Springs is being considered by Council. I am of the belief that this application is in contravention of the official plan that requires large, and I consider a 49 lot subdivision large, to be contained in the Rosseau development area. It is also provincial priority to minimize sprawl by ensuring servicing and growth to be contained within nodes. Fire fighting, school transportation, water and sewer, hydro infrastructure are much more efficiently serviced within defined development areas (see attached Township Map). This is a main tenant of the Ministry of Municipal affairs and Housing policies which encourages nodal development.
The environmental impact of a 49 lot development is significant, and will be the bellwether of future development within forested areas away from approved growth areas. If approved how will Township Council be able to reject future applications in forested areas that also fall outside approved growth areas and are not compliant with the legally approved Official Plan. Will Seguin still be the Natural Place to Be when it approves Urban sprawl that cuts through natural forests and clear cuts areas for roads, houses, parking and front/back yards? Other area such as Lake Simcoe have allowed

associations to buy a lakefront property and "share" access to the lake through the common lakefront properties. While this can in theory be controlled through appropriate bylaws, it is difficult to enforce as casual and formal agreements can emerge unknown to the Township officials.

Let me quote the Official Plan

"The Official Plan directs the majority of new residential and employment growth to the two main Settlement Areas of Rosseau and Humphrey".

The Rosseau Springs development clearly is not within the Rosseau Development Area and hence violates the Official Plan.

Also "It is the intent of the Township to encourage development in the rural area that is compatible with the resource
character, role and function of the area. It is also the intent of this Plan to permit the continued functioning of Natural Systems, maintain the pattern of Crown Lands and large parcel sizes and a landscape dominated by forests. The wise management of the Rural/Resource
Area is an important element of the Township's land use structure and
"Environment-First" philosophy." The Rosseau Springs development is in an area that is dominated by forests." Our cottage abuts the proposed development and we see deer roam the area almost on a daily bases, as well as bear and the occasional moose. The Rosseau Springs Development is in contravention of the Environmental first goal as it would destroy much of this natural habitat. Clearly there are more appropriate locations within Settlement Areas that do not destroy the forested ecosystems.

It is also contra to the Goals of the Township. One goal states that "it is the intent of the Township to encourage
development in the rural area that is compatible with the resource character, role and function of the area. It is also the intent of this Plan to minimize the loss or fragmentation of significant woodland features and the habitats and ecological functions." Again another strike against this proposed development.

Can I quote the goal for the record of this letter of objection.
"GROWTH AND SETTLEMENT
A.2.3.1 Goal
It is the goal of this Plan to direct the majority of growth to existing Settlement Areas where the community can support additional growth, and to encourage the efficient use of land in these areas.
A.2.3.2 Objectives
a) To direct the majority of new residential and employment growth to Settlement Areas.
b) To limit the amount of development in the Rural and Resource Area, by permitting limited residential development in the form of individual lots through the process of infilling.
c) To encourage development that maintains and enhances Settlement Area character and scale in accordance with the policies contained within this Plan.
d) To prohibit new development that would prejudice the future

expansion of any Settlement Area, including Settlement Areas outside the Township.
e) To limit large residential developments outside of the Settlement Areas.
f) To permit limited residential development associated with major recreational features in the Township.
g) To encourage the efficient use of land in the Settlement Areas, where appropriate, and to require the phasing of development in a logical manner.
h) To encourage development and redevelopment in the Township's commercial centres and corridors that incorporates excellence in site design that complements the location and character of the Township."

There is so much of the Rosseau Springs development that is incompatible with this goal that it would be impossible for Township Council to approve this in good consciousness.

Further Goals

RURAL/RESOURCE AREAS
A.2.5.1 Goal
It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.
A.2.5.2 Objectives
a) To restrict development that has a negative impact on the open and natural character of the rural area.
b) To restrict development that requires the introduction of urban services into the rural area.
c) To discourage the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.
d) To encourage the maintenance and development of passive low-intensity recreational uses such as four season trails in the Rural/Resource Areas of the Township, provided the use has a minimal impact on the character of the rural area and is properly sited.

Rosseau Springs being in an undeveloped forested area is clearly in violation with the Rural/Resource Area goal. It is a dangerous precedent, if approved, to allow rural housing to be approved for pristine wilderness areas. As mentioned by Holden Rhodes these will be luxury $2 Million dollar homes (as per council presentation for approval of Cameron Bay lot) and not affordable housing so this is clearly a push for approval of for profit development.

Should this development be approved, there will be little faith from the ratepayers and Associations that the Township is holding true to the letter and spirit of the Official Plan registered in the Province of Ontario. It is law in Ontario, according to the Planning Act that the municipalities comply with their official plan. I trust that the Council will make the correct decision by denying the plan of subdivision proposed by Rosseau Springs Association.

Thank you

Ross Sanders
39 Little Morgan Bay Road
Rosseau, Ontario
P0C 1J0

Outlook

Fw: Attention Mr Jeffrey Craig Clerk - Rosseau Springs Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 i...

From info <info@seguin.ca>
Date Wed 9/10/2025 3:34 PM
To Andrea Spinney <aspinney@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Cc Planning <planning@seguin.ca>

From: Hellen Spanjer <spanjerh@gmail.com>
Sent: Wednesday, September 10, 2025 3:05 PM
To: info <info@seguin.ca>
Cc: Paul Harvey <prharvey@gmail.com>; Hellen Spanjer <haspanjerllc@gmail.com>
Subject: Attention Mr Jeffrey Craig Clerk - Rosseau Springs Zoning By-Law Application: R-2025-0013-H Official Plan Amendment: OPA-2025-0003-H Draft Plan of Subdivision Application: CON-2025-0001-H Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in fo...

You don't often get email from spanjerh@gmail.com. Learn why this is important

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Councillor Gail Finnson
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application:** R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey Township
Owner: Rosseau Springs Limited

Dear Mr. Jeffrey, Councillor Gail Finnson, Mayor MacDiarmid, and Council Members:

I/We are writing to you with respect to the above-mentioned applications made by Rosseau Springs Limited.

We oppose the Official Plan Amendment ("OPA") which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception.

Decision Requested
The applications conflict with Seguin's vision and growth management strategy as set out in the OP and is not consistent with Provincial Policy Statement ("PPS") 2024 under the Planning Act with respect to servicing and settlement direction for large multi-lot development in rural areas.

I/We respectfully request for the reasons below that Council make the following decision:

1. **Refuse** OPA-2025-0003-H and the implementing ZBA.
2. **Decline** draft approval of CON-2025-0001-H.

These applications fail to meet the requirements of the OP and are also in conflict with the requirements of PPS 2024.

Non-Conformity with the Seguin Official Plan

1. Circumventing the Rural Lot Creation Regime

Policy Extract: (B.12.2.5) "Lot creation by consent in the Rural and Resource Area will be limited to… [criteria] …a maximum of 15 new lots … per calendar year."

The OP **intentionally channels rural residential growth into small-scale, consent-based creation,** at a Township-wide pace of **≤15 lots/year.** The application seeks a **site-specific override to deliver 49 lots at once by subdivision,** defeating both the **consent modality** and the **annual cap** that implement Council's growth management**.** This **conflicts** with **B.12.2.5** and the OP's overarching intent to **focus growth to settlement areas** and **maintain rural character.**

2. Conflict with Settlement-First Growth Strategy

Policy Extracts:

- **E.5 "Certain uses due to their scale, nature or size should be directed to Settlement Areas** that **…** can be provided with communal or full municipal services**."**
- **Section A.2.3.1 -** It is the goal of this Plan to **direct the majority of growth to existing Settlement Areas**
- Section A.2.3.1 – To **limit** large **residential developments outside of the Settlement Areas**.
- Section C.1.3.1 – Over the lifetime of this Plan, the **rural area** will experience **limiteddevelopment** and is intended to **maintain its rural and resource character and preserve the natural environment**.

On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

3. Conflict with Maintenance and Protection of Rural Areas

Policy Extract: Section A.2.5.1 RURAL/RESOURCE AREAS - It is the goal of this Plan to protect, maintain and enhance the rural open space character of lands outside of Settlement Areas.

The applications for amendment to the OP, ZBA and Plan of Subdivision do not protect, maintain nor enhance the rural the rural open space character of lands outside of Settlement Areas – it does the opposite.
As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments is appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately **55%**. **This is NOT appropriate for the area.**

Applications are Not Consistent with PPS 2024

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In closing, I/We object to the applications in their entirety including the draft plan of subdivision application and respectfully request that Seguin Municipal Council:
1. Refuse OPA-2025-0003-H and the implementing ZBA.
2. Decline draft approval of CON-2025-0001-H.

Thank-you kindly for your attention to this matter.

Respectfully,

Hellen
Hellen Spanjer
74 Ashfield Road
Rosseau Ontario Canada

NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent.

I will attend the meeting on September 15th, 2025

AUDREY MILLER
83 DAVIDSON DRIVE
WOODBRIDGE, ONTARIO,
L4L 1M2
905-851-1954
E-Mail: ramiller@bell.net

September 10, 2025

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Councillor Gail Finnson
Mayor Ann MacDiarmid
Township of Seguin Council Members

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2. Decline draft approval of CON-2025-0001-H.

Thank-you kindly for your attention to this matter.

Respectfully,

Audrey Miller

61 Little Morgan Bay Rd.
Seguin, Ontario

From: Taylor Elgie
Sent on: March 24, 2026 9:21:04 AM
To: Jamie Robinson; Leo Deloyde (leodeloyde@gmail.com)
CC: Graham Richards
Subject: FW: Response to Seguin OPA

MMAH comments below.

Taylor

From: Yatabe, Blaine (MMAH) <Blaine.Yatabe@ontario.ca>
Sent: March 24, 2026 9:13 AM
To: Taylor Elgie <telgie@seguin.ca>
Subject: Response to Seguin OPA

Good Morning Taylor,

Thank you for providing MMAH with the Notice for an Exempt Official Plan Amendment to the Township of Seguin's Official Plan and Notice of complete application and Public Meeting regarding the ~~P~~roposed Rosseau Springs Subdivision.

Upon review of the application and the list of related studies that were submitted with the application, it would appear that the submission is fulsome and the ministry will not be proceeding with circulation to our partner ministries.

That said, while undertaking your review and assessment of the application, it is worth noting the following key PPS policies, to ensure the protection of provincial interests:

- PPS Policy 2.2.1- regarding providing for an appropriate range and mix of housing options and densities to meet projected needs, including consideration of affordability, depending on local needs and priorities.
- PPS policy 2.6 regarding permitting development that can be sustained by rural service levels for sewage and water services and appropriate to infrastructure that is planned and available.
- PPS policy 3.2.1 regarding transportation systems that are appropriate to address projected needs, and studies needed to support the application.
- PPS policy 3.6.4 regarding individual on-site services provided that there are no negative impacts, as the lot sizes are on the small side, please ensure the ~~H~~ydrogeological report confirms that site conditions are suitable for the long term provision of individual services with no negative impacts.
- PPS policy 3.9.1 regarding healthy, active and inclusive communities promoted by ensuring the public has access to parklands, open space areas and water-based resources.
- PPS policy 4.1.5 and 4.1.8 regarding protection of significant wetlands and assessment of adjacent lands, the Township needs to be satisfied that there is no need for an Ontario Wetland Evaluation Study to be done on any of the wetlands to determine ~~for~~ significance, with subsequent assessments and protection as required.
- PPS policy 4.6.2 regarding conservation of archaeological resources, if an archeological assessment was done, The Ministry of Citizenship and Multiculturalism will need to verify the report satisfies its criteria.

If you wish to discuss further, I'd be pleased to set up a call,

Thank you,

Blaine Yatabe, MCIP,RPP

Planner | Municipal Services Office – North (Sudbury)
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Ontario

Taking pride in strengthening Ontario, its places and its people

ROSSEAU
SPRINGS

February 26, 2026

Mr. Taylor Elgie
Director of Planning
Seguin Township
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Mr. Graham Richards
MHBC
113 Collier Street
Barrie, Ontario L4M 1H2

Dear Taylor and Graham,

Re: Rosseau Springs Limited ("RSL')
49 Lot Subdivision Proposal – Hwy 632, Maplehurst Rd and Summit Dr

Further to my correspondence of August 20, 2025, I am writing on behalf of RSL regarding the Seguin Township Official Plan Review process and the first draft Official Plan (OP) update.

Rosseau Springs is proposing to develop a 49-lot environment first, non-waterfront development straddling Mapleview Road south of Hwy 632 just east of the hamlet of Rosseau.

Rosseau Springs submitted applications for an official plan amendment, rezoning amendment, and a plan of subdivision on June 25, 2025. It is our view that policy permissions for these applications should be considered as part of the official plan review process as documented in Rosseau Springs' comments on the previous draft official plan contained in the August 2025 MHBC consultant's report.

The NBLC housing needs study submitted with the Rosseau Springs planning applications demonstrates a need to increase housing in east Seguin Township over the next 20-25 years.

The FRi ecological report submitted with the applications identifies a sound ecological science foundation for a land efficient subdivision that preserves existing natural features to the maximum possible degree.

The FRi report demonstrates that lots having lot areas of .4 ha and 30 m of frontage accommodates dwellings and private services while reducing rural residential sprawl and protecting the natural environment.

A couple of my partners in Rosseau Springs attended the January 2026 Seguin Township open house and learned that the latest Seguin official plan draft continues to designate most of the Rosseau Springs lands as “Rural and Resource Area” without any special provisions to accommodate our proposed unique, rural residential subdivision.

Rosseau Springs Requests to Revise the Draft Official Plan Policies and Schedule A.

Rosseau Springs requests that the latest draft official plan be revised to permit its proposed subdivision through a special exception to the final Rural and Resource designation and lot creation policies.

Alternatively, a special policy area overlay should be included in the final official plan update on the Rosseau Springs lands that specifically allows an environment-first rural residential subdivision to satisfy demand for low density, housing opportunities in east Seguin Township.

Rosseau Springs is seeking an exception to the lot creation, minimum lot area and frontage requirements, and other setbacks in the draft official plan to allow its environment-first 49-lot rural residential subdivision to proceed in an efficient, ecologically sound manner.

Sincerely,



Holden Rhodes
Rosseau Springs Limited

Re: Rosseau Springs Development Proposal

Ann MacDiarmid – Mayor - Seguin Township

Taylor Elgie – Director of Planning - Seguin Township

As a business owner in Rosseau and a cottager in the Lake Rosseau North community, I am writing to express my support for the proposed Rosseau Springs development.

From an economic perspective, Rosseau Springs offers significant benefits to both the Township and the local community. The development is likely to attract new families and, ideally, year-round residents who will support local businesses, restaurants, and services. The planning, sitework, and residential construction will also generate well-paying jobs for local trades and professionals during and after the build-out phase.

Importantly, Rosseau Springs will contribute meaningful new tax revenue, which can help improve municipal services and enhance community and recreational amenities.

As a cottager with property adjacent to the project and a member of the Lake Rosseau North Association, I have reviewed the proposal closely. The development appears to be thoughtfully designed, with a clear commitment to preserving the natural landscape and protecting the environment. The lot sizes are appropriate and much of the woodland remains undisturbed, respecting the character of the area.

Equally important is the integrity of the ownership group. I know both Holden Rhodes and some of the Kenoza Bay owners personally. They are community-minded individuals with a track record of responsible development. I have seen firsthand how Holden has revitalized the northern community of Killarney through personal investment and long-term vision.

I am optimistic that projects like Rosseau Springs, Rosseau Bay Landing, and others can help realize a vibrant, four-season community in Seguin Township.

For these reasons, I fully support the Rosseau Springs development as proposed.

Sincerely,



Michael Smith
Owner, Rosseau Bay Landing & Marina

The Corporation of the Township of Seguin
Seguin Municipal Office
5 Humphrey Drive
Seguin, Ontario
P2A 2W8

Attention: Mr. Craig Jeffrey, Clerk
Councillor Gail Finnson
Mayor Ann MacDiarmid
Township of Seguin Council Members

Re: **Zoning By-Law Application:** R-2025-0013-H
Official Plan Amendment: OPA-2025-0003-H
Draft Plan of Subdivision Application: CON-2025-0001-H
Subject Lands: Part of Lots 6, 7, & 8, Concessions 4 and 5 in former Humphrey

Dear Mr. Jeffrey, Mayor MacDiarmid, Councillor Gail Finnson and Council Members

We, the co-owners of 11 Cameron Road, **oppose** Official Plan Amendment ("OPA") OPA-2025-0003-H which seeks to amend Official Plan ("OP") Policy B.12.2.5 to permit a 49-lot rural residential subdivision by plan of subdivision (CON-2025-0001-H) on lands in former Humphrey Township, with a companion Zoning By-Law Amendment ("ZBA") R-2025-0013-H to rezone the subject lands currently zoned as Rural to a site-specific Rural Residential Exception. All views are personal and our own.

The proposed applications are not in compliance with the Township of Seguin Official Plan (OP) or Provincial Policy from a housing need, settlement area, and land use perspective, and will destroy and cause significant impacts to valuable habitat within, and adjacent to, the subject property that contains sensitive natural heritage features, natural hazards, wetlands, watercourses, species at risk, and many other sensitive features. The applications are therefore not in the public interest. Please see below for our detailed concerns and opposition to the proposal.

1. NATURAL HAZARD/HAZARDOUS LANDS CONCERNS - PROPOSED OPA AND LOT SITING ARE NOT IN COMPLIANCE WITH PROVINCIAL POLICY

We believe the proposed applications do not comply with Provincial Policy (PPS 2024) and the Seguin Official Plan, and are not in public interest, for the following reasons related to Natural Hazards:

a. The proposed applications and supporting studies have not considered or addressed the fact that the entire area is occupied by a connected natural system of water resources (watercourses, drainage features, groundwater), natural heritage features (wetlands, woodlands, wildlife habitat) and natural hazards (steep slopes, rocky barrens/cliffs, floodplain). A majority of the subject property contains these components, and these items together make up the natural system which needs to be protected from development (as mentioned in Seguin OP A3.1). The natural system as a whole has not been considered or delineated and as such, the development is not appropriate for this property.

b. Natural hazards, specifically the erosion hazard associated with valleylands and the Lake Rosseau shoreline, is not being considered. A majority of the subject property (including all lands east of Maplehurst) should be considered natural hazard/hazardous lands and no development should occur in these areas.
    i. Lots 43-44 and 45-47 are located on steep slopes that need to be considered as part of the Lake Rosseau shoreline hazard or valleylands associated with identified watercourses throughout the property. This area should be protected entirely, and any development should not be permitted here as per natural hazard policies (Provincial Policy Statement 5.2).
    ii. The Street D access is located on a 'ridge' where no development or significant road infrastructure should be permitted, as it would require significant negative impacts to the slope and valleylands area.

CONCLUSION

Overall, this proposal should not be supported for the following reasons:

1. **The applications do not comply with natural hazard policies set out in the PPS and OP. A majority of lots are proposed on steep slopes or within potential floodplains of the delineated watercourse systems. Development within natural hazards is unsafe.**
2. **The applications do not comply with natural heritage policies as set out in the PPS and OP. The development is proposed almost entirely in woodland/forest and has not considered the connected natural system element, and fragmentation impacts to this natural area. There are gaps and constraints in the EIS as mentioned by all reviewing ecologists and resident associations. This is not good planning and represents an obvious negative impact to the natural heritage system.**
3. **The rationale for the development is flawed and there has been no consideration of indigenous communities.**
4. **The applications do not align with settlement area policies, infrastructure needs, and do not respect the character of the area.**

We do not support these applications and ask that the Township of Seguin reject all applications to rezone or develop the natural lands of the 291 acre property and instead set aside all lands to be conserved and thus promote Seguin's own "Environment First" motto.

It is our opinion and that of many other Rosseau residents, that this development will represent significant, cumulative impact on the Lake Rosseau ecosystem, adjacent shoreline, wetlands, watercourses, and all woodland features throughout the 291 acre property. **The EP designation should be expanded throughout the entire property to provide permanent protection to all-natural heritage and hazards throughout the land holding. Lands should be donated to the Muskoka Conservancy, or relevant conservation agency to manage the property, and protect the environment and wildlife.**

Regards,



Zack Carlan and Sydney Bracken
11 Cameron Road, Rosseau

cc: Township of Seguin

NB* Please also consider this as my request to be notified of the decision of Council and this letter will serve as my written request for same pursuant to the requirements set out on page 2 of the Application for Consent. I will attend the meeting on September 15th, 2025

d. Part of the rationale for the development noted in the Planning Justification Report and the EIS, is that the wetland was former agricultural fields which forms some of the rationale for why development is proposed (ex: ephemeral stream). This position does not consider the history of the land and the indigenous communities that occupied these lands for many years prior. To say that these lands should be rezoned and developed because they used to be agricultural fields based on historic photos, is flawed and this rationale should not be considered. Even if these lands were used for agriculture at a certain time, natural succession has taken over, ecosystems have thrived and as such, it is not reasonable to suggest that significant lot development should be approved based on this rationale.

4. PROPOSED SUBDIVISION DOES NOT COMPLY WITH SETTLEMENT AREA AND LAND USE POLICIES, WILL CAUSE SIGNIFICANT IMPACTS TO THE EXISTING RESIDENTS AND DOES NOT RESPECT CHARACTER OF AREA

We believe the proposed applications do not comply with Provincial Policy (PPS 2024) and the Seguin Official Plan, and are not in public interest, for the following reasons related to general settlement area/land use policies:

a. The proposed Official Plan Amendment simply proposes to permit the development as proposed and provides no direction on the use of the Blocks. The subdivision is noted to take a "conservation design" approach but there is no designation of blocks (including which would fall into an EP zone) and no details provided on the use of the areas that are meant to be protected from lot development. This does not align with Seguins OP and represents a risk to Rosseau Springs being permitted to operate throughout the property without zoning restrictions.

b. The OP intentionally channels rural residential growth into small-scale, consent based creation, at a Township-wide pace of ≤15 lots/year. The application seeks a site-specific override to deliver 49 lots at once by subdivision, defeating both the consent modality and the annual cap that implement Council's growth management. This conflicts with B.12.2.5 and the OP's overarching intent to focus growth to settlement areas and maintain rural character.

c. On any view, 49 lots is large-scale in the Seguin rural context. E.5 and the other policy extracts noted above signals that developments of such scale belong in Settlement Areas capable of higher-order servicing. Proceeding as a rural enclave strains the OP's servicing hierarchy and environmental safeguards (hydrogeology; SWM for ≥3 lots).

d. As per Section B.12.3(d) SUBDIVISION DEVELOPMENT POLICIES, the density of the developments must be appropriate for the area. There are approximately 90 lots/cottages that will be directly impacted by the proposed development of 49 lots. This subdivision will increase the density by approximately 55%. This is NOT appropriate for the area.

e. The Planning Justification report provides no information in the justification report that speak to the growth and settlement policies of the PPS and generally the rural area in the PPS is not supposed to be a growth area. Additionally, these lands contain natural heritage features and hazard areas, and therefore EP designation must be expanded throughout the property for permanent protection.

f. All roads will need to become year-round roads which will require significant costs by the municipality and likely drive the cost of the lots up by a significant amount.

g. Hydro One does not appear to have been engaged and there is very limited information in the application regarding hydro servicing. Hydro infrastructure is significantly expensive, requires maintenance, and cannot be installed in hazardous lands. Hydro One may not be interested in installing their infrastructure in natural hazard and heritage areas as mentioned above.

Without any of this analysis, it can assumed that there will be unacceptable drainage impacts to the wetlands, and connected watercourses as a result of grading, new structures, wells, septic systems, change of drainage patterns, impervious surfaces.

ii. As mentioned in Section 1, many areas (that are now proposed for development) flood in the spring and the forest areas provide drainage paths to the wetlands, provide erosion control and flood control. These forest areas provide key ecological linkages to the other ecosystems including the lake, control drainage and filters through the natural vegetation prior to entering the watercourses/wetlands, etc. Developing them represents a direct negative impact to the wetlands, watercourses, and Lake ecosystem.

f. Lot 2, Street F, and Court 1 and 2 appear to be located directly within an identified watercourse and should be removed entirely.

g. The Hydrogeological report indicates that nitrates are found within the groundwater samples. This represents a potential contamination issue as a result of new septic beds, foundations, private wells. This may cause possible disturbance of the groundwater/surface water fed water resource system (wetlands and watercourses) which drains directly into Lake Rosseau and to resident water supply.

3. **RATIONALE FOR DEVELOPMENT IS FLAWED, AND LACKS CONSULTATION WITH INDIGENOUS COMMUNITIES**

We believe the proposed applications do not comply with Provincial Policy (PPS 2024) and the Seguin Official Plan, and are not in public interest, for the following reasons related to the overall rationale for the applications:

a. Ontario is in an affordable housing crisis and the plan to build multi-million dollar lots, into this thriving collection of ecosystems should not be supported. The Residential Needs Assessment indicates that this development is "needed to address housing supply" and there are "persons are moving north" but does not speak to local, affordable housing for residents. As many have mentioned, servicing costs and infrastructure needs will drive the cost of the proposed lots up, making it unaffordable for potential buyers. At no time, has Rosseau Springs indicated that this development would be an affordable housing or local housing solution to address Seguin's housing needs. Therefore, the rationale for the development is flawed and is not in the public interest.

b. The applicant has referred to this proposal as a "conservation design" approach. This is appreciated when the initial plan is set out for development and the idea is to respect local and provincial environmental/conservation planning law. However, this idea has been used as rationale. The subdivision has been deemed a "conservation design subdivision" which should not be considered and is misleading. This rationale leads one to believe that conservation design is an "innovative" approach to development in Ontario which is not the case. All development needs to be planned in accordance with conservation/natural system planning policies and that align with municipalities' local planning documents. Additionally, as mentioned above, development is proposed under this application directly in natural heritage and hazard areas that will cause negative impacts and therefore the conservation approach/policies are not being respected. This rationale should not be considered as part of the development.

c. Additionally, both reports, while acknowledging agriculture potentially occurring in the early 1900s, fail to mention any Indigenous nations or affected parties that have been consulted on this plan or the larger development plan for the 291 acres of land. This application, along with any future application for these lands, should involve indigenous consultation including nations such as the Anishinaabe that occupied the Seguin/Muskoka Lakes areas of Lake Rosseau for hundreds of years prior to colonialism.

i. LRNA's ecologist (WSP), the Town's ecologist (Beacon), and MLA (through their consultation letter) all provide the same conclusion that there will be a loss and fragmentation of significant woodland features and/or there is no appropriate justification for development of non-wetland forested areas.
ii. WSP further indicates that while the PPS does not consider significant woodlands in Ecoregion 5E, Seguin's OP does, and that the subject woodland on the site should be deemed significant. Seguin's OP does not allow *loss or fragmentation of significant woodland features and the habitats and ecological functions they provide as per A2.1.2.* The lots proposed represent a combined negative impact to the natural heritage system that is confirmed by multiple reviewing ecologists/biologists and therefore, should not be approved as is. All lots proposed within woodland features should be removed.

b. Further, WSP and Beacon again **both** address gaps and constraints in the EIS which typically influence development limits directly:
   i. Setback and buffer justification for multiple areas is not provided in accordance with typical standards/provincial policy
   ii. Aquatic habitat and detailed stream assessments are not provided in full and lack stream widths, thermal regimes, flow regimes, substrate types, water quality information – which also influences watercourse characterization and sensitivity analysis for determining protection and buffers
   iii. Lack of botanical species lists that allows the reviewer to draw conclusions on why justifications are made on siting proposed lots and how ecosites have been delineated
   iv. Lack of assessment of Significant Wildlife Habitat (SWH) along with species surveys, botanical lists, etc.,
   v. Issues regarding species specific surveys and field investigations
   vi. Lack of comprehensive OWES assessment that would determine whether wetland complexes exist and whether wetlands are provincially significant – and if so, would require additional buffers and protection (WSP). Ex: the ephemeral stream briefly noted in the EIS has not been assessed and could be a wetland that requires protection.

c. The application has not considered all potential impacts including cumulative, and adjacent lands impacts from the development. The discussion on the adjacent lands are minimal in the provided study and there is no cumulative impacts assessment. The proposed development has real potential to cause off-site impacts as a result. Additionally, 49 lots in a woodland/forest area with steep valley/shoreline slopes represents significant cumulative impact.

d. The applications fail to discuss the anthropogenic change that would result from developing the forest ecosystem into residential development. For example: road salt from new roads, noise/light/general pollution, human interference with habitat or wildlife from occupation of the natural area, introduction of invasive/ornamental species into subject property, etc. The anthropogenic change of rezoning this section of the property has potential to cause significant impacts beyond the assessments provided.

e. There has been no assessment completed beyond the base SWM report or Hydrogeological report that addresses drainage impacts to the wetlands across the property. A wetland water balance is requested by Beacon but has not been provided at this time and the item remains outstanding.
   i. Development of 49 lots will result in significant increase in impervious areas, drilling of private wells, installation of septic systems that could have significant impacts to the wetlands which appear to be groundwater and surface water fed. Without an appropriate assessment, this may result in significant impacts to the wetlands throughout the entire site (draining wetlands and destroying significant habitat).

iii. An existing cliff/rock barren feature has not been delineated or assessed north of Street D which needs to be protected for natural hazard and potential wildlife habitat reasons.
iv. Lots 25-27, 29-31, 32-35 and 36-41 are located on steep slopes that need to be considered as part of the valleylands and the Lake Rosseau shoreline. This area should be protected entirely, and any development should not be permitted here as per natural hazard policies (PPS 5.2).
v. Lots 48-49 are located directly adjacent to an ephemeral stream that has not received an in-depth assessment and deemed simply as an "old agricultural drainage channel". This is not justified and both reviewing ecologists from LRNA and Seguin provide comments with respect to this. This area should be delineated as a stream/valley corridor (or wetland, see Section 2b - vi) as per provincial natural hazard policies and no development should be permitted in this area. The area should be considered a natural heritage feature and has real flooding potential.
vi. The environmental reporting on this property from EXP has also noted shallow soils throughout steep sections of the property which will make any development significantly impactful (require significant excavation methods, grading, engineering to build on rocky terrain) and cause negative impacts to the slope and natural system.
vii. Further, Section B12.2.4 of Seguins OP indicates that a second tier of development (in this case on steep slopes behind all existing waterfront lots) are discouraged. These second tier lots throughout the plan need to be removed.

c. Natural hazards, specifically the flooding hazard associated with watercourses delineated are not being considered
   i. Watercourses delineated throughout the subject property have not been mapped through any flood hazard mapping exercise. For example, it is known to residents that multiple areas of the Maplehurst and Summit drive areas flood during high storm events as a result of the natural flows of watercourses. Lot development beside watercourses with no consideration of the flooding hazard is unsafe and against natural hazard policies (PPS 5.2). Lots 48-49 are a good example of an area that could experience flooding (see elevation contours).

2. **NATURAL HERITAGE AND ENVIRONMENTAL CONCERNS – SUBDIVISION REPRESENTS AN OVERALL NEGATIVE IMPACT TO THE NATURAL HERITAGE SYSTEM, AREA SHOULD BE PRESERVED, AND ENVIRONMENTAL PROTECTION AREA (EP) SHOULD BE EXPANDED**

According to the United Nations, we are in a biodiversity and climate crisis, which continues to progressively worsen. Biodiversity is our natural defense against climate change and currently, human actions currently threaten more species with global extinction than ever before. "*An average of around 25% of species in assessed animal and plant groups are threatened, suggesting that around 1 million species already face extinction, many within decades, unless action is taken to reduce the intensity of drivers of biodiversity loss." (UNDRR, 2019)* Lake Rosseau, along with other Muskoka Lakes, and their environments, are slowly dwindling as a result of human impact and consistent development along shorelines, near watercourses, wetlands, and forested ecosystems. The time is now to limit development proposed within the natural environment and promote conservation of these areas to avoid future impacts in these environments.

We believe the proposed applications do not comply with Provincial Policy (PPS 2024) and the Seguin Official Plan, and are not in public interest, for the following reasons related to Natural Heritage and Environmental concerns:

a. <u>The development limits/proposed lots, almost entirely, have been established within woodland features. The proposed 49 lots represent an outright negative impact to the natural heritage system, do not protect natural heritage features (OP B.15, A 2.1.2), do not avoid loss and fragmentation of woodland features (OP A 2.1.2), and do not prohibit fragmentation of wetlands (OP A 2.1.2)</u>

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Aspiring Georgian Bay Geopark - Letter

From: Forrest Pengra, Director of Strategic Initiatives

Agenda Date: April 7th, 2026 **Report No:** SI-2026-001

Executive Summary:
The proposal for an Aspiring Georgian Bay Geopark has raised significant concerns among stakeholders, particularly regarding its focus on tourism over conservation. Concerns include a lack of engagement with local governments and Indigenous communities and no clear environmental protection strategies. Several leading conservation bodies and municipalities in the region are formally opposing the Geopark, citing inadequate consultation and potential negative impacts on local governance and ecosystems.

Prepared for: Mayor and Members of Council

Subject: Aspiring Georgian Bay Geopark - Letter

From: Forrest Pengra, Director of Strategic Initiatives

Agenda Date: April 7th, 2026 **Report No:** SI-2026-001

Recommendation:

For information purposes only

Background & Analysis:

The proposed Georgian Bay Geopark aims to secure UNESCO designation to enhance regional tourism by highlighting local geosites. Spanning over 48,000 square kilometers, it would be one of Canada's largest Geoparks. Many stakeholders, including conservation bodies and municipalities, have expressed concerns over its impact and lack of alignment with local conservation priorities.

The Township of the Archipelago and other local municipalities have criticized the Geopark for advancing tourism objectives without adequately safeguarding ecological and cultural sites. They point out that the initiative lacks key mechanisms for environmental protection and land-use management.

Moreover, consultation with municipalities, Indigenous communities, and conservation organizations has been inadequate to date, resulting in confusion among stakeholders. The unilateral designation of geosites within municipal boundaries raises governance and resource allocation issues, as local entities have been expected to manage these sites without proper consultation or resource discussion.

Of greater concern is the initiative threatens to overlap with existing conservation efforts, potentially diverting crucial resources from projects focusing on shoreline protection, habitat restoration, and climate resilience. The proposal's tourism-first agenda has alarmed local entities who prioritize conservation and sustainable development.

For years, Seguin Townships' relationship with the Georgian Bay Mnidoo Gamii Biosphere has been evolving and growing. This relationship includes such initiatives as benthic testing, community engagement events, environment and climate action planning, invasive species management,

grant writing and others. It has become one that staff, the public and Council should associate great value with, one that we endeavor to sustain.

While one would think more conservation would be a good thing for the greater Georgian Bay biosphere region, it must be considered what the impact may be on existing ecological efforts and highly productive relationships. To date, it is not clearly understood how and to what extent the Aspiring Geopark would function and/or overlap these existing roles and functions. Staff suggest support of the Geopark should be carefully assessed until such a time that it can be conclusively demonstrated that it does not diminish, interfere or conflict with the quality programing and services the Township currently enjoys through its existing relationship with the Georgian Bay Mnidoo Gamii Biosphere.

Financial Impact:

None

Options/Alternatives:

NA

Strategic Plan Alignment:

F1 – Prioritize the Environment

Conclusion:

The proposed Georgian Bay Geopark raises several concerns over its prioritization of tourism over environmental conservation, historic lack of stakeholder consultation, and potential duplication of existing efforts. Given this, adequate demonstration must be seen from the Aspiring Geopark to ensure that it aligns with community and environmental interests, ensuring that conservation remains within the purview of local governance and does not compromise existing Township relationships.

Prepared by:

Forrest Pengra,
Director of Strategic Initiatives

Reviewed by:



Jason Inwood,
Chief Administrative Officer

Attachments:

- *Township of the Archipelago - 2025-09-23 Media Release_Geopark Opposition.pdf*
- *Township of the Archipelago - Resolution - 25-147.pdf*
- *GBB-Letter-to-Aspiring-Geopark-Oct-2025.pdf*

Media Release **September 23, 2025**

The Archipelago Opposes Inclusion in Proposed Georgian Bay Aspiring Geopark

Parry Sound, ON – At its September 19, 2025 meeting, Council for the Township of The Archipelago passed a resolution formally opposing the Township's inclusion within the boundaries of the proposed Georgian Bay Aspiring Geopark. Council directed that a letter of opposition be issued to the Geopark organization, confirming that the Township will not provide endorsement or participate in this initiative.

As guardian of approximately 26 percent of the Georgian Bay shoreline, The Archipelago holds a unique responsibility to protect one of Canada's most fragile and ecologically significant regions. Council expressed significant concern that the Geopark proposal has advanced without adequate consultation with local governments or communities, and without clear explanation of governance, oversight, or impacts on municipal responsibilities and resources.

Members noted that proponents have unilaterally designated five "signature geosites" within the Township—Sans Souci, Wreck Island, Massasauga Provincial Park, Woods Bay Marina, and Pointe au Baril—while presuming Township involvement in their management and maintenance. This designation was made without any discussion regarding the capacity, appropriateness, or resources required for such participation. The resolution further questioned the focus of the initiative, emphasizing that it advances tourism marketing objectives while offering no new mechanisms for environmental protection, land-use management, or the safeguarding of sensitive ecological and cultural sites.

"The Archipelago's role is to safeguard the lands and waters entrusted to us. This initiative monetizes Georgian Bay while diverting funding away from true conservation. Our Council stands firm that stewardship must remain in local hands, not outsourced to an external tourism venture," said Reeve Bert Liverance.

Council reiterated that while the Township values efforts to celebrate Georgian Bay's geology and cultural heritage, such initiatives must not compromise the ecological integrity of the shoreline or impose new obligations on municipalities without their consent. Council for the Township of The Archipelago remains committed to working with partners and residents to ensure Georgian Bay's future is defined by conservation, not commercialization.

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Media Contact:
Maryann Martin, Municipal Clerk
Township of The Archipelago
(705) 746-4243 | mmartin@thearchipelago.ca

The Corporation of The Township of The Archipelago
Council Meeting

Agenda Number: 15.4.
Resolution Number 25-147
Title: Opposition to the Georgian Bay Aspiring Geopark
Date: Friday, September 19, 2025

Moved by: Councillor Frost
Seconded by: Councillor Barton

WHEREAS the Township of The Archipelago is the steward of approximately 26% of the total shoreline of Georgian Bay, representing one of the most significant municipal responsibilities for conservation, planning, and sustainable management of this unique and fragile ecosystem; and

WHEREAS the proponents of the “Georgian Bay Aspiring Geopark” have advanced a proposal encompassing 48,000+ square kilometres, by far larger than any existing Canadian geopark, without adequate consultation with municipalities, Indigenous communities, or conservation organizations within its proposed boundaries; and

WHEREAS the proponents have unilaterally identified at least five sites within the Township of The Archipelago (Sans Souci, Wreck Island, Massasauga Provincial Park, Woods Bay Marina, and Pointe au Baril) as “signature geosites” for inclusion in the Geopark, without consultation with Council, staff, or the community, and with the presumption that the Township and other site managers will provide maintenance, oversight, and stewardship of these promoted sites without any discussion of capacity, appropriateness, or resources; and

WHEREAS the Township of The Archipelago is concerned that the Geopark initiative primarily advances tourism marketing objectives while lacking meaningful mechanisms for environmental protection, land-use management, or safeguarding of sensitive ecological and cultural sites; and

WHEREAS the Government of Canada has already provided funding to the Georgian Bay Geopark to develop interpretive tourism programming that does not protect the environment and diverts scarce public resources away from urgent priorities such as shoreline protection, habitat restoration, and climate resilience in Georgian Bay; and

WHEREAS Georgian Bay Forever, a leading conservation organization, has formally stated its opposition to the Geopark, citing the absence of a visitor management plan for over 200 identified geosites, the risk of pollution, vandalism, and desecration of sacred Indigenous sites, and the diversion of scarce conservation funding to tourism-first branding initiatives; and

WHEREAS United Chiefs and Councils of Mnidoo Mnising and multiple municipalities (including the Town of Gore Bay, the Municipality of Huron Shores, Northeastern Manitoulin and the Islands, and others) have already passed or indicated intent to pass motions opposing inclusion in the Geopark, citing lack of consultation, diversion of scarce public funds, and inappropriate claims of representation; and

WHEREAS the Township of The Archipelago has consistently emphasized that its land use policies, shoreline stewardship, and conservation initiatives, developed in partnership with residents, cottagers, conservation groups, Georgian Bay Biosphere, and Indigenous neighbours, are best managed through local governance.

NOW THEREFORE BE IT RESOLVED THAT the Township of The Archipelago will issue a *Letter of Opposition* to the Georgian Bay Geopark initiative, and will not provide endorsement or participation in its activities; and

FURTHER BE IT RESOLVED the Council formally opposes the inclusion of Township of The Archipelago within the boundaries of the proposed Georgian Bay Geopark; and

FINALLY BE IT RESOLVED that a copy of this resolution and the Township's letter of opposition be circulated to the Canadian Geoparks Network, Aspiring Georgian Bay Geopark, the Canadian Commission for UNESCO, the Federal Economic Development Agency, the Honourable Filomena Tassi, Minister responsible for the Federal Economic Development Agency, Graydon Smith, Member of Provincial Parliament for Parry Sound–Muskoka, Scott Aitchison, Member of Parliament for Parry Sound–Muskoka, Chief Adam Pawis of Shawanaga First Nation, Chief Shane Tabobondung of Wasauksing First Nation, Indigenous governments of the region, all member municipalities of the West Parry Sound and Simcoe Areas, and neighbouring municipalities around Georgian Bay, the Georgian Bay Association, Georgian Bay Biosphere Mnidoo Gamii, Georgian Bay Forever, Georgian Bay Land Trust, Georgian Bay Great Lakes Foundation.

Carried

United Nations
Educational, Scientific and
Cultural Organization

GEORGIAN BAY
BIOSPHERE
MNIDOO GAMII

October 15, 2025

RE: Updated response from the existing UNESCO Georgian Bay Biosphere on the proposed Geopark for Georgian Bay, CANADA

Dear Mr. Pigott,

Two years have passed since our last formal correspondence on the Geopark initiative proposed for Georgian Bay. Our organization has had more time to receive comments from various partners and advisors, and have observed the processes underway. We now wish to provide an updated response due to the overlap with the existing UNESCO biosphere reserve in eastern Georgian Bay, for which we are the managing authority. Unfortunately, our organization continues to be unable to endorse the proposed Geopark as we have a number of enduring concerns.

These concerns and challenges can be summarized as follows:

- Engagement with individual First Nations has been slower than we would have expected given the time that has passed since our initial correspondence and since your launch. We continue to be alerted about the lack of distinct input and knowledge by local First Nations, both elected Chiefs and Councils and staff. This is leading to confusion and unease amongst partners and raising questions in our organization about your ability to sustain appropriate engagement should the initiative achieve Geopark status;
- Our office continues to receive calls of concern and is weekly receiving clarifying inquiries about the Geopark and our organization's specific role. It would appear that members of the public, the media, groups and organization in the region, and elected government officials are perhaps aware – but also relatively unclear about the initiative. The major questions being asked are with regard to perceived or actual duplication with existing organizations, and what value the proposed initiative brings to the region;
- We are aware that presentations made by your group highlight areas where some of the Geoparks proposed initiative are duplicating the work of others (e.g. land use planning and mapping, water quality monitoring platforms, educational resources, tourism partnerships) and that efforts to identify true collaboration and partnership agreements have not concertedly progressed. Moreover, at some of these presentations, the level of support from our own, and other, organizations, has at times been communicated disingenuously, stating or implying endorsement where none as yet has been provided.
- Commentary provided to us by elders, which we have permission to share, is that they are concerned about the sacred sites and the potential of damage to these sites as evidenced by recent removal of rock features from outer islands. The consultations with First Nations on how they will benefit from these initiatives has not been adequately addressed or initiated with local communities to shape the Geopark initiative.

United Nations
Educational, Scientific and
Cultural Organization

GEORGIAN BAY
BIOSPHERE
MNIDOO GAMII

All of these concerns lead us to the following preliminary conclusions about your proposed initiative:

1) The proposed boundaries for the Geopark are perhaps too large to meaningfully and appropriately sustain community engagement nor enable adequate, high quality ongoing management for the UNESCO designation you seek;

2) Given the size of what you propose, the overlap with multiple existing UNESCO designations and the absolute need for local community buy-in, the time it will take you to garner understanding and support for the value of a Geopark designation leaves a significant amount of liminal space between a proposal and eventual / potential designation. The level of time and communication required to advance your designation process poses risks and challenges to our organization, and to the work of others in the region.

3) The negative shift in public discourse about the proposed Geopark has put the UNESCO brand at risk, and is resulting in confusion about our own involvement with the proposed Geopark initiative. We take the UNESCO designation, its value and its brand very seriously and have worked hard to nurture local community support for this designation of excellence and our associated ties to UNESCO. Specifically, we would point to correspondence we have received from Georgian Bay Forever and more significantly, Township of The Archipelago in opposition to the designation. We are deeply concerned about how your proposal may affect the trust and understanding for UNESCO values that have been developed in the region.

Accordingly, we are asking that you seriously rethink what is being proposed; that you reimagine how you are engaging with the regional groups already working so hard toward sustainable futures, and ensure that your initiative is definitively and clearly adding value to the entire region as opposed to sowing confusion. Until our Board of Directors sees a clear development path and strong assurances for community engagement, that clearly and authentically honours UNESCO values, we cannot support the work continuing in its current trajectory.

Sincerely,

Peter Ashmore
Board Chair

Greg Mason
Director of Operations

PO Box 662
Parry Sound, ON P2A 2Z1

georgianbaybiosphere.com
@gbaybiosphere

Business

PARRY SOUND AREA
COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC.
A Community Futures Development Corporation

March 03, 2026

Attn: Mayor Ann MacDiarmid
Seguin Township
5 Humphrey Dr.,
Seguin, ON P2A 2W8

Re: 2026 Municipal Contribution Request – Parry Sound Area CB&DC

Dear Mayor and Members of Council,
On behalf of the Board of Directors and staff of the Parry Sound Area CB&DC Community Futures, please accept our sincere appreciation for Council's past financial support of our annual operating budget. Your contribution strengthens local access to capital, business advisory services, and community economic development initiatives across our region.
Now in our 38th year of operation, the CBDC continues to deliver community-based lending and professional business support services that strengthen local businesses, support job creation and retention, and contribute to long-term economic resilience across our municipalities.
As outlined in the attached 2024–2025 Annual Impact Snapshot, the organization continues to achieve strong lending performance and collaborate with regional partners to support sustainable economic growth.
For our 2026 operating year, we respectfully request Council's consideration of a municipal contribution of $4000.
In support of this request, we have enclosed the following documents for Council's consideration:

- 2024–2025 Annual Impact Snapshot
- September 30, 2025 year-end financial statements
- CBDC Investment Fund Municipal Concentration List as of December 31, 2025
- Summary of past municipal support
- CBDC Board Resolution #2026-4574 authorizing this request
- CBDC Client Success Story – Sound Wealth Financial Strategies Inc.

Municipal investment in the CBDC directly contributes to maintaining professional, community-based business support services that are responsive, flexible, and aligned with local economic priorities.
We would welcome the opportunity to provide further information or attend Council in person should that be of interest.
Thank you for your continued partnership and consideration.
Sincerely,

Robert (Bob) Griffiths
Chair

Janice Heidman
Executive Director

PARRY SOUND AREA
COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC.
A Community Futures Development Corporation

Annual Impact Snapshot: 2024–2025

Submission to Municipal Council

The Parry Sound Area CB&DC is pleased to provide this annual snapshot of our lending, advisory, and community economic development activity across the region for our fiscal year ended September 30, 2025. As a community-based, federally supported non-profit organization, our work is delivered in partnership with municipalities and regional stakeholders to strengthen local businesses, support job creation, and contribute to long-term economic resilience across our communities.

Investment Fund Activity

- 24 loans disbursed
- $2,518,713 total lending
- $3,278,920 leveraged in additional investment
- 32 jobs created or maintained
- 10 clients fully repaid their loans

Business Advisory Services

- 95 general inquiries
- 284 in-depth counselling sessions
- 20 non-loan client businesses assisted

Community Economic Development

- Participated in 50+ regional activities
- Hosted the 2025 Small Business Week Celebration in partnership with over 15 regional business support organizations.

Long-Term Regional Impact – Since Inception (38 years!)

- 709 loans approved
- Over $34.3 million disbursed in local lending
- More than 2,800 jobs supported across the region
- $3.8 million delivered through RRRF pandemic support loans

We thank Council for its ongoing support of regional economic development and for the important role municipal partnership plays in building a strong and vibrant local business ecosystem.

PARRY SOUND AREA COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC.

Financial Statements

For the year ended September 30, 2025

Parry Sound Area Community Business & Development Centre Inc.
Financial Statements
For the year ended September 30, 2025

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Supplementary Information

Location	1A Church Street, Parry Sound, Ontario
Bank	Kawartha Credit Union

GINGRICH HARRIS COPELAND Chartered Professional Accountants

1-7 William Street
Parry Sound ON
P2A 1V2

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BRANDY L. HARRIS-GREEN, CPA
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Independent Auditors' Report

To the Directors of
Parry Sound Area Community Business & Development Centre Inc.

Qualified Opinion
We have audited the accompanying financial statements of Parry Sound Area Community Business & Development Centre Inc. (the "entity"), which comprise the statement of financial position as at September 30, 2025 and the statements of operations, changes in fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the entity as at September 30, 2025, and its financial performance and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion
Loans and mortgage receivables have been recorded at amortized cost at inception as market value was not determined. We were unable to determine the adjustment to fair market value that would be necessary. Therefore, we were not able to determine whether any adjustments might be necessary to excess of revenue over expenses, and cash flows from operations for the years ended September 30, 2025 and September 30, 2024, current assets as at September 30, 2025 and September 30, 2024, and net assets as at October 1 and September 30 for both years. Our audit opinion on the financial statements for the year ended September 30, 2025 was modified accordingly because of the possible effects of this limitation in scope.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

Those changed with governance are responsible for overseeing the entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

* Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
* Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
* Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
* Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
* Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Hingrich Harris Copeland

Parry Sound, Ontario
January 19, 2026

Chartered Professional Accountants
Licensed Public Accountants

Parry Sound Area Community Business & Development Centre Inc.
Statement of Financial Position

September 30	*General Fund*	*Investment Fund*	*Project Fund*	**2025**	2024
Assets					
Current					
Cash	$ 160,166	$ -	$ -	**$ 160,166**	$ 119,873
Contributions receivable	-	-	-	**-**	15,199
Other receivables (Note 4)	13,142	-	-	**13,142**	5,846
	173,308	-	-	**173,308**	140,918
Capital assets (Note 3)	22,835	-	-	**22,835**	1,726
Restricted					
Cash	-	7,681,159	19,371	**7,700,530**	7,307,577
Other receivables (Note 4)	-	814	74	**888**	1,474
Interfund balances (Note 10)	-	12,550	-	**12,550**	-
Loans and mortgages receivable (Note 6)	-	6,817,064	-	**6,817,064**	6,329,639
	-	14,511,587	19,445	**14,531,032**	13,638,690
Total Assets	$ 196,143	$ 14,511,587	$ 19,445	**$ 14,727,175**	$ 13,781,334

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Parry Sound Area Community Business & Development Centre Inc.
Statement of Financial Position

September 30	*General Fund*	*Investment Fund*	*Project Fund*	**2025**	2024
Liabilities and Fund Balances					
Current					
Accounts payable and accrued liabilities (Note 7)	$ 7,803	$ 9,355	$ 520	**$ 17,678**	$ 15,073
Interfund balances (Note 10)	12,550	-	-	**12,550**	-
	20,353	9,355	520	**30,228**	15,073
Deferred revenue					
Deferred operating contributions (Note 8)	56,431	-	718	**57,149**	718
Commitments and contingencies (Note 9)					
Fund Balances					
External restrictions	46,103	14,502,232	-	**14,548,335**	13,684,220
Internal restrictions	-	-	18,207	**18,207**	17,859
Unrestricted	73,256	-	-	**73,256**	63,464
	119,359	14,502,232	18,207	**14,639,798**	13,765,543
Total Liabilities and Fund Balances	$ 196,143	$ 14,511,587	$ 19,445	**$ 14,727,175**	$ 13,781,334

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Parry Sound Area Community Business & Development Centre Inc.
Statement of Operations and Changes in Fund Balances

For the year ended September 30	*General Fund*	*Investment Fund*	*Project Fund*	2025	2024
Revenues					
Industry Canada - FedNor					
- Operating funds - current year	$ 293,552	$ -	$ -	**$ 293,552**	$ 306,453
Government and other grants (Note 11)	5,500	-	-	**5,500**	10,982
Investment income	7,005	251,593	1,197	**259,795**	381,772
Loan interest income	-	542,682	-	**542,682**	501,481
Other income	1,000	-	-	**1,000**	1,000
	307,057	794,275	1,197	**1,102,529**	1,201,688
Expenses					
Amortization	3,217	-	-	**3,217**	558
Loan loss provision (recovery) (Note 6)	-	(194,744)	-	**(194,744)**	(1,006,869)
Loan forgiveness - COVID 19	-	-	-	**-**	676,250
Salaries and benefits *(see schedule)*	306,705	-	-	**306,705**	273,683
Occupancy and equip. *(see schedule)*	37,928	-	-	**37,928**	32,695
Director's expenses	3,079	-	-	**3,079**	2,981
Community development *(see schedule)*	11,017	-	329	**11,346**	3,570
Administration *(see schedule)*	50,648	9,575	520	**60,743**	42,281
	412,594	(185,169)	849	**228,274**	25,149
Excess of Revenue (Deficiency) over Expenses	(105,537)	979,444	348	**874,255**	1,176,539
FedNor - Reconciliation	-	-	-	**-**	(174)
Fund Balances					
Beginning of year	137,446	13,610,238	17,859	**13,765,543**	12,589,178
Interfund transfers (Note 10)	87,450	(87,450)	-	**-**	-
End of year	$ 119,359	$ 14,502,232	$ 18,207	**$ 14,639,798**	$ 13,765,543

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Parry Sound Area Community Business & Development Centre Inc.
Schedule of Expenditures

For the year ended September 30	General Fund	Investment Fund	Project Fund	2025	2024
Salaries and Benefits					
Salaries	$ 237,673	$ -	$ -	$ **237,673**	$ 210,080
Benefits	49,532	-	-	**49,532**	44,103
RRRF wages	19,500	-	-	**19,500**	19,500
	$ 306,705	$ -	$ -	$ **306,705**	$ 273,683
Occupancy & Equipment					
Insurance	$ 9,202	$ -	$ -	$ **9,202**	$ 9,332
Rent (net of recovery)	23,874	-	-	**23,874**	18,255
Telephone, fax, internet & IT	4,852	-	-	**4,852**	5,108
	$ 37,928	$ -	$ -	$ **37,928**	$ 32,695
Community Development & Other					
Projects					
Projects	11,017	-	-	**11,017**	3,321
Women's Network	-	-	-	**-**	249
Business Growth and Competitiveness	-	-	329	**329**	-
	$ 11,017	$ -	$ 329	$ **11,346**	$ 3,570

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Parry Sound Area Community Business & Development Centre Inc.
Schedule of Expenditures

For the year ended September 30	*General Fund*	*Investment Fund*	*Project Fund*	**2025**	2024
Administration					
Advertising and promotion	$ 1,541	$ -	$ -	**$ 1,541**	$ 1,456
Bank charges and interest	15	-	-	**15**	598
Conventions, subscriptions, fees & dues	14,937	-	-	**14,937**	4,248
Employee training	312	-	-	**312**	47
Meetings	599	-	-	**599**	369
Office supplies and general	14,052	-	-	**14,052**	9,068
Postage	328	-	-	**328**	179
Professional fees	8,085	9,575	520	**18,180**	18,802
Staff travel and expenses	2,400	-	-	**2,400**	1,643
RRRF administration expenses	8,379	-	-	**8,379**	5,871
	$ 50,648	$ 9,575	$ 520	**$ 60,743**	$ 42,281

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Parry Sound Area Community Business & Development Centre Inc.
Statement of Cash Flows

For the year ended September 30	General Fund	Investment Fund	Project Fund	2025	2024
Cash provided by (used in)					
Operating activities					
Revenue in excess of expenditures	$ (105,537)	$ 979,444	$ 348	$ 874,255	$ 1,176,539
Interfund transfer	87,450	(87,450)	-	-	-
Items not involving cash					
Amortization of capital assets	3,217	-	-	3,217	558
Loan loss provision	-	(194,744)	-	(194,744)	(1,006,869)
FedNor Reconciliation	-	-	-	-	(174)
Changes in non-cash working capital balances					
Contributions receivable	15,199	-	-	15,199	(15,199)
Other receivables	(7,296)	593	(7)	(6,710)	2,710
Interfund balances	12,550	(12,550)	-	-	-
Accounts payable and accruals	2,605	-	-	2,605	3,119
	8,188	685,293	341	693,822	160,684
Investing activities					
Purchase of capital assets	(24,326)	-	-	(24,326)	(2,128)
Loans and mortgages advances	-	(2,566,502)	-	(2,566,502)	(1,531,080)
Loans and mortgages repaid	-	2,273,821	-	2,273,821	2,743,533
	(24,326)	(292,681)	-	(317,007)	1,210,325
Financing activities					
Deferred operating contributions	56,431	-	-	56,431	(78,635)
	56,431	-	-	56,431	(78,635)
Increase (decrease) in cash during the year	40,293	392,612	341	433,246	1,292,374
Cash, beginning of year	119,873	7,288,547	19,030	7,427,450	6,135,076
Cash, end of year	$ 160,166	$ 7,681,159	$ 19,371	$ 7,860,696	$ 7,427,450
Represented by					
Unrestricted cash (bank indebtedness)	$ 160,166	$ -	$ -	$ 160,166	$ 119,873
Restricted cash	-	7,681,159	19,371	7,700,530	7,307,577
	$ 160,166	$ 7,681,159	$ 19,371	$ 7,860,696	$ 7,427,450

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

September 30, 2025

1. The Corporation

The Corporation is incorporated without share capital under the laws of Ontario as a not-for-profit organization with the principal purpose to encourage job creation in the Parry Sound Area. If the corporation were to dissolve and after the payments of all debts, the remaining assets of the corporation would be distributed or disposed of to another organization with similar goals and objectives as approved by Industry Canada. The Corporation is exempt from Income Taxes under the Income Tax Act of Canada.

2. Significant Accounting Policies

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations.

a) Basis of Accounting

Fund accounting

The Corporation follows the restricted fund method of accounting for contributions.

The General Fund accounts for the Corporation's program delivery and administrative activities. This fund reports unrestricted resources and restricted operating contributions.

The Community Futures Investment Fund was established to provide financing for new and existing enterprises in order to protect or create new jobs. The contributions to the Investment Fund are externally restricted for use in achieving those objectives.

The Project Fund includes externally restricted contributions for miscellaneous projects carried out by the Corporation.

b) Cash and Cash Equivalents

The Corporation's policy is to present bank balances and term deposits with a maturity period of three months or less from the date of acquisition under cash and cash equivalents.

c) Contributions Receivable

Contributions receivable are recognized as an asset when the amounts to be received can be reasonably estimated and ultimate collection is reasonably assured.

d) Capital Assets

Capital assets are recorded at cost. Amortization is based on the estimated useful life of the asset and is provided at the following rates and methods. They are also tested for impairment.

Furniture and equipment	- 10 years straight line method
Computer equipment	- 4 years straight line method
Leasehold improvements	- 10 years straight line

A capital asset is written off as an expense in the year of acquisition if the acquisition is less than $1,000.

e) Revenue Recognition

The Corporation follows the restricted fund method whereby restricted contributions for the corresponding restricted fund are recognized as revenue of that fund in the current period. Operating Contributions and other restricted contributions are recognized in the general fund in accordance with the deferral method. All other unrestricted contributions are recognized as revenue of the general fund in the current period.

Operating Contributions from Industry Canada/FedNor are recognized as revenue of the General Fund in the year of receipt except for the following:

i) Contributions relating to capital assets are credited to deferred capital contributions and recognized as revenue on the same basis as amortization on the related asset is charged against operations.

ii) Contributions relating to approved expenditures not yet incurred are credited to deferred operating contributions only if costs are to be incurred within a multi-year operating agreement and the deferral has been approved by IC/FedNor.

iii) Unexpended funds at the end of the year from contributions by IC/FedNor to the General Fund reduce contribution revenue and are reported as amounts due to IC/FedNor. Over expenditures may not be reimbursed by Industry Canada.

iv) Unused funds from unrestricted revenues can be retained if approval to retain has been received by FedNor; otherwise unrestricted revenues reduce contribution revenue and are reported as amounts due to IC/FedNor.

Interest revenue on short-term investments, loans and mortgages receivable and dividends from preferred shares are recognized on the accrual basis. The Corporation accrues interest on loans and mortgages in arrears until collection becomes doubtful.

Other revenue is recorded in income when earned and measurable.

Private sector contributions are recorded in the period received except for when they relate to upcoming expenditures.

f) Contributed Services

Volunteers contribute time to the Board of Directors and various sub-committees. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

g) Financial Instruments

Measurement of financial instruments
The entity initially measures its financial assets and financial liabilities at fair value.

The Corporation subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost include cash, accounts receivable, and loans and mortgages receivable.

Financial liabilities measured at amortized cost include accounts payable and deferred contributions.

Impairment
Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income.

Transaction costs
Transaction costs related to financial assets measured at fair value are expensed as incurred. Transaction costs related to other financial assets and financial liabilities are included or deducted in the initial measurement of the asset or liability.
The entity recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

h) Use of Estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates. These estimates are reviewed periodically and adjustments made as appropriate, in the statement of operations in the year they become known.

i) Cloud computing

The organization applies the simplification approach for cloud computing arrangements, recognizing software subscription expenditures as expenses

3. Capital Assets

	Cost	Accumulated Amortization	2025 Net Book Value	2024 Net Book Value
General Fund				
Furniture and fixtures	$ 53,395	$ 32,754	$ 20,641	$ 130
Computer equipment	14,218	12,024	2,194	1,596
Leasehold improvements	16,928	16,928	-	-
	$ 84,541	$ 61,706	$ 22,835	$ 1,726

4. Other Receivables

	2025	2024
Trade	$ 2,982	$ -
HST recoverable	11,048	7,320
	$ 14,030	$ 7,320

The carrying value of accounts receivable approximates their fair value due to the short maturity of the instruments and the fact that they are subject to normal credit terms.

5. Economic Dependence

Approximately 27% of the Corporation's revenue for the year ended September 30, 2025 (2024 - 26%) is received from Industry Canada - FedNor. The Corporation is dependent on annual contributions from Industry Canada/FedNor in order to finance its general fund operations. Should these contributions cease, the Corporation would be unable to continue its operations.

September 30, 2025

6. Loans and Mortgages Receivable

The loans and mortgages receivable bear various interest rates from 5.0% to 9.95% (the RRRF loans range from 2.45% to 5.0%) and are generally fixed for terms of up to three years with amortization periods from one to fifteen years (shorter terms and longer amortization periods are occasionally approved by board of directors).

	Access to capital loans				
	Loans	Host	Non-host	**2025**	2024
Principal	$ 5,199,224	$ 2,001,789	$ 1,324,717	**$ 8,525,730**	$ 8,271,830
Interest	31,704	-	43,302	**75,006**	47,894
	5,230,928	2,001,789	1,368,019	**8,600,736**	8,319,724
Allowance	1,404,554	114,187	264,931	**1,783,672**	1,990,085
	$ 3,826,374	$ 1,887,602	$ 1,103,088	**$ 6,817,064**	$ 6,329,639

The activity for the year of the principal loan balance is as follows:

Beginning	$ 5,649,036	$ 1,446,460	$ 1,224,228	**$ 8,319,724**	$ 9,532,177
Loans					
- advanced	1,628,375	600,000	338,127	**2,566,502**	1,531,080
- repaid	(2,046,483)	(44,671)	(182,667)	**(2,273,821)**	(2,743,533)
- written off	-	-	(11,669)	**(11,669)**	-
Ending	$ 5,230,928	$ 2,001,789	$ 1,368,019	**$ 8,600,736**	$ 8,319,724

The activity for the year in the Allowance for Doubtful Loans account is as follows:

Beginning	$ 1,569,138	$ 136,664	$ 284,283	**$ 1,990,085**	$ 2,996,954
Loans					
- written off	-	-	(11,669)	**(11,669)**	-
- provision	(164,584)	(22,477)	(7,683)	**(194,744)**	(1,006,869)
Ending	$ 1,404,554	$ 114,187	$ 264,931	**$ 1,783,672**	$ 1,990,085

The Corporation determines the Allowance for Doubtful Loans by reviewing outstanding loans on a loan-by-loan basis plus the use of an estimated percentage based on past experience for all loans for which no specific provision has been established.

The Corporation's contract with FedNor enables them to provide loans up to $300,000.

Access to capital loans are provided by the North East Network consisting of thirteen Community Futures Development Corporations (CFDC). The originating CFDC provides the first $300,000 and the remaining twelve Centres provide their share of the remaining amount up to a total of $750,000 per loan. (Increased April 1, 2021 from $150,000 and 650,000.)

September 30, 2025

7. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable	$ 566	$ -
Wage accrual	2,043	-
Government remittances	(2)	-
Accrued liabilities	15,071	15,073
	$ 17,678	$ 15,073

The carrying value of other liabilities approximates fair value because of the short maturity of these instruments and because they are subject to normal credit terms.

8. Deferred Operating Contributions

	2025	2024
General Fund		
Industry Canada - FedNor		
- General Operating Contract	$ 56,431	$ -
Project Fund		
Parry Sound Area Community Business & Development Centre		
- Youth Camp	718	718
	$ 57,149	$ 718

9. Commitments and Contingencies

Commitment
The Corporation has entered into an operating lease for the rental of its office premises. Future rental payments on this lease amount to $19,998 plus H.S.T. per year.

Contributions
The Corporation receives contributions for its operations from Industry Canada. Pursuant to the related agreements, if the corporation does not meet established objectives, Industry Canada is entitled to seek refunds. Should any amounts become refundable, the refunds would be charged to operations in the period in which the refund is determined to be payable.

As a result of the global pandemic COVID 19, the Corporation received additional FedNor funding to provide emergency business loans.

10. Interfund Transfer

Interfund balance

In 2024/25, $100,000 was transferred from the investment fund per FedNor approval to cover operating costs. The corporation used $87,450 and the remaining balance of $12,550 has been set up as repayable to the investment fund.

11. Government and Other Grants

	2025	2024
General Fund		
Municipal contributions		
Town of Parry Sound	$ -	$ 2,982
Seguin Township	4,000	4,000
Township of the Archipelago	-	2,000
Municipality of Whitestone	-	500
McKellar Township	500	500
Municipality of Magnetawan	1,000	1,000
	$ 5,500	$ 10,982

12. Financial Assets and Financial Liabilities

Liquidity risk

Liquidity risk is the risk that the Corporation will not be able to meet its obligations associated with financial liabilities. Cash flow from operations provides a substantial portion of the Corporation's cash requirements.

Credit risk

The Corporation is exposed to credit risk in the event of non-performance by counterparties in connection with its accounts receivable, secured loans and mortgages receivable and investments. Accounts receivable arise primarily from government funding agreements. The maximum exposure to credit risk is the carrying value of accounts receivable, loans and mortgages receivable and investments on the balance sheet.

Interest rate risk

The Corporation's interest-bearing assets and liabilities include loans and mortgages receivable.

Muncipal Concentration
As at Dec 31, 2025

Parry Sound Community Business & Development Centre
1A Church St. Parry Sound, ON P2A 1Y2
705-746-4455

Municipality		Amount	Number of Loans	Percentage by Dollar
Archipelago	$	-	0	0.00
Carling	$	300,000.00	1	3.27
Georgian Bay	$	61,812.51	2	0.67
Magnetawan	$	1,129,219.09	10	12.30
McDougall	$	-	0	0.00
McKellar	$	10,000.00	1	0.11
Mowat	$	-	0	0.00
Seguin	$	2,054,446.92	14	22.39
Town of Parry Sound	$	4,701,614.55	43	51.23
Wallbridge	$	205,000.00	1	2.23
Wasauksing First Nation	$	200,000.00	1	2.18
Whitestone	$	515,542.13	3	5.62
Total	$	9,177,635.20	76	100.00

MUNICIPAL CONTRIBUTIONS- Parry Sound Area CB&DC							
	2019	2020	2021	2022	2023	2024	2025
Archipelago	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$0.00
Carling	$1,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Magnetawan	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
McDougall	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$0.00	$0.00	$0.00
McKellar	$500.00	$500.00	$0.00	$0.00	$500.00	$500.00	$500.00
Parry Sound	$2,000.00	$0.00	$2,002.00	$2,923.00	$2,432.00	$2,982.00	$2,443.00
Seguin	$4,000.00	$4,000.00	$0.00	$4,000.00	$4,000.00	$4,000.00	$4,000.00
Whitestone	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$500.00	$0.00
Total	**$15,100.00**	**$11,600.00**	**$9,102.00**	**$14,023.00**	**$11,032.00**	**$10,982.00**	**$7,943.00**

PARRY SOUND
CB&DC

PARRY SOUND AREA
COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC.
General Resolution

RESOLUTION #	**CB&DC-2026-4574**
DATE:	February 03, 2026
MOVED BY:	Lisa Lund
SECONDED BY:	Lisa Ernst
THAT:	the Board of the Parry Sound Area Community Business & Development Centre Inc. does hereby direct the Executive Director to apply to Seguin Township Donations / Grants Program for a 2026 contribution of $4,000.00.

Carried ☑

Defeated ☐

Deferred ☐

Meeting Chairperson

PARRY SOUND AREA
CB&DC COMMUNITY FUTURES

CLIENT SUCCESS STORY

SOUND WEALTH FINANCIAL STRATEGIES INC.



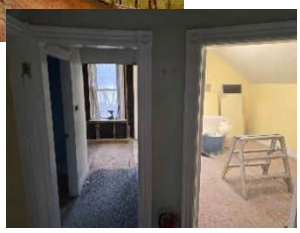
A dream I once thought was still years away became a reality in 2024 with the incredible support of the CBDC team. From the very beginning, they were there to provide guidance, insight, and encouragement, helping me navigate every step of the journey toward purchasing our office building.



We took many people through the building before we bought with them all having the same reaction – do not do it, look at all this work. I had a vision and married to a handy contractor to do all the work. CBDC and handy husband was the dream team for this project.



In March 2024, we took a leap and purchased the 100+ year old building. What followed was a major renovation, countless decisions, and long days to transform it into a bright, welcoming, and beautiful space that we are so proud to be part of our downtown community. Having a brick and mortar location took my business to the next level, and we are proud to house 2 other business in our building as well.



In Fall 2024 our building had enough equity with our renovation and income from business renters to obtain a conventional mortgage and pay back CBDC.



None of this would have been possible without CBDC's belief in our dream and their ongoing support. They truly put us on the right track and walked alongside us from start to finish. CBDC is such a valuable asset to our community, providing local businesses like mine with the tools, confidence, and resources needed to grow and succeed. I am incredibly grateful for the opportunity to work with their team and for everything they've done to help turn this dream into reality.





Kaila Stevenson
Financial Security Advisor/ Investment Representative
Sound Wealth Financial Strategies Inc.
Quadrus Investments Services LTD.

SOUND WEALTH
FINANCIAL STRATEGIES

Outlook

Fwd: Walk Run - June 7

From Ann MacDiarmid <annmacdiarmid1@gmail.com>
Date Fri 2026-03-13 3:37 PM
To Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

Hi Craig and Andrea; Can you please make an agenda item - in open I presume - for the April 7 th council meeting for council to briefly discuss our participation in the WPSHC walk that we committed to at the March 2 meeting when Deborah Loosemore presented.

Many thanks.

Ann

Begin forwarded message:

From: "Deborah M. Loosemore" <dloosemore@wpshc.com>
Subject: RE: Walk Run - June 7
Date: March 13, 2026 at 1:23:36 PM CST
To: Ann MacDiarmid <annmacdiarmid1@gmail.com>

Hi Ann,

This is wonderful news, thank you so much. We are finalising the registration website, it is due to go live April 1 but I will send the link to you in advance as soon as it is finalised. You'll be able to register the team and have all the members sign up.

Thank you for the guidance re: a formal proposal to the Township and we will make sure to have it submitted prior to Dec 1 2026. We are very grateful for your support.

With gratitude,
Deborah

Deborah M. Loosemore, CEO
(she/her/they)
West Parry Sound Health Centre Foundation
6 Albert Street, Parry Sound P2A 3A4
Phone: (705) 746 - 4540 ext 3346
Cell: (705) 774 - 6571
www.wpshcf.com

Private and confidential. Intended only for named recipient.
If otherwise received, please delete immediately.

From: Ann MacDiarmid <annmacdiarmid1@gmail.com>
Sent: March 6, 2026 1:21 PM
To: Deborah M. Loosemore <dloosemore@wpshc.com>
Subject: Walk Run - June 7

You don't often get email from annmacdiarmid1@gmail.com. Learn why this is important
CAUTION: This email originated from outside of WPSHC. Do not reply, click links or open attachments unless you recognize the sender and know the content is safe.

Thank you very much for delegating to our Council on Monday. As a follow up to your presentation, please send us the information about the June 7th event with the relevant pledge forms. Seguin Council will put a team together with the goal of raising at least $2500. For future requests, please make sure that all financial requests are in Seguin's hands well before the December 1 deadline.

I look forward to hearing from you. Good luck at the event.

Ann

Seguin Township
The Natural Place to Be

Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

annmacdiarmid1@gmail.com

cellular: 705-346-2210

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Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

annmacdiarmid1@gmail.com

cellular: 705-346-2210

Outlook

From: Ann MacDiarmid
Sent: Wednesday, April 1, 2026 9:46 AM
To: Andrea Spinney <aspinney@seguin.ca>; Donna McLeod <dmcleod@seguin.ca>
Cc: Craig Jeffery <cjeffery@seguin.ca>
Subject: Fwd: Registration is Open - Walk Run Pole 2026

Andrea and Donna; Can you please put this in the agenda package for Tuesday under business. Thanks.

Ann

Begin forwarded message:

From: West Parry Sound Health Centre Foundation <foundation-wpshc.com@shared1.ccsend.com>
Subject: Registration is Open - Walk Run Pole 2026
Date: April 1, 2026 at 9:19:17 AM EDT

Walk Run Pole - 2026

Move Your Way. Support Advanced Health Care.

Walk Run Pole is Back – Registration is Open

Your next step starts here.
Walk, run, cycle, or move your way, however you choose, you're part of something bigger. Every step supports a $2.5 million project to upgrade surgical care at your hospital in Parry Sound.

Register Now

Explore Walk Run Pole

Want to learn more about the surgical suite upgrade? **Click Here**

Ready to register or start your goal? **Click Here**

Want to see the 5K route map? **Click Here**

Take a look at last year's highlights - **Click Here**

Register Now

We've already raised $1.9 million toward this goal!

Prefer to Support Instead?

If participating isn't the right fit, you can still support Walk Run Pole.
Your donation helps advance surgical care at your hospital in Parry Sound.

Donate to Walk Run Pole

Click here to download registration guide



West Parry Sound Health Centre Foundation | 6 Albert Street | Parry Sound, ON P2A 3A4 CA

Unsubscribe | Our Privacy Policy | Constant Contact Data Notice



Ann MacDiarmid
Mayor
Seguin Township
(705) 732-4300
annmacdiarmid@seguin.ca

Outlook

FW: Sudbury Barrie Transmission Line – community open houses

From Jason Inwood <jinwood@seguin.ca>
Date Mon 2026-03-23 10:00 AM
To Craig Jeffery <cjeffery@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>

1 attachment (8 MB)
SBTL PA.pdf;

For inclusion on the agenda please.

Jason Inwood
Chief Administrative Officer
Seguin Township
(705) 732-4300 (ext. 230)
jinwood@seguin.ca

From: Community Relations Inbox <community.relations@hydroone.com>
Sent: March 23, 2026 9:57 AM
To: Jason Inwood <jinwood@seguin.ca>
Subject: Sudbury Barrie Transmission Line – community open houses

You don't often get email from community.relations@hydroone.com. Learn why this is important

Hello Jason,

I'm writing to confirm the dates of the upcoming community open houses for the Sudbury Barrie Transmission Line project.

As you know, Hydro One is investing in a new priority transmission line between Sudbury and Barrie, and we believe early and frequent engagement is important for this project.

We are distributing the attached notice to property owners and businesses within the project study area, to invite them to a community open house the week of April 13. The open houses are also being advertised on radio, in local newspapers and on social media. Please share the notice with your communities and encourage them to attend. You are welcome to attend as well.

Community open houses
Monday, April 13 – Barrie
East Bayfield Community Centre
80 Livingstone Rd. E.
Drop in 4-7 p.m.

Tuesday, April 14 – Parry Sound
Royal Canadian Legion Branch 117

30 Mary St.
Drop in 4-7 p.m.

Wednesday, April 15 – Hanmer
Centennial Arena
4333 Centennial Dr.
Drop in 4-7 p.m.

Thursday, April 16 – Bracebridge
Bracebridge Sportsplex
110 Clearbrook Trail
Drop in 4-7 p.m.

Tuesday, April 21 – Online using Microsoft Teams
6-7 p.m.
Register at [HydroOne.com/SBTL]HydroOne.com/SBTL

About the project
The proposed priority project is a single-circuit 500 kilovolt (kV) transmission line that will span approximately 300 kilometres from the Hanmer Transformer Station (TS) in Sudbury to the Essa TS near Barrie, including associated station facility expansions. The line is expected to be in service in 2032. The project also includes development work for a second new single-circuit 500-kV transmission line. The in-service date for the second line will be determined by the Independent Electricity System Operator.

This work will help support new generation opportunities in northern Ontario, strengthen reliability and prepare the system for future growth.

I look forward to seeing you at one of the open houses.

Sincerely,

Jessica McGrath
Hydro One Community Relations
Community.Relations@HydroOne.com
1.877.345.6799

The proposed Sudbury Barrie Transmission Line

Join us at a community open house to learn more about this project

Ontario's long-term demand for electricity is increasing. To meet this demand, Hydro One will invest in a new priority transmission line between Sudbury and Barrie.

The proposed priority project is a new single-circuit, 500-kilovolt (kV) transmission line that will span approximately 300 kilometres from the Hanmer Transformer Station (TS) in Sudbury to the Essa TS near Barrie, including associated station facility expansions. The line is expected to be in service in 2032.

The project includes the direction from the Ontario government to complete development work for a second new single-circuit, 500-kV transmission line. The proposed transmission line will be developed in partnership with First Nations and help support new generation opportunities in northern Ontario, strengthen reliability and prepare the system for future growth. A recommended in-service date for the second line will be determined by the Independent Electricity System Operator.

This critical infrastructure will support reliability, foster economic growth and investments and ensure a dependable power supply for the significant increase in electricity use anticipated in northern Ontario.

Next steps

Join us in person or online in April to learn more about the project.

This project will be subject to the Class Environmental Assessment (Class EA) for Transmission Facilities (2024), a planning process that includes opportunities for public and community input. Later this year, Hydro One will issue a Notice of Commencement to formally start the Class EA. At that time, we will also invite you to a second round of community open houses where we will share a project update, including route alternatives for the proposed lines.

If you'd like to be added to the project contact list, share comments or ask questions, please reach out to us anytime.

Community Relations

1-877-345-6799

Community.Relations@HydroOne.com

See reverse for map

hydro one

Join us at a drop-in community open house to meet the team, ask questions and share your input.

Monday, April 13
4 to 7 p.m.
East Bayfield Community Centre
80 Livingstone St. E.
Barrie

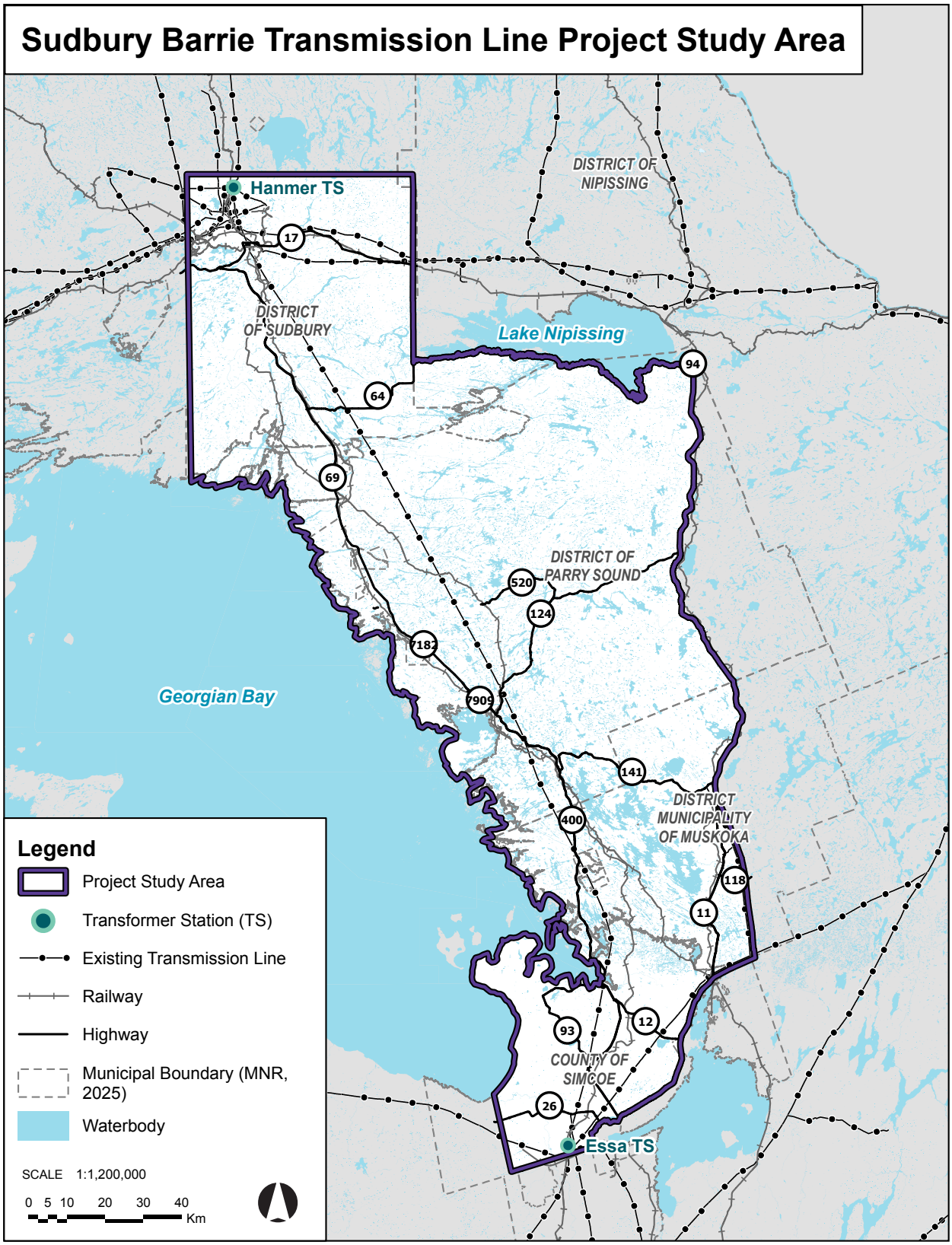
Tuesday, April 14
4 to 7 p.m.
Royal Canadian Legion Branch 117
30 Mary St.
Parry Sound

Wednesday, April 15
4 to 7 p.m.
Centennial Arena
4333 Centennial Dr.
Hanmer

Thursday, April 16
4 to 7 p.m.
Bracebridge Sportsplex
110 Clearbrook Trail
Bracebridge

You can also attend an online community open house:
Please register at **HydroOne.com/SBTL**

Tuesday, April 21
6 to 7 p.m.
Platform: Microsoft Teams



Project study area – the area in which we are evaluating route alternatives and the final routes for the lines.

Freedom of Information and Protection of Privacy Act

All personal information included in your request – such as name, address, telephone number and property location – is collected, under the authority of Section 30 of the *Environmental Assessment Act* and is collected and maintained for the purpose of creating a record that is available to the general public. As this information is collected for the purpose of a public record, the protection of personal information provided in the *Freedom of Information and Protection of Privacy Act* (FIPPA) does not apply (s.37). Personal information you submit will become part of the available public record unless you request that your personal information remain confidential. If you have any accessibility requirements in order to participate in this Study, please contact Community Relations listed above.

Outlook

Fwd: Sudbury Barrie Transmission Line (SBTL) briefing recap

From Mario Buszynski <mario.buszynski@gmail.com>
Date Mon 2026-03-16 11:03 AM
To Craig Jeffery <cjeffery@seguin.ca>

For the Council package. Thanks

---------- Forwarded message ---------
From: **Shelly Reed** <Shelly.Reed@hydroone.com>
Date: Mon, Mar 16, 2026, 10:50 a.m.
Subject: Sudbury Barrie Transmission Line (SBTL) briefing recap
To: Mario Buszynski <mario.buszynski@gmail.com>

Good morning Mario,

Thank you for joining us for the recent briefing on the Sudbury Barrie Transmission Line Project. As discussed, the province has designated Hydro One to develop this priority project to help meet growing electricity demand in northern and central Ontario. The summary below reflects the information shared during our presentation, along with the key themes and questions raised in the sessions held during the first week of March.

The proposed project includes building a new 500 kV transmission line between Hanmer Transformer Station (TS) in Sudbury and Essa TS near Barrie, targeted for completion in 2032, along with early development work for a future second line. This infrastructure is needed to support significant electricity growth—demand in northern Ontario is increasing rapidly due to mining expansion, electrification, and new industrial activity.

We are in the very early stages of planning. The project will follow the Class Environmental Assessment (EA) process, which requires extensive technical and environmental studies and meaningful engagement with Indigenous communities, municipalities, elected officials, property owners, and the public. We are planning to officially start the EA later this year.

Hydro One is partnering with nearby First Nations to plan, design, and build the new transmission line. Through our 50-50 First Nation Equity Partnership Model, First Nations can invest in half of the transmission line portion of the project. This model supports early collaboration, removes financial barriers, and creates meaningful employment and procurement opportunities for Indigenous communities.

Next month, we will begin early community engagement by hosting both in-person and virtual open houses to introduce the project, share the study area, collect feedback and answer questions. Engagement will be ongoing throughout the EA process.

Key upcoming project milestones include:

- **2026:**
  - April - Project introduction including Community Open Houses
  - Mid-year Notice of Commencement, which will include route alternatives to be considered and assessed through the EA process
- **2027:**
  - Identification of the preferred route
  - release of the draft Environmental Study Report for a review and comment period
- **2028:** Completion of the Class EA
- **2029:** Start of construction
- **2032:** Line in service

As promised, we are also sharing a recap of the questions and answers discussed during all briefing session.

Project Need and System Benefits
Attendees asked why the new transmission line is required. Hydro One explained that the project addresses a bottleneck identified by the IESO and will improve north–south electricity flow. The new line will allow Ontario's system to move larger volumes of electricity more reliably, reduce congestion, and better support future growth and electrification.

Route Planning and Corridor Requirements
Questions were raised about whether private land would be needed. Hydro One noted that existing Hydro One property will be prioritized, but land needs will depend on the preferred route identified later in the process, following environmental field surveys, technical assessments and community feedback. The project requires a 150-metre-wide corridor that will eventually carry both the first line (targeted for 2032) and a future second line. Hydro One will look for opportunities to parallel existing corridors where feasible; however, this won't be possible in all areas due to local constraints such as nearby homes and businesses, environmental features, and technical requirements.

Land Acquisition Process
Hydro One outlined that once the preferred route is chosen, currently planned for 2027, the Real Estate team will engage directly with impacted property owners individually to discuss needed land rights.

Scope of Work and Project Components
Attendees asked whether the project includes only the new high-voltage lines. Hydro One confirmed that while planning continues, necessary station upgrades are expected to be part of the project. Environmental and technical studies will be completed for both transmission lines.

Municipal and Community Considerations
Hydro One asked attendees to identify community groups to engage, and suggestions included conservation authorities, chambers of commerce and local neighbourhood and lake associations. Participants indicated that the information was helpful and emphasized the importance of early and ongoing engagement. Municipalities along the preferred route may benefit from community investment opportunities.

We appreciate your participation and look forward to working closely with you throughout the planning process. We will be sharing an updated project announcement notice in the coming days which will include information about local and virtual community open houses planned for April.

Thanks again, and please reach out if you have any questions.

Shelly Reed (she/her)

Community Relations Senior Advisor

Hydro One Networks Inc.

Community Relations

(647) 553-3285

HydroOne.com

Outlook

Re: OFTR Trail Proposal – Meeting Dated January 12, 2026 [IMAN-LEGAL.FID6890985]

From Craig Jeffery <cjeffery@seguin.ca>
Date Tue 2026-03-17 3:41 PM
To Uukkivi, Raivo <ruukkivi@cassels.com>; Dhaliwal, Jessie <jdhaliwal@cassels.com>
Cc Taylor Elgie <telgie@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>; Jason Inwood <jinwood@seguin.ca>

2 attachments (1 MB)
OFTR - Support Application To MNR.pdf; 2026-03-09 Letter to Township of Seguin.pdf;

Good afternoon Jessie Dhaliwal and Raivo Uukkivi,

In response to your email and attached correspondence dated and received by my office on March 9th, 2026 regarding OFTR Trail Proposal – Meeting Dated January 12, 2026 (copy attached) and your Requests to the Township, yes a letter supporting the Ontario Federation of Trail Riders' application to the Ministry of Natural Resources has been sent to the Ontario Federation of Trail Riders, I have attached a copy of the correspondence for your reference.

As you are aware the Ministry of Natural Resources is the approval authority for this application from the Ontario Federation of Trail Riders, not the Township of Seguin Council therefore I suggest you/your clients contact the Ministry with your questions and comments related to the application and process. Adam Wakefield, District Manager, Bracebridge-Minden-Parry Sound District of the Ministry of Natural Resources may be reached at adam.wakefield@ontario.ca

The proposal presented by the Ontario Federation of Trail Riders and all correspondence related to this matter may be viewed and downloaded on the Township of Seguin website www.seguin.ca under 'Calendars' - 'Council & Committee Meetings' link. There you may view all agendas, agenda packages, addendum packages and draft minutes from the council meetings. The proposal and correspondence is included in the various meeting agenda packages. And as you noted you may also view the council meetings on the Township of Seguin's YouTube channel at https://www.youtube.com/@SeguinTownshipOfficial

Regards,
Craig

Craig Jeffery
Clerk
Seguin Township
(705) 732-4300
1-877-4SEGUIN

From: Dhaliwal, Jessie <jdhaliwal@cassels.com>
Sent: Monday, March 09, 2026 4:52 PM
To: Craig Jeffery <cjeffery@seguin.ca>
Cc: Uukkivi, Raivo <ruukkivi@cassels.com>; Taylor Elgie <telgie@seguin.ca>
Subject: OFTR Trail Proposal – Meeting Dated January 12, 2026 [IMAN-LEGAL.FID6890985]

You don't often get email from jdhaliwal@cassels.com. Learn why this is important

Dear Mr. Jeffrey:

Attached please find correspondence from Mr. Raivo Uukkivi.

Thank you,
Jessie Dhaliwal

Cassels

JESSIE DHALIWAL
Legal Assistant
t: +1 416 860 6622
e: jdhaliwal@cassels.com

Cassels Brock & Blackwell LLP | cassels.com
Suite 3200, Bay Adelaide Centre – North Tower
40 Temperance St.
Toronto, Ontario M5H 0B4 Canada

This message, including any attachments, is privileged and may contain confidential information. If you are not the intended recipient or have received this message in error, please notify us immediately by reply email and permanently delete the original transmission from us, including any attachments, without making a copy.

Cassels

March 9, 2026

Via E-Mail: cjeffery@seguin.ca

ruukkivi@cassels.com
tel: +1 416 860 6613
file # 064470-00001

Township of Seguin - Municipal Office
5 Humphrey Drive
Seguin, ON P2A 2W8

Attention: Craig Jeffery
Town Clerk

Dear Mr. Jeffrey:

Re: OFTR Trail Proposal – Meeting Dated January 12, 2026

We act for Kenneth David Bierer, the registered owner of various lands within Seguin Township (the "Client").

1. Background and the Proposal as Presented to Council

Our Client received correspondence on December 6, 2025 (the "OFTR Notice"), advising that the Ontario Federation of Trail Riders Inc., operating as Muskoka Off Road Riders ("OFTR/MORR"), intends to submit a proposal (the "Proposal") to the Ministry of Natural Resources and Forestry ("MNRF") to establish single track off road motorcycle trails on Crown lands north of Highway 518 (the "Proposed Trails").

The Proposal contemplates a land use permit for recreational trail development on Crown land along Highway 518, describing an area of approximately 2,800 hectares, with trails characterized as mainly single track and promoted as a "multi use recreational trail system."

The Proposal further describes elements including trail marking, minor vegetation clearing, possible bridges/structures in wet areas, seasonal closures, sound testing (noted as "below 94db"), and insurance/waiver requirements.

2. Discrepancy Regarding Location (North vs. South of Highway 518)

A central concern for our Client is that materials associated with the Proposal appear inconsistent with the OFTR Notice.

While the OFTR Notice letter to residents describes single track trails "North of Hwy 518," the "MORR 2026 Trail Plan" submitted with the Proposal references a trail segment labelled "Green Trail 518S" (2.8 km), which on its face suggests a component south of Highway 518 (or at minimum creates ambiguity as to alignment and extent). This is a material discrepancy in the proposal which appears to hide the true scope and impact of the proposal.

Given that our Client owns lands both north and south of Highway 518 as well as everywhere around the proposal, this discrepancy is significant and requires clarification before the Township lends support, endorses discussions, or encourages further steps.

3. **Township Process Concerns: Notice, Agenda Handling, and Procedural Formalities**

Our Client understands that Seguin Township Council discussed this matter at its regular council meeting on January 12, 2026 at 2:30 p.m. (the "Meeting"). According to the prior correspondence, and based on the Township's publicly posted draft minutes referenced, Lisa Thompson (Executive Director of OFTR) attended to request Council's support and Council directed the Mayor to provide a letter of support to MNRF. We also understand from communications shared with us that Council agreed to provide a letter of support without discussion or debate, after two OFTR attendees requested support. In addition, email materials in the Township's agenda package excerpts appear to show that Township staff were asked to place the OFTR request on the January agenda with a view to obtaining a motion/letter of support.

Our Client's concern is not limited to the substance of the Proposal; it includes the process by which the Township considered and moved toward supporting it. Notice of the Meeting's consideration of this item was not provided to our Client or other potentially affected stakeholders, and as a result they were denied a meaningful opportunity to attend, ask questions, or make submissions before Council took direction to support the Proposal. It was particularly troublesome that a very significant proposal to introduce a use onto lands that is clearly intrusive seems to have been received as something acceptable simply because someone wants to do it, without even understanding what the impact of Council's decision was.

Further, our Client's representatives have reviewed the publicly available recording of the Meeting (YouTube: Seguin Council Meeting January 12, 2026), and it appears to show the matter being addressed without the procedural formalities and public facing notice typically associated with a significant community-impact request.

We also note the Township publicly states that Council meetings are open to the public and that the Township "welcomes and encourages members of the public to comment on matters of interest," with structured delegation procedures and timelines. Given the potential land use, environmental, noise, safety, and community impacts implicated by the Proposal, our Client's position is that a transparent process should precede any Township endorsement or letter of support. This should be complete with appropriate notice and an opportunity for affected persons to be heard, where it is obvious there will be significant impacts.

4. Substantive Concerns on Behalf of the Client

Without limiting the above (and without prejudice to any further positions once complete information is produced), our Client objects to the Township supporting the Proposal at this time due to the following concerns, each of which requires proper information and consultation:

- Encroachment / proximity and spillover effects (trespass, property damage, litter, increased traffic and presence in a previously quiet area).
- Noise impacts notwithstanding promised sound testing; noise propagation in rural/forested landscapes can affect neighbouring lands and users.
- Environmental and wildlife impacts and the need for credible assessment and mitigation planning, especially where wetland crossings/structures may be contemplated.
- Safety and liability concerns, including the practical adequacy of waivers/insurance in real-world circumstances for neighbours and other land users.
- Need and duplication: there already exists local trails (including the Seguin Trail) that permits motorcycles/dirt bikes, raising questions about necessity and cumulative impacts.

5. Requests to the Township

In light of the above, our Client respectfully requests that the Township:

i. Confirm whether any letter of support has been sent to MNRF arising from the January 12, 2026 Meeting and, if so, provide a copy.

ii. Reconsider and rescind (or suspend) Township support unless and until a transparent process is undertaken that includes appropriate notice to potentially affected landowners/residents and an opportunity to be heard.

iii. Provide our Client with copies of any and all materials in the Township's possession relating to:

   a. the Proposal (including all appendices/maps),

   b. communications with OFTR/MORR, MNRF, MTO, or any third parties, and

   c. Council's deliberations and decision-making process on the item (including agenda reports, staff notes, and any draft/issued support letters).

iv. Clarify the geographic extent of the Proposal and reconcile the inconsistency between “North of Hwy 518” representations and the “518S” trail component shown in the MORR trail plan materials.

v. Add our Client (through the undersigned) to a notice list for any future Council or committee deliberations, delegations, correspondence, or decisions relating to the Proposal or any Township endorsement thereof.

Our Client expressly reserves all rights and remedies available at law and in equity with respect to the process moving forward. We would welcome the opportunity to discuss this matter further and to identify an appropriate process for Council to hear from affected stakeholders before taking (or maintaining) any position in support of the Proposal.

Yours truly,

Cassels Brock & Blackwell LLP



Raivo Uukkivi
Partner

RU/jd
cc: Taylor Elgie, MCIP, RPP
Director of Planning, Township of Seguin (telgie@seguin.ca)

Seguin Township

The Natural Place to Be

SENT VIA EMAIL: lisa.thompson@oftr.ca

January 15th, 2026

Lisa Thompson
Executive Director
Ontario Federation of Trail Riders

Dear Lisa;

RE: Proposed Trail in Seguin

At the regular meeting of the Township of Seguin Council held January 12th, 2026, Council heard from the Ontario Federation of Trail Riders. The Council of The Corporation of the Township of Seguin does hereby support the Ontario Federation of Trail Riders' application to the Ministry of Natural Resources.

Sincerely,

Ann MacDiarmid
Mayor, Seguin Township
5 Humphrey Drive
Seguin, ON
P2A 2W8

Outlook

Invitation to the Bobby Orr Hall of Fame Induction Ceremony June 13th

From Caitlin Dyer <cdyer@bohf.ca>
Date Thu 2026-03-26 12:02 PM
To Craig Jeffery <cjeffery@seguin.ca>

You don't often get email from cdyer@bohf.ca. Learn why this is important

Mayor and Council
Seguin Township

On Saturday, June 13, 2026, the Bobby Orr Hall of Fame will be hosting an Induction Ceremony at Charles W. Stockey Centre for the Performing Arts in Parry Sound. We are pleased to announce that **Georgian Nordic Outdoor Activity Centre**, **Carol Henry**, **Ryan Knox**, **Chris Stanley**, and **Sue Whitley** will be inducted into the Bobby Orr Hall of Fame as the class of 2026.

We hope that you are planning to join us for this event. this year. Tickets are **$105 plus HST** and include admission to the Bobby Orr Hall of Fame, a reception from 5-7 pm with a selection of hot and cold hors d'oeuvres and the ceremony which begins at 7pm. Tickets are available by visiting our box office or phoning (705) 746-4466 ext. 405.

If you require more information, please don't hesitate to reach out to me.

Sincerely,

Caitlin Dyer
Bobby Orr Hall of Fame Curator
President, Canadian Association for Sport Heritage
www.bobbyorrhalloffame.com
2 Bay St. Parry Sound, ON P2A 1S3
(705) 746-4466 x 408

Date: March 12, 2026

Mayor MacDiarmid,
Seguin Township

Subject: Request for Municipal Partnership – Science North STEM Summer Camps (West Parry Sound, Summer 2026)

Dear Mayor MacDiarmid and Council,

The Town of Parry Sound is seeking a municipal partnership to support the potential return of Science North STEM summer camps for West Parry Sound communities in summer 2026. Science North has delivered camps in Parry Sound since 2014 at the Bobby Orr Community Centre. For summer 2026, Science North has confirmed an updated list of camp locations, Parry Sound is not currently included in the 2026 camp schedule. The Town is exploring partnership opportunities that could help address these considerations and support the future delivery of camps in the community.

Science North has indicated the incremental cost to operate locally is $10,000 per week. We are working to secure two (2) weeks of camps ($20,000 total). Historically, the program has operated at 100% occupancy and provides critical summer care and enrichment for local families.

Because participants come from across the region, we are proposing a shared-cost model based on historical participation. Science North's data shows Seguin Township accounts for approximately 26% of registrants.

Requested contribution from Seguin Township: $2,600 per week.

We have also secured $1,000 from the Rotary Club of Parry Sound to support this initiative.

With limited alternative summer camp capacity in the area, the loss of this program will significantly impact children, youth, and working families across West Parry Sound. The Town of Parry Sound would appreciate a response by April 8, 2026, as to whether Seguin is able to contribute.

Please contact the undersigned to discuss or confirm participation.

Sincerely,

J.Young

Jayme Young
Community Recreation Coordinator
Town of Parry Sound
705-746-2701 x 201
jyoung@parrysound.ca

By-laws

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-027

Being a By-law to write off taxes on properties in the Township of Seguin.

WHEREAS, Section 357 and 358 of the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, authorizes the Council of a municipality to cancel, reduce or refund taxes;

AND WHEREAS, it has been recommended by the Treasurer of The Corporation of the Township of Seguin that because of a reduction in assessment, a reduction should be made in the taxes (municipal and education) levied against the property(s);

AND WHEREAS, it is further recommended that any taxes levied during 2025 that are above the amount of taxes that should be made against the property because of the reduction should be written off by the Treasurer of The Corporation.

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

1. **THAT** as per the recommendation of the Treasurer of The Corporation of the Township of Seguin regarding the write off of taxes on property(s), Council does hereby authorize and direct the Treasurer to execute the required documentation to complete the property tax write off as follows:

Roll Number	Name	Reason	Year	Amount
49-03-010-009-12100-0000	Bakker, Rick & Wendy	Section 357 (Demo)	2025	$31.32

READ a **FIRST, SECOND** and **THIRD TIME**, **PASSED** and **ENACTED** this 7th day of April, 2026.

Ann MacDiarmid,
Mayor

Craig Jeffery,
Clerk

DRAFT

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-032

Being a By-law for Establishing Tax Ratios

WHEREAS, pursuant to Section 308 of the Municipal Act, 2001, as amended, the council of a municipality shall pass a by-law establishing the tax ratios for the year for the municipality.

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Township of Seguin hereby enacts as follows:

1. **THAT** the Tax Ratios for the municipality are as follows:

Residential/Farm	1.000000
Multi-Residential	0.974236
New Multi Residential;	1.000000
Commercial	1.066672
Commercial – New Construction	1.066672
Aggregate Extraction	1.839671
Landfill	0.811914
Industrial	2.260854
Industrial – New Construction	2.260854
Pipeline	0.702033
Farmlands	0.250000
Managed Forests	0.250000

2. **AND THAT** this By-law shall come into full force and effect upon passage hereof.

READ a FIRST, SECOND and THIRD TIME, ENACTED and PASSED, this 7th day of April, 2026.

_____

Ann MacDiarmid,
Mayor

_____

Craig Jeffery,
Clerk

DRAFT

Council Reports

Report on the ROMA 2026 Conference

By Mario Buszynski

The Rural Ontario Municipal Association conference was held in Toronto from January 18 through 20, 2026. The plenary program commenced at 2:15 p.m. on Sunday. Prior to this I attended a session on "Leveraging new opportunities to develop housing in rural Ontario." Which provided information on various government and non-government initiatives.

The first plenary session was about the changes to the OMERS pension plan which most Councillors would not be affected by and I found this to be a strange topic for the plenary. Chantal Hebert, a political commentator, provided the opening keynote address. It was quite entertaining. The trade show was open and I found many exhibitors that had relevant services to offer Seguin, including those that offered the Township fleet rental services. Nelson Granite was still wanting to provide storage facilities in our cemeteries for peoples' ashes. In addition, I made a contact with Hydro One that will be involved in the Sudbury to Barrie Transmission Study that looks to add an additional 500 kV transmission line between the two communities.

Monday morning breakfast was sponsored by AdvantAge Ontario. Discussion was had on addressing the human health crisis in seniors' care with some emphasis on northern Ontario.

The plenary program commenced with comments from Chief Margaret Sault of the Mississauga's of the Credit First Nation. Following the comments there was a panel discussion on rural infrastructure with an acknowledgement that there is a huge deficit in municipal funding to rebuild and maintain the infrastructure and what could be done to resolve the issue.

The Independent Electricity System Operator then described the increasing demand for electricity and what the Province was doing to meet this demand, including new transmission and generating infrastructure.

Doug Ford then delivered a talk on all the things that the Province is doing to "keep the Province strong" in the face of tariffs and uncertain economic times.

During the concurrent sessions I attended a session on waste management that described an alarming, not too distant future where the Province would run out of landfill capacity and what some municipalities are doing to combat the issue.

The lunch was sponsored by Enbridge (there were other concurrent sessions). They described the economic fundamentals and growth path for the company. Natural gas is a significant part of the energy mix in Ontario.

I then attended a session on public health matters to support healthy communities, following which the afternoon plenary program included political contributions from the leader of the opposition, Minister of Rural Affairs, the Ombudsman of Ontario, and Association of Municipalities of Ontario related information.

The Tuesday morning breakfast that I attended involved the case for rural long-term care, involving having care close to home. The plenary program involved a grab bag of topics primarily related to politics and the next municipal election which was not very valuable in terms of providing education. The only exception was a panel on access to health in rural communities.

Overall, I was disappointed in this year's conference as it did not provide much useable information for me to take home. The exhibitors, however, did provide much of the information that I didn't receive through the sessions.

Board & Committee Agendas & Minutes

The Corporation of the Township of Seguin

Recreation and Culture Committee

Draft Minutes of Wednesday, February 18th, 2026

A meeting of the Township of Seguin Recreation and Culture Committee was held February 18th, 2026 at the Township of Seguin Council Chambers and by Electronic Participation.

The following Members were present:

- Janet Borneman, Chair (Council Chambers)
- Sue Coxhead (videoconference)
- Cathy Lucas (Council Chambers)
- Terri Retzler (Council Chambers)
- Councillor Gail Finnson (videoconference)

Staff Present:

- Kara Duggan (Council Chambers)
- Donna McLeod (Council Chambers)
- Dominique O'Brien (videoconference)

Regrets were received from:

- Samantha Fraser
- Ken Adams

Absent Members:

- Laurie McDonald
- Donald Sanderson
- Councillor Terry Fellner

Guest:

- Danielle Lenarcic Biss – Thinc Design (videoconference)

Resolution No. 2026-015
Moved by: Terri Retzler
Seconded by: Cathy Lucas
"THAT we do now convene this Regular Meeting of the Township of Seguin Recreation and Culture Committee at 6:34 pm and approve the Agenda as circulated.".

CARRIED

Approval of Agenda.
After the meeting was called to order , the Chair requested approval of the Agenda. The Agenda was approved as circulated.

Disclosure of Pecuniary Interest.
The Chair requested the disclosure of any possible pecuniary interests. None were declared.

Resolution No. 2026-016
Moved by: Terri Retzler
Seconded by: Sue Coxhead
"THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Regular and Confidential Minutes of the Committee Meeting of January 28th, 2026 as circulated.".

CARRIED

Thinc Design Presentation.
Danielle Lenarcic Biss gave a presentation on Seguin Township Parks, Recreation & Culture MASTER PLAN.

Action Item:

- Any questions or concerns , please send to Dominique O'Brien

Drone Light Show – Update.
This item has been deferred to the next meeting.

Bunny Bash – Update.
Terri Retzler informed the SRCC that everything is on schedule.

Other Business.

Passport – Discussion.
This item was deferred to the next meeting.

Tree Lighting – Discussion.
This item was deferred to the next meeting.

Financial Statement.
The SRCC reviewed the financial statement with no concerns.

Resolution No. 2026-017
Moved by: Gail Finnson
Seconded by: Terri Retzler
"THAT the Township of Seguin Recreation and Culture Committee does hereby proceed to a closed meeting at 7:12 pm in order to address a matter(s) pertaining to:

New Member.".

CARRIED

Disclosure of Pecuniary Interest.
The Chair requested the disclosure of any possible pecuniary interests. None were declared.

Resolution No. 2026-018
Moved by: Sue Coxhead
Seconded by: Terri Retzler
"THAT the Township of Seguin Recreation and Culture Committee does hereby rise from closed session and declare the regular meeting reconvened at 7:15 pm.".

CARRIED

Resolution No. 2026-019
Moved by: Gail Finnson
Seconded by: Terri Retzler
"THAT the Township of Seguin Recreation and Culture Committee does hereby accept Melissa Belanger as a member of the Seguin Recreation and Culture Committee.".

CARRIED

Resolution No. 2026-020
Moved by: Gail Finnson
Seconded by: Cathy Lucas
"THAT the Township of Seguin Recreation and Culture Committee does hereby adjourn at 7:16 pm to meet again on March 18th, 2026 at 6:30 pm or at the call of the chair.".

CARRIED

Janet Borneman,
Chair

Donna McLeod,
Clerk's Department

The Corporation of the Township of Seguin

Recreation and Culture Committee

Draft Minutes of Wednesday, March 18th, 2026

A meeting of the Township of Seguin Recreation and Culture Committee was held March 18th, 2025 at the Township of Seguin Council Chambers and by Electronic Participation.

The following Members were present:

- Janet Borneman, Chair (Council Chambers)
- Sue Coxhead (videoconference)
- Sam Fraser (Council Chambers)
- Cathy Lucas (Council Chambers)
- Terri Retzler (Council Chambers)
- Councillor Ken Adams (videoconference)

Staff Present:

- Kara Duggan (videoconference)
- Dominique O'Brien (videoconference)
- Donna McLeod (Council Chambers)

Regrets were received from:

- Melissa Belanger

Absent Members:

- Laurie McDonald
- Donald Sanderson
- Councillor Terry Fellner
- Council Gail Finnson

Resolution No. 2026-021
Moved by: Sam Fraser
Seconded by: Cathy Lucas
"THAT we do now convene this Regular meeting of the Township of Seguin Recreation and Culture Committee at 6:33 pm and approve the Agenda as circulated.".

CARRIED

Approval of Agenda.
After the meeting was called to order , the Chair requested approval of the Agenda. The Agenda was approved as circulated.

Disclosure of Pecuniary Interest.
The Chair requested the disclosure of any possible pecuniary interests. None were declared.

Resolution No. 226-022
Moved by: Sue Coxhead
Seconded by: Ken Adams
"THAT the Township of Seguin Recreation and Culture Committee does hereby approve the Minutes of the Committee meeting of February 18th, 2026 as circulated.".

CARRIED

Drone Light Show – Update.
This item has been deferred to the next meeting.

Bunny Bash – Update.
Sam Fraser informed the SRCC that everything is in place.

Resolution No. 2026-023
Moved by: Cathy Lucas
Seconded by: Ken Adams
"THAT the Township of Seguin Recreation and Culture Committee does hereby approve payment in the amount of $277.35 to Samantha Fraser and $30.50 to Terri Retzler for the Bunny Bash.".

CARRIED

Passport – Discussion.

It was decided that the passport would be put on hold for now. The SRCC would like to continue with a pamphlet with events.

Action Items:

- Janet Borneman will bring a basket to the next meeting for drawing of the ballot.
- Dominique O'Brien and Kara Duggan will work on ideas for the pamphlet.
- Members will email Dominique O'Brien and Kara Duggan their events, dates and time.

Tree Lighting – Discussion
This item was deferred until August/September 2026.

Bike Rodeo – Discussion
Terri Retzler informed the SRCC that this event is in the works. OPP would like to do a radar run. There is more to come.

Action Item:

- Terri Retzler is waiting to hear from the Lion's Club.

Other Business.
The SRCC discussed future ideas which will be added to the April 15th, 2026 meeting.

- Bug Hotel and Picnic at Museum.
- Strawberry Social .
- Help host a Youth Dance in the Spring.

Resolution No. 2026-024
Moved by: Sam Fraser
Seconded by: Ken Adams
"THAT the Township of Seguin Recreation and Culture Committee does hereby adjourn at 7:00 pm to meet again on April 15th, 2026 at 6:30 pm or at the call of the Chair.".

CARRIED

Janet Borneman,

Chair

Donna McLeod,
Clerk's Department

The Corporation of the Township of Seguin Business Committee

Minutes of Thursday, February 5th, 2026

A meeting of the Township of Seguin Business Committee was held February 5th, 2026 at the Township of Seguin Council Chambers and by Electronic Participation.

The following Members were present:

- Andrew Ryeland, Chair (Council Chambers)
- Les Hess (videoconference)
- Laurie McDonald (videoconference)
- Darrin O'Brien (Council Chambers)
- Mayor Ann MacDiarmid

Staff Present:

- Valerie Iancovich
- Donna McLeod

Regrets were received from:

- Michelle Berry
- Chris Ivanov
- Ted Collins

Resolution No. 2026-004
Moved by: Les Hess
Seconded by: Laurie McDonald
"THAT we do now convene this Regular Meeting of the Township of Seguin Business Committee at 9:37 am.".

CARRIED

Approval of Agenda.
After the meeting was called to order , the Chair requested approval of the Agenda. The Agenda was approved as circulated.

Disclosure of Pecuniary Interest.
The Chair requested the disclosure of any possible pecuniary interests. None were declared.

Resolution No. 2026-005
Moved by: Laurie McDonald
Seconded by: Les Hess
"THAT the Township of Seguin Business Committee does hereby approve the Minutes of the Committee Meeting of January 8th, 2026, as circulated.".

CARRIED

Business Directory & Survey.
Laurie McDonald reported that she does not have an update at this time. Valerie Iancovich would like the directory to be used as an email database short term and wait for survey results for directory in long term. Valerie Iancovich sent the survey to members for discussion.

Action Items:

- Laurie McDonald will send the last list from the Golf Tournament to members.
- Valerie will send the current list that is in constant contact to members for updates and members can cross reference the two lists.
- Valerie Iancovich will send the survey out and post on website and social media.

Staff Involvement.
Valerie Iancovich shared the form with the members.

Action Item:

- Valerie Iancovich will send the link to all members.

Mayor's Lunch & Golf.
The date of this event has been scheduled for Thursday, October 1st, 2026. More decisions will be made after the surveys are completed.

Action Item:

- Laurie McDonald will contact Seguin Valley and Rocky Crest and bring the information back to the next meeting.

2026 Workplan.
This item was discussed with adding October 1st, 2026 as the date for the Mayor's Lunch.

Action Item:

- The Seguin Business Committee meeting scheduled for October 1st, 2026 will need to be moved to another date.

Parry Sound Area Chamber of Commerce (PSACC).
This item was deferred to the next meeting.

New Member.
The Committee has decided to stay status quo currently.

Pool Fundraiser.
This fundraiser is called Sneak Peek Hard Hat Fundraiser for the Tamarack North Center Saturday May 23rd, 2026.

Other Business.
Andrew Ryeland and Laurie McDonald discussed the opportunity of the Seguin Business Committee looking at mentoring a person within a business.

Action Item:

- Andrew Ryeland will reach out to Dustin Turner from ONHFC to see if this is something the Committee can take on.
- Add this item to the next meeting.

Resolution No. 2026-006
Moved by: Darrin O'Brien
Seconded by: Les Hess
"THAT the Township of Seguin Business Committee does hereby adjourn at 10:38 am to meet again on March 5th, 2026 at 9:30 am or at the call of the Chair.".
CARRIED

Andrew Ryeland,
Chair

Donna McLeod,
Clerk's Department

Outlook

Re: Board of Health Update and Discontinuation of Routine Beach Sampling Information

---

From Craig Jeffery <cjeffery@seguin.ca>
Date Fri 3/6/2026 8:24 AM
To Dominique Obrien <dobrien@seguin.ca>; Donna McLeod <dmcleod@seguin.ca>; Jason Inwood <jinwood@seguin.ca>

You're welcome Dominique.
And yes it is.
Craig

From: Dominique Obrien <dobrien@seguin.ca>
Sent: Thursday, March 5, 2026 7:28:24 PM
To: Craig Jeffery <cjeffery@seguin.ca>; Donna McLeod <dmcleod@seguin.ca>; Jason Inwood <jinwood@seguin.ca>
Subject: Re: Board of Health Update and Discontinuation of Routine Beach Sampling Information

Thanks for sending this.
It's a shame that they are no longer providing the service

Seguin Township
The Natural Place to Be

Dominique O'Brien
Director of Community Services
Seguin Township
(705) 732-4300 (ext. 262)

From: Craig Jeffery <cjeffery@seguin.ca>
Sent: Thursday, March 5, 2026 5:13 PM
To: Donna McLeod <dmcleod@seguin.ca>; Dominique Obrien <dobrien@seguin.ca>; Jason Inwood <jinwood@seguin.ca>
Subject: Fw: Board of Health Update and Discontinuation of Routine Beach Sampling Information

Correspondence please Donna.
Is being copied to appropriate staff.
Craig

From: Ashley Lecappelain <ashley.lecappelain@healthunit.ca>
Sent: Thursday, March 05, 2026 2:42 PM

To: Armour <clerk@armourtownship.ca>; Bonfield <cao.clerk@bonfieldtownship.com>; Burk's Falls <clerk@burksfalls.ca>; Callander <cpigeau@callander.ca>; Calvin <cao@calvintownship.ca>; Carling <clerksoffice@carling.ca>; Chisholm <l.marshall@chisholm.ca>; East Ferris <kari.hanselman@eastferris.ca>; Joly <office@townshipofjoly.com>; Kearney <nicole.gourlay@townofkearney.ca>; Machar <aloneymachar@vianet.ca>; Magnetawan <clerk@magnetawan.com>; Mattawa <amy.honen@mattawa.ca>; Mattawan <admin@mattawan.ca>; McDougall <lwest@mcdougall.ca>; McKellar <clerk@mckellar.ca>; McMurrich-Monteith <clerk@mcmurrichmonteith.com>; Nipissing <admin@nipissingtownship.com>; North Bay <Karen.McIsaac@cityofnorthbay.ca>; Papineau Cameron <clerk@papineaucameron.ca>; Parry Sound <rjohnson@parrysound.ca>; Perry <beth.morton@townshipofperry.ca>; Powassan <brobinson@powassan.net>; Ryerson <clerk@ryersontownship.ca>; Craig Jeffery <cjeffery@seguin.ca>; South River <clerk@southriver.ca>; Strong <clerk@strongtownship.com>; Sundridge <naustin@sundridge.ca>; The Archipelago <mmartin@thearchipelago.ca>; West Nipissing <mducharme@westnipissing.ca>; Whitestone <nigel.black@whitestone.ca>
Subject: Board of Health Update and Discontinuation of Routine Beach Sampling Information

Please forward the correspondence below to your Mayor/Reeve, municipal councillors, Chief Administrative Officer, and Parks and Recreation Department:

Hello,

Please be advised that the Board of Health and Finance and Property Committee minutes from January 28, 2026, were approved at the February 25, 2026, meeting and are now posted to the Health Unit website.

The Medical Officer of Health Report from the February 25, 2026, meeting is also posted to the website. Highlights from the February 2026 report are attached to this email.

Also attached a letter regarding the discontinuation of routine beach sampling, which outlines changes that will take effect in summer 2026.

The Health Unit will be holding virtual information sessions for municipal representatives on the following dates and times:

Thursday, March 26, 2026 – 10:00 a.m. to 11:15 a.m.

Tuesday, March 31, 2026 – 4:30 p.m. to 5:45 p.m.

Wednesday, April 1, 2026 – 1:00 p.m. to 2:15 p.m.

To register, please complete the information session form or contact the Environmental Health Program at **environmental.health@healthunit.ca** or 705 474 1400 ext. 5400.

Thank you,

Ashley Lecappelain | Executive Assistant | Office of the Medical Officer of Health/Executive Officer | Pronouns: She/Her
North Bay Parry Sound District Health Unit | 345 Oak Street West | North Bay, Ontario P1B 2T2 | Canada
705-474-1400 ext. 5272 | 1-800-563-2808
ashley.lecappelain@healthunit.ca | my*healthunit*.ca

Facebook | Instagram | LinkedIn | YouTube

My place of work is on the lands of the Anishinaabe people; the traditional territory of Nipissing First Nation; and land that is covered by the Robinson Huron Treaty of 1850.

This message, including any attachments, is privileged and intended only for the person(s) named above. This material may contain confidential or personal information subject to the provisions of the Municipal Freedom of Information & Protection of Privacy Act. Any other distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient or have received this message in error, please notify me immediately by telephone, fax or e-mail and permanently delete the original transmission, including any attachments, without making a copy. Thank you (v2)

West Parry Sound Recreation and Cultural Centre Board
Open Meeting Agenda – March 11, 2026

Date: March 11, 2026
Time: 7:00 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin Street.

1. Agenda:

1.1 Additions to Open Agenda

1.2 Approval of Agenda

That the Agenda for the March 11, 2026 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

1.3 Declaration of Pecuniary Interest

1.4 Approval of Minutes

That Minutes of the February 11, 2026 Regular Meeting of the West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated

2. Delegations/Correspondence – N/A

3. Business

3.1 Steering Committee Update

3.2 Monthly Financial Reports

Submitted by: Stephanie Phillips, Board Treasurer

Resolution 2026 -
That the February 28, 2026 financial reports be received for information.

3.3 Project & Budget Update

Submitted by: Steering Committee

Resolution 2026 -
That the Board receive the March 11, 2026 Project & Budget Update for information purposes.

3.4 Marketing/Branding/Communications Presentation

Lindsay Sage, of sagecomm

3.5 Fundraising/Sponsorship Update

Verbal Update: Fundraising Committee Chair Mayor Ann MacDiarmid

Resolution 2026 -

That the Board received the March 11, 2026 Fundraising/Sponsorship Verbal Update for information purposes.

3.2

West Parry Sound Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: March 11, 2026

Report Title: February 28, 2026 Monthly Financial Reports

Submitted by: Steering Committee

Purpose of Report:

To provide the Board with the February 28, 2026 financial reports.

Resolution

That the February 28, 2026 financial reports be received for information.

Background:

The financial reports reflect the Board's financial position for the period being reported. The monthly financial reports are prepared on a cash basis. Funds received or expenses paid by the end of the reporting period are reflected in the financial reports. Some revenues and expenses not received or paid may not yet be accrued for the purposes of monthly reporting.

Balance Sheet as at February 28, 2026

The balance sheet, Attachment 1 illustrates that the general cash balance is now at $2,000 and the charity bank account balance is at $147,656.

The amount due from the General Account to the Charity Reserve Fund is $1,330,546, which will be reconciled and recorded to the Balance Sheet (not yet reflected). The MSB is utilizing the Charity Reserve Fund for cash flow. Cash flow interest owing to the reserve fund is $6,207 year to date which will be reconciled annually. Fundraising revenues will be applied to finance the project after the municipal contributions and grant funding is exhausted.

An accounts receivable of $3.09 million is currently showing on the balance sheet for Claim 9 for ICIP grant revenues, $36,070 thousand other miscellaneous sponsorships, and $33,985 remaining due from Municipality of McKellar for the 2025 budget contribution.

As monies are spent towards the construction of the Tamarack North Centre, they are recorded as an asset referred to as Work in Progress (WIP) until the project is complete. As at February 28, 2026, almost $25.6 million has been paid out and recorded as WIP.

44 Joseph Street land has been recorded at a cost of $2,075,014 including land transfer taxes, legal costs, and forgiveness of the loan for the previous purchase.

$119 thousand has been paid for a 50% deposit on fitness equipment.

The 36 Smith Crescent property has been transferred from the YMCA to the Board and is currently recorded as an asset held for sale at the cost of the promissory note due to the YMCA, legal and other transfer costs for the time being totalling $175,794.

Tax returns have been completed to the end of 2025 and input sales tax received. $125,184 is now showing as receivable from the Canada Revenue Agency for input sales tax on purchases. $1.53 million in holdbacks are recorded as a liability.

A line of credit of $13.5 million is now available and as of February 28th, $2.64 million is payable.

Statement of Operations January 1 to February 28, 2026

The Board receives revenues and incurs expenses outside the capital costs of construction of the facility. These items are recorded in the Statement of Operations, Attachment 2. This statement covers the period January 1, 2026, to February 28, 2026.

In 2026, $22,574 in donations and $51,000 in sponsorship/naming rights revenues have been invoiced and recorded to date.

2026 municipal operating contributions are not yet reflected.

Funds on hand are earning interest of $642 year to date in 2026.

$17,891 in interest for the line of credit, $13,075 in legal and professional costs, and bank charges/credit card processing fees of $85 are recorded.

Repairs and maintenance/utilities costs year to date at 36 Smith Crescent are $3,482.

Minor promotional costs of a thank you sign and a tool for electronic communication for donors totalling $482 plus a catering deposit for the hard hat party of $1,932 have been incurred.

West Parry Sound Area Recreation and Cultural Centre Board Meeting Report Fundraising Report as of February 28, 2026

The statement now reflects total donations, sponsorship/naming rights, and other fundraising year to date of $74,209. $22,574 in donations have been received including Culverwell Tribute fundraising of $9,505. $51,000 in sponsorship/naming rights have been invoiced and $2,474 in expenses year to date have been paid. Interest earned in the charity bank account of $635 is reflected. The total fundraising surplus to date is $1.48 million and future financial commitments are approximately $2.18 million based

upon Sponsorship and Naming Rights Agreements to date. Total fundraising to date is approximately $3.66 million relative to the fundraising target of $5 million in capital funding.

Financial Impact:

This is an information report.

Attachments

Attachment 1 - Balance Sheet as at February 28, 2026
Attachment 2 – Statement of Operations January 1 to February 28, 2026
Attachment 3 – Fundraising Report as of February 28, 2026
Attachment 4 – Future Commitments Made

Balance Sheet

West Parry Sound Recreation and Cultural Centre
As of February 28, 2026

Distribution account	Total
Assets	
Current Assets	
Cash and Cash Equivalent	
WPSRCC Charity	$147,655.73
WPSRC General Account	$2,000.83
Total for Cash and Cash Equivalent	**$149,656.56**
Accounts Receivable (A/R)	
Accounts Receivable (A/R)	$3,162,550.82
Total for Accounts Receivable (A/R)	**$3,162,550.82**
Total for Current Assets	**$3,312,207.38**
Non-current Assets	
Property, plant and equipment	
Building	
WIP - Architectural	$250,143.75
WIP - Construction	$22,648,993.26
WIP - Engineering	$2,129,892.88
WIP - Planning and Design Other	$83,528.19
WIP - Project Management	$442,324.52
Total for Building	**$25,554,882.60**
Fitness Equipment	$118,798.40
Land	$2,075,014.10
Total for Property, plant and equipment	**$27,748,695.10**
Asset Held for Sale	$175,793.51
Total for Non-current Assets	**$27,924,488.61**
Total for Assets	**$31,236,695.99**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
Accounts Payable (A/P)	$0.00
GST/HST Payable	-$125,275.64

Balance Sheet

West Parry Sound Recreation and Cultural Centre
As of February 28, 2026

Distribution account	Total
GST/HST Suspense	$91.76
Holdbacks	$1,532,565.62
Line of Credit for WPSRCC Capital	$2,639,000.00
Other Cash Deposits	-$1,157.00
Total for Current Liabilities	**$4,045,224.74**
Non-current Liabilities	
Promissory Note to YMCA	$149,885.40
Total for Non-current Liabilities	**$149,885.40**
Total for Liabilities	**$4,195,110.14**

Balance Sheet

West Parry Sound Recreation and Cultural Centre
As of February 28, 2026

Distribution account	Total
Equity	
Fundraising Reserves	$1,406,466.97
General Working Reserves	$109,558.80
Opening Balance Equity	-$5,482,210.22
Reserves for WPS Cultural Centre ICIP Project	$5,051,758.12
Trsf to Reserves	-$1,085,573.67
Retained Earnings	$27,004,317.50
Net Income	$37,268.35
Total for Equity	**$27,041,585.85**
Total for Liabilities and Equity	**$31,236,695.99**

Statement of Operations

West Parry Sound Recreation and Cultural Centre
January-February, 2026

Distribution account	Total
Income	
Donations	$22,573.64
Sponsorship Naming Rights	$51,000.00
Total for Income	**$73,573.64**
Gross Profit	**$73,573.64**
Expenses	
Bank charges	$25.00
Credit Card Processing Fees	$59.98
Interest expense	$17,891.01
Legal and professional fees	
Legal	$13,075.00
Total for Legal and professional fees	**$13,075.00**
Meals and entertainment	$1,932.49
Promotional	$481.52
Repair and maintenance	$1,635.26
Utilities	$1,847.12
Total for Expenses	**$36,947.38**
Other Income	
Interest earned	$642.09
Total for Other Income	**$642.09**
Profit	**$37,268.35**

West Parry Sound Recreation and Cultural Centre Fundraising Committee
Reported as of February 28, 2026

2026 Fundraising Update

Fundraising Summary			**Total**
2026 Beginning Balance Surplus/(Deficit)		$1,406,466.97	**$1,406,466.97**
Revenues			
Donations	Culverwell Tribute 2026	9,505.00	**22,573.64**
	Other Donations	13,068.64	
Other Fundraising	*2026*	*0.00*	**-**
Sponsorships/Naming Rights	Maple Leaf Marinas	25,000.00	**51,000.00**
	McNabb	20,000.00	
	Bourgeois Ford	6,000.00	
Interest Earned in Charity bank account		635.00	**635.00**
Total Revenues			$74,208.64
Total Expenses			($2,473.99)
Net Fundraising 2025			$71,734.65
Net Fundraising Balance To Date - Surplus/(Deficit)			$1,478,201.62

Notes

Total Culverwell Tribute Donations to date $18,270

Fundraising Balance To Date	$1,478,201.62
Charity Bank Account Balance	147,655.17
Due to/(from) Charity Reserve	**$1,330,546.45**

Interest Due to Reserve Fund To Be Transferred Annually

Month	Amount Due	Interest Rate (Prime Less 1.€	Interest Due to Reserve Fund
Jan-26	$1,322,368.21	2.80%	$3,043.26
Feb-26	$1,330,546.45	2.80%	$3,164.15
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
Total			$6,207.41

Detailed List of Expenses Year to Date

Expense Details Supplier	Description	Invoice Number	WPS Rec & Cultural Centre
Rosseau Pizzeria & Event Space	Deposit Catering Hard hat party	1055	1,932.49
Balicki (Seguin	Sign Thank you Tamarack North Centre	2025-360	338.72
Seguin	Fundraising Email Tool	2025-217	142.80
Bank fees & Trellis Processing	Feb-26		59.98
Total Expenses Incurred as of February 28, 2026			$2,473.99

Attachment 4 - Future Commitments Made

Due Date	2026	2027	2028	2029	2030	Future Years	Supporter
January 30 2026	50,000						Muskoka Rock
Mar-26	25,000						Hatherly Holdings
Mar-26	20,000						Porch to Pier
April 30 2026	5,000						Kurelek Family
15-Jun-26	20,000						Porch to Pier
July 1 2026	150,000						Tamarack North
Aug 1 2026	8,000						Rona
October 31 2026	4,000						Peter and Catherine Singer Foundation
November 1 2026	5,000						Ashmore Family
November 1 2026	50,000						Hall Construction
November 21 2026	10,000						Cayman Marshall
January 1 2027		25,000					Maple Leaf Marinas
January 1 2027		6,000					Bourgeois North
January 15 2027		20,000					G&B McNabb Lumber
January 30 2027		22,222					Muskoka Rock
February 15 2027		25,000					Hatherly Holdings
April 30 2027		5,000					Kurelek Family
July 1 2027		150,000					Tamarack North
Aug 1 2027		8,000					Rona
October 31 2027		4,000					Peter and Catherine Singer Foundation
November 1 2027		5,000					Ashmore Family
November 1 2027		50,000					Hall Construction
November 21 2027		10,000					Cayman Marshall
January 1 2028			6,000				Bourgeois North
January 15 2028			20,000				G&B McNabb Lumber
January 30 2028			22,222				Muskoka Rock
February 15 2028			25,000				Hatherly Holdings
April 30 2028			5,000				Kurelek Family
July 1 2028			150,000				Tamarack North
Aug 1 2028			8,000				Rona
October 31 2028			4,000				Peter and Catherine Singer Foundation
November 1 2028			5,000				Ashmore Family
November 1 2028			50,000				Hall Construction
November 21 2028			10,000				Cayman Marshall

January 1 2029				6,000			Bourgeois North
January 15 2029				20,000			G&B McNabb Lumber
January 30 2029				22,222			Muskoka Rock
February 15 2029				25,000			Hatherly Holdings
April 30 2029				5,000			Kurelek Family
July 1 2029				150,000			Tamarack North
Aug 1 2029				8,000			Rona
October 31 2029				4,000			Peter and Catherine Singer Foundation
November 1 2029				50,000			Hall Construction
January 30 2030					22,222	111,112	Muskoka Rock
February 15 2030					25,000		Hatherly Holdings
July 1 2030					150,000	600,000	Tamarack North
	$347,000	**$330,222**	**$305,222**	**$290,222**	**$197,222**	**$711,112**	
						$2,181,000	

3.3



TAMARACK NORTH CENTRE

PROJECT UPDATE MARCH 11, 2026



CONTENTS

- SHORT TERM CONSTRUCTION SCHEDULE (ongoing/new activities)
- OVERALL PROJECT SCHEDULE
- BUDGET UPDATE
- CONTINGENCY UPDATE

SHORT TERM SCHEDULE (ongoing/new activities)

- Mechanical System Testing
- HVAC O/H Ductwork & U/G Ductwork
- Electrical equipment installation & finishes
- Interior Ceiling – Tiles & Drywall
- Finished Painting
- Finished Flooring
- Interior Glazing
- Pool Stainless Stell Walls Installation



OVERALL PROJECT SCHEDULE

- Electrical & Mechanical
- Interior Glazing
- Building Finishes
- Pool – Stainless Steel Structure
- All stainless-steel walls have been delivered to site. Project substantial target is end of July, 2026





PROJECT BUDGET

- No changes in the construction budget since the Dec. 11th,2024 project update
- Overall project budget currently at approx. $39,500,000
- 99% of the total hard costs have been tendered
- Building Signage Being Finalized

CONSTRUCTION CONTINGENCY

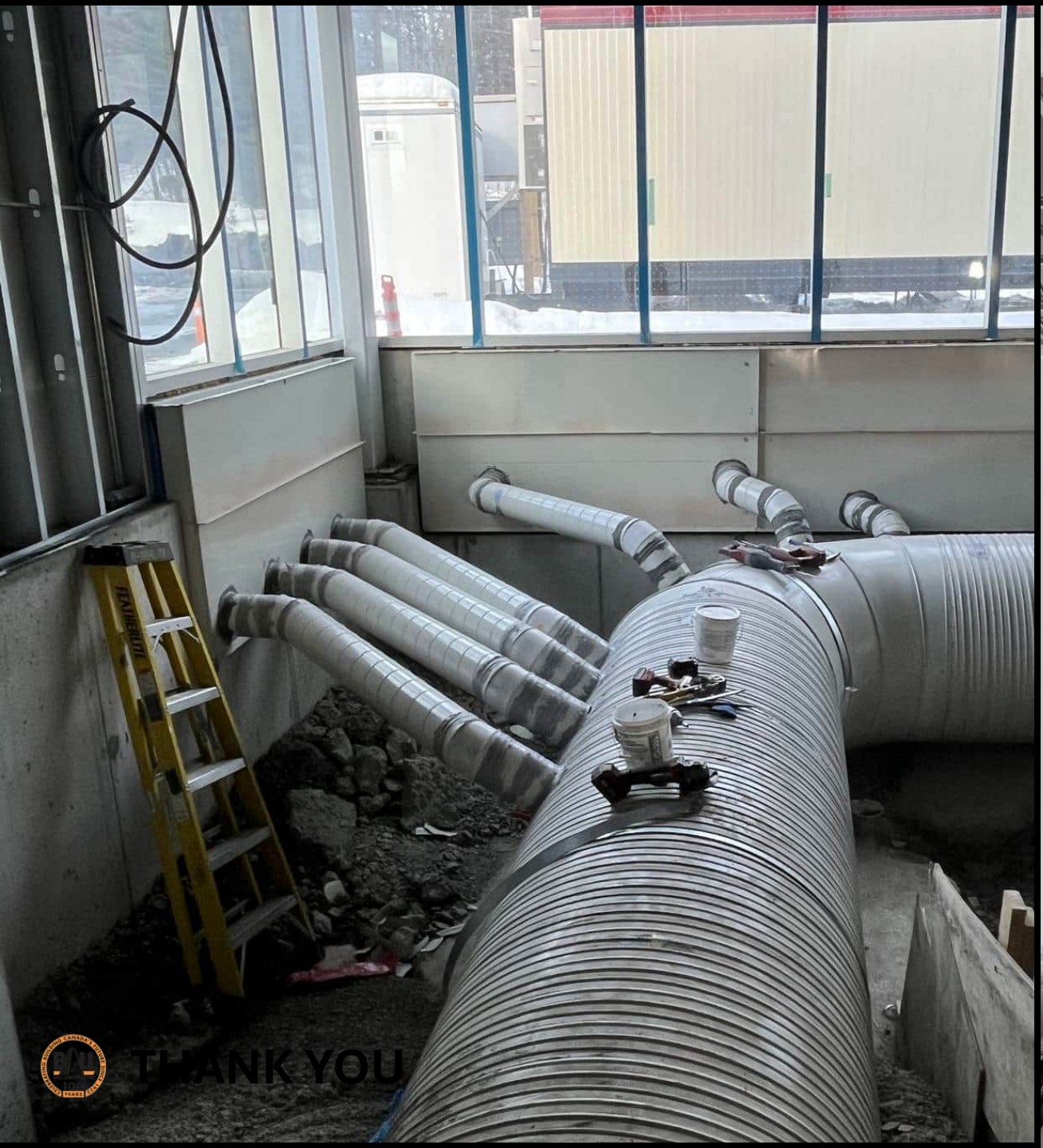
- Class C Budget Construction Contingency (prior to construction start): $1,519,676.00 [Carry Over Information]
- Due to positive tender results, the contingency (and construction budget) was reduced by $497,357. This resulted in the contingency being $1,022,319 at the start of construction [Carry Over Information]
- To date, we have $766,292.88 in subsequent tender contracts, approved and pending changes. The construction contingency is currently at $377,160.00











THANK YOU



Tel: (705) 726-6331
Fax: (705) 722-6588

BDO Canada LLP
300 Lakeshore Drive
Suite 300
Barrie, Ontario
L4N 0B4

March 11, 2026

West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board
53 Seguin Street
Parry Sound, Ontario
P2A 1B4

Dear Stephanie Phillips, CPA, CMA,

We understand that you wish to engage us as the auditors of West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board for its fiscal year ended December 31, 2025 and subsequent years.

We are pleased to perform the engagement subject to the terms and conditions of this Agreement, to which the attached Standard Terms and Conditions form an integral part. The definitions set out in the Standard Terms and Conditions are applicable throughout this Agreement. This Agreement will remain in place and fully effective for future years until varied or replaced by another relevant written agreement.

Glenn Ventrcek, CPA, CA will be the Engagement Partner for the audit work we perform for you. The Engagement Partner will call upon other individuals with specialized knowledge to assist in the performance of services.

Our Role as Auditors

We will conduct our audit(s) in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements ("financial statements") prepared in accordance with Canadian Public Sector Accounting Standards are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. Our audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by you, as well as evaluating the overall financial statement presentation.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements, whether by fraud or error, may not be detected, even though the audit is properly planned and performed in accordance with Canadian generally accepted auditing standards.

In making our risk assessments, we consider internal control relevant to your preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of your internal controls. However, we will communicate to you concerning any significant deficiencies in internal controls relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate matters required by professional standards, to the extent that such matters come to our attention, to you, those charged with governance and/or the board of directors.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

Reporting

Our audit will be conducted on the basis that the financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards.

Our independent auditor's report will be substantially in the form set out in Canadian Auditing Standard (CAS) 700. The form and content of our report may need to be amended in the light of our audit findings. If we are unable to issue or decline to issue an audit report, we will discuss the reasons with you and seek to resolve any differences of view that may exist.

Role of Management and Those Charged with Governance

You acknowledge and understand that you have responsibility for:

(a) the preparation and fair presentation of the financial statements in accordance with Canadian Public Sector Accounting Standards. The audit of the financial statements does not relieve you of your responsibilities;

(b) such internal controls as you determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; and

(c) providing us with:

- access, in a timely manner, to all information of which you are aware that is relevant to the preparation of the financial statements such as records, documentation and other matters;
- additional information that we may request for the purpose of the audit;
- unrestricted access to persons within the entity from whom we determine it is necessary to obtain audit evidence;
- financial and non-financial information (other information) that will be included in document(s) containing financial statements and our audit report thereon prior to the date of our auditor's report. If it is not possible to provide all the other information prior to the date of our auditor's report, you are responsible for provision of such other information as soon as practicable; and
- written confirmation concerning representations made to us in connection with the audit. If appropriate and adequate written representations are not provided to us, professional standards require that we disclaim an audit opinion.

Financial Statement Services

We will obtain your approval, if during the course of our engagement we:

(a) prepare or change a journal entry; or

(b) prepare or change an account code or a classification for a transaction.

As agreed, we will provide assistance in the preparation of the financial statements.

These services create a threat to our independence. We, therefore, require that the following be put into place:

(a) that you create the source data for all accounting entries;

(b) that you develop any underlying assumptions for the accounting treatment and measurement entries; and

(c) that you review and approve the draft financial statements, including the notes to the financial statements.

Tax Services

Our audit is conducted primarily to enable us to express an opinion on the financial statements. The audit process is not designed to provide us with a full understanding of your tax situation and in particular, to allow us to determine whether the entity has specific tax compliance issues. We understand that you are not looking to BDO to provide you with any guidance or advice in regard to tax planning or compliance.

Additional Services

We are available to provide a wide range of services beyond those outlined in this Agreement. To the extent that any additional services that we provide to you that are not provided under a separate written engagement agreement, the provisions of this Agreement will apply to the services.

Fee Estimation

The estimated fee for this engagement is as follows:

- Audit services: $12,000

For each future year we will issue a Summary of Services providing details of our Services and fees.

Our estimated fee is based on an assumed level of quality of your accounting records, the agreed upon level of preparation and assistance from your personnel and adherence to the agreed-upon timetable. Our estimated fee also assumes that your financial statements are in accordance with Canadian Public Sector Accounting Standards and that there are no significant new or changed accounting policies or issues or internal control or other reporting issues. We will inform you on a timely basis if these factors are not in place. Should our assumptions with respect to the quality of your accounting records be incorrect or should the conditions of the records, degree of cooperation, results of audit procedures, or other matters beyond our reasonable control require additional commitments by us beyond those upon which our estimated fees are based, we may adjust our fees and planned completion dates.

Our professional fees will be based on our billing rates which depend on the means by which and by whom our Services are provided. Our billing rates may be subject to change from time to time at our discretion with or without notice to you.

Delays in providing the complete list of agreed upon working papers/schedules to BDO will result in additional fees as follows:

- 1 week delay – additional 10% of estimated fees
- 1 month delay – additional 20% of estimated fees

Should a delay occur, we cannot guarantee completion of our work by your deadline.

We will also bill you for our out-of-pocket expenses, our administrative and technology charge, and applicable Goods and Services Sales Tax, Harmonized Sales Tax, Quebec Sales Tax and Provincial Sales Tax. Our administrative and technology charge is calculated as 7% of our professional fee and represents an allocation of estimated costs associated with our technology infrastructure and support staff time costs.

Our fees will be invoiced and payable as follows:

- $3,000 prior to commencing annual assurance engagement;
- $4,200 interim payment;
- $4,200 prior to issuance of assurance report; and
- $600 within 10 days after issuance of our final invoice along with any additional required final payments.

Our accounts are due when rendered and invoiced amounts are deemed to be earned when paid. BDO may suspend the performance of Services in the event that you fail to pay an invoice when it is due. Fees that are not paid within 30 days of an invoice or by a specified payment deadline will be considered delinquent. Interest may be charged at the rate of 12% per annum on all accounts outstanding for more than 30 days.

Standard Terms and Conditions

A copy of our Standard Terms and Conditions is attached as Appendix 1. You should ensure that you read and understand them. **The Standard Terms and Conditions include clauses that limit our professional liability.**

In the event BDO utilizes Data Processing and Extraction, as defined in Appendix 2, you hereby agree to be bound to the Data Extraction Terms and Conditions attached as Appendix 2 in addition to Appendix 1 Standard Terms and Conditions. You should ensure that you read and understand them.

Please sign and return the attached copy of this Agreement to indicate your agreement with it. If you have any questions concerning this Agreement, please contact us before signing it.

It is a pleasure for us to be of service and we look forward to many future years of association with you.

Yours truly,

BDO Canada LLP

Chartered Professional Accountants, Licensed Public Accountants

Agreement of all the terms and conditions in this Agreement is hereby acknowledged by:

Signature	Date
Name (please print)	Position

Please carefully review this Agreement, which includes the attached Standard Terms and Conditions, prior to signing it. A complete copy of the signed engagement letter should be returned to us.

Appendix 1 - Standard Terms and Conditions

1 Overview and Interpretation

1.1 This Agreement sets forth the entire agreement between the parties in relation to Services and it supersedes all prior agreements, negotiations or understandings, whether oral or written, with respect to Services, including without limitation any non-disclosure agreements entered into in advance of this Agreement. This Agreement applies to Services whenever performed (including before the date of this Agreement). To the extent that any of the provisions of the accompanying letter conflict with these Standard Terms and Conditions, these Standard Terms and Conditions shall prevail. This Agreement may not be changed, modified or waived in whole or part except by an instrument in writing signed by both parties.

1.2 In this Agreement, the following words and expressions have the meanings set out below:

This Agreement – these Standard Terms and Conditions, the letter to which they are attached, supporting schedules or other appendices to the letter, and any Summary of Services letters issued in future years

Services – the services provided or to be provided under this Agreement, and any other services which we agree to provide to you subsequent to the date of this Agreement that are not covered by a separate engagement letter

We, us, our, BDO - refer to BDO Canada LLP, a Canadian limited liability partnership organized under the laws of the Province of Ontario

You, your – the party or parties contracting with BDO under this Agreement. You and your does not include BDO, its affiliates or BDO Member Firms

BDO Member Firm or Firms - any firm or firms that form part of the international network of independent firms that are members of BDO International Limited

Confidential Information - all non-public proprietary or confidential information and Personal Information, including Client Documents

Personal Information - information relating to identified or identifiable natural persons or that is otherwise considered to be 'personal data' or 'personal information' under applicable data protection laws.

Usage Data - data generated through the use or operation of BDO's systems, platforms, personnel, or tools in connection with the engagement. This includes, without limitation, system logs, feature interaction data, tool performance metrics, metadata, and information regarding how BDO personnel interact with or engage with Client matters—and excludes any Client Documents and Confidential Information. BDO retains exclusive rights to Usage Data.

Client Documents – information (including internal financial information and internal records and reports) provided to us by you or on your behalf in connection with the performance of the Services

2 BDO Network and Sole Recourse

2.1 BDO is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international network of independent member firms (i.e. BDO Member Firms), each of which is a separate legal entity.

2.2 We may use other BDO Member Firms or subcontractors to provide Services; however, we remain solely responsible for Services. You agree not to bring any claim or action against another BDO Member Firm (or their partners, members, directors, employees or subcontractors) or our subcontractors in respect of any liability relating to the provision of Services.

2.3 You agree that any of our affiliates, subcontractors, and other BDO Member Firms and any subcontractors thereof whom we directly or indirectly involve in providing Services have the right to rely on and enforce Section 2.2 above, as well as all liability protections contained herein, as if they were a party to this Agreement. For greater certainty, you agree that other BDO Member Firms that are subcontractors may enforce any limitations or exclusions of liability available to us under this Agreement.

3 Respective Responsibilities

3.1 We will use reasonable efforts to complete, within any agreed-upon time frame, the performance of Services.

3.2 You shall be responsible for your personnel's compliance with your obligations under this Agreement. We will not be responsible for any delays or other consequences arising from you not fulfilling your obligations.

4 Working Papers and Deliverables

4.1 **Ownership** – All reports (including assurance reports where applicable), written advice, working papers, and internal materials created or developed by us pursuant to this Agreement are owned by us, and we retain all property rights therein. All Client Documents continue to be your property, provided that we retain copies of such documents as necessary for our internal record keeping (including as required to comply with our professional obligations).

4.2 **Oral advice and draft deliverables** – You should not rely upon any draft deliverables or oral advice provided by us. Should you wish to rely upon something we have said to you, please let us know and, if possible, we will provide the information that you require in writing.

4.3 **Translated documents** - If you engage us to translate any documents, advice, opinions, reports or other work product of BDO from one language to another, you are responsible for the accuracy of the translation work.

4.4 **Reliance by Third Parties** – Our Services will not be planned or conducted in contemplation of or for the purpose of reliance by any party other than you, and are intended for the benefit of only you. Items of possible interest to a third party will not be addressed and matters may exist that would be assessed differently by a third party, possibly in connection with a specific transaction. The receipt by any third parties of any advice, opinions, reports or other work product is not intended to create any duty of care, professional relationship or any present or future liability between such third parties and us. For greater certainty, we expressly disclaim any liability of any nature or kind resulting

from the disclosure to or unauthorized reliance by any third party on our advice, opinions, reports or other work product.

4.5 **Consent to use the Report** - Nothing in this Agreement shall be construed as consent to the use of our report in connection with a continuous disclosure document, a public or private offering document, an annual report or any other document and we expressly do not provide such consent. If you request consent for the use of our report, we will consider, at the relevant time, providing consent and any conditions that we may attach to such consent. Our consent must be in writing.

4.6 **Consent requests** - In order to provide consent, professional standards require that we read the other information in the related document and consider whether such information is materially inconsistent with the related financial statements. Any consent request must be made on a sufficiently timely basis to allow us to consider your identification and resolution of events occurring in the period since the date of our report, and to obtain updated written representation letters. Such procedures will be performed at your cost and will be documented in a separate engagement letter.

5 Confidentiality

5.1 We will use Confidential Information provided by you only in relation to the Services or for internal and administrative purposes. You agree, however, that we may use such Confidential Information for predictive analytics to provide you with key performance indicators and other analysis and insights. We will not disclose any Confidential Information, except where required by law, regulation or professional obligation. You agree, however, that we may disclose Confidential Information to other BDO Member Firms or other subcontractors assisting us in providing Services, provided that such parties are bound by reasonable confidentiality obligations no less stringent than in this Agreement.

6 Analytics

6.1 You agree that BDO may use data provided or generated in the course of this engagement, including Usage Data, Confidential Information and Client Documents, to perform analytics, develop insights, and enhance, improve, or develop BDO's methodologies, tools, and services. This includes the use of such data to train, test, and refine technology, systems and applications. Notwithstanding the foregoing, BDO will not use your Confidential Information or Client Documents, or data derived therefrom, in a way that would permit you to be identified.

BDO will implement appropriate technical and organizational safeguards to ensure the confidentiality, security, and privacy of data used for these purposes, including de-identification or aggregation where appropriate to prevent re-identification. In all such matters, BDO will comply with applicable laws and professional regulations.

7 Privacy and Consent for Use of Personal Information

7.1 In connection with the Services, we may need to access and process Personal Information about individuals that is in your custody. You agree that such Personal Information may be collected, used, stored, disclosed, and transferred by BDO, other BDO Member Firms, and their service providers ("Support Providers") as reasonably required to perform the Services.

Personal Information may be processed in various jurisdictions in which BDO, BDO Member Firms, or Support Providers operate, and may therefore be subject to the laws of those

jurisdictions. Personal Information will be handled in accordance with applicable privacy laws and professional obligations, and BDO will take appropriate technical and organizational measures designed to protect such information. BDO will require Support Providers acting on BDO's behalf to provide a level of protection consistent with applicable legal and regulatory requirements. Any collection, use, storage, transfer or disclosure of Personal Information is subject to BDO's Privacy Statement available at https://www.bdo.ca/en-ca/legal-privacy/legal/privacy-policy/. Transfer of Personal Information between BDO member firms is subject to the BDO Binding Corporate Rules available at https://www.bdo.global/en-gb/bcrs.

7.2 You represent and warrant that:

(a) you have the authority to provide the Personal Information to us in connection with the performance of our Services, and

(b) the Personal Information provided to us has been provided in accordance with applicable law, and where required by applicable law, you have obtained consent of the individuals to whom such Personal Information relates in order to permit BDO to collect, use and disclose the Personal Information in the course of providing the Services.

8 Independence

8.1 Professional and certain regulatory standards require us to be independent, in both fact and appearance, with respect to our clients in the performance of our Services. We will communicate to you any relationships between BDO (including its related entities) and you that, in our professional judgment, may reasonably be thought to bear on our independence.

9 Offers of Employment

9.1 Any discussions that you, or any party acting on your behalf, have with professional personnel of our Firm regarding employment could pose a threat to our independence. Your recruitment of an engagement team member from the current or prior year's engagement may compromise our independence and our ability to render agreed Services to you. Engagement team members may include current and former partners and staff of BDO, other BDO Member Firms and other firms who work under our direction. Therefore, you agree to inform us prior to any such discussions so that you and we can implement appropriate safeguards to maintain our independence.

10 Professional and Regulatory Oversight and Legal Processes

10.1 As required by legal, regulatory, or professional authorities (both in Canada and abroad) and by BDO policy, our client files must periodically be reviewed by practice inspectors to ensure that we are adhering to professional and BDO standards. It is understood that by entering into this Agreement, you provide your consent to us providing our files relating to your engagement to the practice inspectors for the sole purpose of their inspection.

10.2 Certain law enforcement, regulatory and other governmental bodies may also have the right under law or regulation to conduct investigations of you, including the Services provided by us. To the extent practicable and permitted by law or regulation, we will advise you of any such document request or production order we receive in connection with any such investigation prior to providing any documents in response to such request or order.

10.3 We are sometimes required by law, regulation, subpoena or other legal process, or upon your request, to produce documents or personnel as witnesses in connection with legal or regulatory proceedings. Where BDO is not a party to such proceedings, you shall reimburse us at our current standard billing rates for professional time and expenses, including without limitation, reasonable legal fees, expenses and taxes incurred in responding to such compelled assistance or request by you.

11 Electronic Communications

11.1 Both parties recognize and accept the security risks associated with email communications, including but not limited to the lack of security, unreliability of delivery and possible loss of confidentiality and privilege. Unless you request in writing that we do not communicate by internet email, you assume all responsibility and liability in respect of risk associated with its use.

12 Limitation of Liability

12.1 In any dispute, action, claim, demand for losses or damages arising out of the Services performed by BDO pursuant to this Agreement, BDO's liability will be several, and not joint and several, and BDO shall only be liable for its proportionate share of the total liability based on degree of fault as determined by a court of competent jurisdiction or by an independent arbitrator, notwithstanding the provisions of any statute or rule of common law which create, or purport to create, joint and several liability.

12.2 In no event shall BDO be liable for indirect, consequential, special, incidental, aggravated, punitive or exemplary damages, losses or expenses, or for any loss of revenues or profits, loss of opportunity, loss of data, or other commercial or economic loss or failure to realize expected savings, including without limitation expected tax savings, whether or not the likelihood of such loss or damage was contemplated.

12.3 BDO shall in no event be liable under this Agreement or otherwise in connection with the Services for any actions, damages, claims, fines, penalties, complaints, demands, suits, proceedings, liabilities, costs, expenses, or losses (collectively, "Liabilities") in any way arising out of or relating to the Services performed hereunder for an aggregate amount of more than the higher of:

(a) three times the fees paid to BDO by you, in a twelve consecutive month period, for the Services provided pursuant to this Agreement giving rise to the claim; and

(b) $25,000.

12.4 The limitations of liability in this section apply whether or not the Liabilities asserted by you against BDO are incurred by you directly or as a result of a claim or demand against you by a third party.

12.5 No exclusion or limitation on the liability of other responsible persons imposed or agreed at any time shall affect any assessment of our proportionate liability hereunder, nor shall settlement of or difficulty enforcing any claim, or the death, dissolution or insolvency of any such other responsible persons or their ceasing to be liable for the loss or damage or any portion thereof, affect any such assessment.

12.6 You agree claims or actions relating to the delivery of Services shall be brought against us alone, and not against any individual. Where our individuals are described as partners, they are acting as one of our members.

12.7 For purposes of this Section, the term “BDO” shall include BDO Canada LLP and its subsidiaries, associated and affiliated entities and their respective current and former partners, directors, officers, employees, agents and representatives. The provisions of this Section shall apply to the fullest extent of the law, regardless of the form of the claim, whether in contract, statute, tort (including without limitation, negligence) or otherwise.

13 Indemnity

13.1 To the fullest extent permitted by applicable laws, in the event of a claim or demand by a third party against BDO that arises out of or relates to the Services, you agree to indemnify and hold harmless BDO from and against all losses, costs (including solicitors' fees), damages, or expenses resulting from such third party claim or demand, except to the extent that the same is finally determined to have resulted from BDO’s negligence or intentional misconduct.

14 Alternative Dispute Resolution

14.1 Both parties agree that they will first attempt to settle any dispute arising out of or relating to this Agreement, including any question regarding its existence, interpretation, validity, breach or termination, or the Services provided hereunder, through good faith negotiations.

14.2 In the event that the parties are unable to settle or resolve their dispute through negotiation, such dispute shall be subject to mediation using a mediator chosen by mutual agreement of the parties.

14.3 All disputes remaining unsettled for more than 60 days following the parties first mediation session with a mediator, or such longer period as the parties mutually agree upon, shall be exclusively and finally resolved by arbitration. The parties agree that one arbitrator shall be appointed within twenty (20) days of receipt of the request for arbitration. If the parties cannot agree on the appointment of an arbitrator in such period then either party may immediately apply for the appointment of an arbitrator to a court of competent jurisdiction in the Province of the governing law as contained herein pursuant to such Province's applicable *Arbitration Act*. The place of arbitration shall be in the capital of the Province of the governing law as contained herein. Unless the arbitrator otherwise determines, the fees of the arbitrator and the costs and expenses of the arbitration will be borne and paid equally by the parties. Such arbitration shall be final, conclusive and binding upon the parties, and the parties shall have no right of appeal or judicial review of the decision whatsoever. The parties hereby waive any such right of appeal or judicial review which may otherwise be provided for in any provincial arbitration statute. Judgement upon the award, including any interim award, rendered by the arbitrator may be entered in any court having jurisdiction. The arbitration shall be kept confidential and the existence of the arbitration proceeding and any element thereof (including but not limited to any pleadings, briefs or other documents submitted and exchanged and testimony and other oral submissions and any awards made) shall not be disclosed beyond the arbitrator(s), the parties, their counsel and any person to whom disclosure is necessary to the conduct of the proceeding except as may be lawfully required in judicial proceedings relating to the arbitration or otherwise.

15 Limitation Period

15.1 You shall make any claim relating to Services or otherwise under this Agreement no later than one year after you became aware or ought reasonably to have become aware of the facts giving rise to any such claim.

15.2 You shall in no event make any claim relating to the Services or otherwise under this Agreement later than four years after the completion of the Services under this Agreement.

15.3 To the extent permitted by law, the parties to this Agreement agree that the limitation periods established in this Agreement replace any limitation periods under any limitations act and/or any other applicable legislation and any limitation periods under any limitations act and/or any other applicable legislation shall not alter the limitation periods specified in this Agreement.

16 Québec Personnel

16.1 We may sometimes have individual partners and employees performing Services within the Province of Québec who are members of the Ordre des comptables professionnels agréés du Québec. Any such members performing professional services hereunder assumes full personal civil liability arising from the practice of their profession, regardless of their status within our partnership. They may not invoke the liability of our partnership as grounds for excluding or limiting their own liability. Any limitation of liability clauses in this Agreement shall therefore not apply to limit the personal civil liability of partners and employees who are members of the Ordre des comptables professionnels agréés du Québec.

17 Termination

17.1 This Agreement applies to Services whenever performed (including before the date of this Agreement).

17.2 You or we may terminate this Agreement at any time upon written notice of such termination to the other party. We will not be liable for any loss, cost or expense arising from such termination. You agree to pay us for all Services performed up to the date of termination, including Services performed, work-in-progress and expenses incurred by us up to and including the effective date of the termination of this Agreement.

18 Governing Laws

18.1 The terms of our engagement shall remain operative until amended, terminated, or superseded in writing. They shall be interpreted according to the laws of Ontario in which BDO's principal Canadian office performing the engagement is located, without regard to such province/territory's rules on conflicts of law.

19 Survival

19.1 The provisions of this Agreement that give either of us rights or obligations beyond its termination shall continue indefinitely following the termination of this Agreement. Any clause that is meant to continue to apply after termination of this Agreement will do so.

20 Force Majeure

20.1 We will not be liable for any delays or failures in performance or breach of contract due to events or circumstances beyond our reasonable control, including acts of God, war, acts by governments and regulators, acts of terrorism, accident, fire, flood or storm or civil disturbance.

21 Assignment

21.1 No party may assign, transfer or delegate any of the rights or obligations hereunder without the written consent of the other party or parties. BDO may engage independent contractors and BDO Member Firms to assist us in performing the Services in this Agreement without your consent.

22 Severability

22.1 The provisions of this Agreement shall only apply to the extent that they are not prohibited by a mandatory provision of applicable law, regulation or professional standards. If any of these provisions shall be held to be invalid, void or unenforceable, then the remainder of this Agreement shall not be affected, impaired or invalidated, and each such remaining provision shall be valid and enforceable to the fullest extent permitted by law.

Appendix 2 – DATA EXTRACTION TERMS AND CONDITIONS

By agreeing to data processing and extraction by BDO or a subcontractor (the "Data Extraction"), you accept and agree to be bound by the following terms and conditions (the "Data Extraction Terms and Conditions"). If you disagree with any part of these Data Extraction Terms and Conditions, you shall not be permitted to use the Data Extraction.

BDO may use software it has developed (the "BDO Software") or third party software (the "Third Party Software") to extract certain general ledger and subledger information from your financial accounting system, to facilitate performance of the Data Extraction.

Liability and Warranty Disclaimer

THE LAWS OF CERTAIN JURISDICTIONS, INCLUDING QUEBEC, DO NOT ALLOW THE EXCLUSION OR LIMITATION OF LEGAL WARRANTIES OR STATUTORY IMPLIED REPRESENTATIONS. IF THESE LAWS APPLY TO YOU, SOME OR ALL OF THE BELOW EXCLUSIONS OR LIMITATIONS MAY NOT APPLY TO YOU AND YOU MAY HAVE ADDITIONAL RIGHTS.

YOUR USE OF THE DATA EXTRACTION IS AT YOUR OWN RISK. THE BDO SOFTWARE AND THIRD PARTY SOFTWARE IS PROVIDED TO YOU ON AN "AS IS" AND "AS AVAILABLE" BASIS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED. BDO DOES NOT REPRESENT OR WARRANT THAT: THE CONTENT IS ACCURATE, RELIABLE OR CORRECT; THAT THE DATA EXTRACTION WILL BE AVAILABLE AT ANY PARTICULAR TIME OR LOCATION; THAT YOUR ACCESS TO THE DATA EXTRACTION WILL BE UNINTERRUPTED; THAT ANY DEFECTS OR ERRORS WILL BE CORRECTED; THAT THE BDO SOFTWARE OR THIRD PARTY SOFTWARE IS FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS; OR THAT THE DATA EXTRACTION OR THE CONTENT IS TIMELY, SECURE OR ERROR-FREE.

BDO SHALL NOT SHARE OR SELL ANY OF THE EXTRACTED INFORMATION TO THIRD PARTIES (OTHER THAN THOSE THIRD PARTIES SUBCONTRACTED TO PROVIDE THE DATA EXTRACTION), AND BDO SHALL USE SUCH INFORMATION SOLELY TO FACILITATE PERFORMANCE OF THE DATA EXTRACTION. BDO DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF ANY UNDERLYING INFORMATION AND/OR DATA PROVIDED BY YOU (THE "UNDERLYING DATA"). THE INFORMATION DERIVED FROM THE SOFTWARE OR THIRD PARTY SOFTWARE ARE ENTIRELY DEPENDENT UPON THE UNDERLYING DATA AND AS A CONSEQUENCE MAY INCLUDE INACCURACIES OR TYPOGRAPHICAL ERRORS.

TO THE MAXIMUM EXTENT PERMITTED BY LAW, BDO DISCLAIMS ALL REPRESENTATIONS, WARRANTIES AND CONDITIONS, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT AND FITNESS FOR A PARTICULAR PURPOSE.

THE LAWS OF CERTAIN JURISDICTIONS, INCLUDING QUEBEC, DO NOT ALLOW CERTAIN EXCLUSIONS OR LIMITATIONS OF LIABILITY OR OF LIMITATIONS OF CERTAIN DAMAGES. IF THESE LAWS APPLY TO YOU, SOME OR ALL OF THE BELOW EXCLUSIONS OR LIMITATIONS MAY NOT APPLY TO YOU, AND YOU MIGHT HAVE ADDITIONAL RIGHTS.

UNDER NO CIRCUMSTANCES WILL BDO OR ITS LICENSORS BE LIABLE FOR ANY LOSS, INJURY, CLAIM, LIABILITY OR DAMAGE OF ANY KIND RESULTING FROM YOUR USE OF, OR INABILITY TO USE, THE DATA EXTRACTION. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, BDO DISCLAIMS ALL RESPONSIBILITY FOR ANY LOSS, INJURY, CLAIM, LIABILITY OR DAMAGE OF ANY KIND, INCLUDING DIRECT, INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND (INCLUDING, WITHOUT LIMITATION, LEGAL FEES AND EXPENSES) RESULTING FROM, ARISING OUT OF OR IN ANY WAY RELATED TO THE DATA EXTRACTION.

If you are ordinarily resident of Quebec, you are only entitled to those warranties that are expressly required by law and that cannot be disclaimed and we limit and disclaim our liability to the fullest extent permitted by applicable Quebec law.

Third Party Software

With your approval, BDO may offer the use of Third Party Software such as Validis LLC's ("Validis") DataShare to facilitate the Data Extraction. You agree it shall be subject to any Third Party Software provider's policies and terms of use. You also agree it shall not: (i) copy the Software or any Third Party Software except where such copying is incidental to the normal use of the Software or Third Party Software, or where it is necessary for the purpose of back-up or operational security; (ii) not access the Software or Third Party Software to build a product or service which competes with the Software or Third Party Software; (iii) Use the Software or Third Party Software to provide services to third parties, nor to rent, lease, sub-license, loan, translate, merge, adapt or vary the Software; (iv) not make alterations to, or modifications of the whole or any part of the Software, or the Third Party Software, any part of it to be combined with any other programs; (v) not disassemble, decompile, reverse-engineer, or create derivative works based on the whole or any part of the Software except to the extent that such actions cannot be prohibited by law. You agree Validis may process and store your data through Microsoft Azure for the provision of verification work. You agree that Validis may share your data with Microsoft Azure for the purposes of completing the Data Extraction and all data will be hosted in Canada by Microsoft Azure.

Personal Information

BDO shall not collect and you agree not to provide personal information to BDO in the course of the Data Extraction.

Copyright

The BDO Software and Third Party Software contains material which is owned by or licensed to BDO. Reproduction is prohibited other than in accordance with the copyright notice, which forms part of these terms and conditions. Without limiting the foregoing, you agree that you will not copy, attempt to reverse engineer, modify, translate or disassemble the BDO Software or Third Party Software in whole or in part, including any attempts to reconstruct, identify, or discover any source code, underlying ideas, underlying user interface techniques, or algorithms of BDO Software or Third Party Software. You may not copy, reproduce, perform, distribute, display, modify, translate, merge with other data, frame in another website, post on another website or create derivative works of the BDO Software or Third Party Software or content, in whole or in part, for the purpose of creating a competing product or service or for resale or distribution.

Termination

BDO may terminate the Data Extraction (in whole or in part) or access of any user to the Data Extraction (in whole or in part) at any time, without notice to the user, in which case these terms and conditions shall continue to apply in respect of your past access. BDO shall not be liable for any losses or inconvenience that result from its termination of the Data Extraction or your access to the Data Extraction.

Letter Version: 20260225
T&C Version: 20250916

West Parry Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: March 11, 2026

Report Title: 2025 Audited Financial Statements

Submitted by: Director of Finance

Purpose of Report:

To request approval auditor engagement for the 2025 fiscal year end audit service.

Resolution:

That the fee of $12,000 plus 7% for a technology fee (plus hst) for 2025 audit services be approved; and

That BDO Canada LLP be engaged as the auditor for the 2025 fiscal year end.

Background:

A year-end financial audit and the Board having access to the municipality's auditors is part of the Board's oversight function. BDO Canada LLP. is recommended to be appointed as the Board's auditor for the 2025 fiscal year.

The audit field work is proposed for the month of April 2026.

The Board’s financial statements are a direct input into the financial statements for the partner municipalities. The assessment on whether those are consolidated and the associated partner percentage incorporated is completed by each associated auditor.

Moving ahead with the audit will help to expedite the completion of the financial statements which are needed by each of the partner municipalities to complete their audits.

Proposed audit services are estimated at a cost of $12,000 plus hst. The cost is increased by $4,750. Capital asset additions and the grant make up the bulk of testing but, two other revenue streams require testing for 2025. Those include donations, and municipal contributions. The new financing and agreement with the YMCA will add a bit of work to the year end review process.

Financial Impact: N/A

Attachments

Attachment 1 – WPSRCC Engagement Letter 2025

Tel: (705) 726-6331
Fax: (705) 722-6588

BDO Canada LLP
300 Lakeshore Drive
Suite 300
Barrie, Ontario
L4N 0B4

March 11, 2026

West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board
53 Seguin Street
Parry Sound, Ontario
P2A 1B4

Dear Stephanie Phillips, CPA, CMA,

We understand that you wish to engage us as the auditors of West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board for its fiscal year ended December 31, 2025 and subsequent years.

We are pleased to perform the engagement subject to the terms and conditions of this Agreement, to which the attached Standard Terms and Conditions form an integral part. The definitions set out in the Standard Terms and Conditions are applicable throughout this Agreement. This Agreement will remain in place and fully effective for future years until varied or replaced by another relevant written agreement.

Glenn Ventrcek, CPA, CA will be the Engagement Partner for the audit work we perform for you. The Engagement Partner will call upon other individuals with specialized knowledge to assist in the performance of services.

Our Role as Auditors

We will conduct our audit(s) in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements ("financial statements") prepared in accordance with Canadian Public Sector Accounting Standards are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. Our audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by you, as well as evaluating the overall financial statement presentation.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements, whether by fraud or error, may not be detected, even though the audit is properly planned and performed in accordance with Canadian generally accepted auditing standards.

In making our risk assessments, we consider internal control relevant to your preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of your internal controls. However, we will communicate to you concerning any significant deficiencies in internal controls relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate matters required by professional standards, to the extent that such matters come to our attention, to you, those charged with governance and/or the board of directors.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

Reporting

Our audit will be conducted on the basis that the financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards.

Our independent auditor's report will be substantially in the form set out in Canadian Auditing Standard (CAS) 700. The form and content of our report may need to be amended in the light of our audit findings. If we are unable to issue or decline to issue an audit report, we will discuss the reasons with you and seek to resolve any differences of view that may exist.

Role of Management and Those Charged with Governance

You acknowledge and understand that you have responsibility for:

(a) the preparation and fair presentation of the financial statements in accordance with Canadian Public Sector Accounting Standards. The audit of the financial statements does not relieve you of your responsibilities;

(b) such internal controls as you determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; and

(c) providing us with:

- access, in a timely manner, to all information of which you are aware that is relevant to the preparation of the financial statements such as records, documentation and other matters;
- additional information that we may request for the purpose of the audit;
- unrestricted access to persons within the entity from whom we determine it is necessary to obtain audit evidence;
- financial and non-financial information (other information) that will be included in document(s) containing financial statements and our audit report thereon prior to the date of our auditor's report. If it is not possible to provide all the other information prior to the date of our auditor's report, you are responsible for provision of such other information as soon as practicable; and
- written confirmation concerning representations made to us in connection with the audit. If appropriate and adequate written representations are not provided to us, professional standards require that we disclaim an audit opinion.

Financial Statement Services

We will obtain your approval, if during the course of our engagement we:

(a) prepare or change a journal entry; or

(b) prepare or change an account code or a classification for a transaction.

As agreed, we will provide assistance in the preparation of the financial statements.

These services create a threat to our independence. We, therefore, require that the following be put into place:

(a) that you create the source data for all accounting entries;

(b) that you develop any underlying assumptions for the accounting treatment and measurement entries; and

(c) that you review and approve the draft financial statements, including the notes to the financial statements.

Tax Services

Our audit is conducted primarily to enable us to express an opinion on the financial statements. The audit process is not designed to provide us with a full understanding of your tax situation and in particular, to allow us to determine whether the entity has specific tax compliance issues. We understand that you are not looking to BDO to provide you with any guidance or advice in regard to tax planning or compliance.

Additional Services

We are available to provide a wide range of services beyond those outlined in this Agreement. To the extent that any additional services that we provide to you that are not provided under a separate written engagement agreement, the provisions of this Agreement will apply to the services.

Fee Estimation

The estimated fee for this engagement is as follows:

- Audit services: $12,000

For each future year we will issue a Summary of Services providing details of our Services and fees.

Our estimated fee is based on an assumed level of quality of your accounting records, the agreed upon level of preparation and assistance from your personnel and adherence to the agreed-upon timetable. Our estimated fee also assumes that your financial statements are in accordance with Canadian Public Sector Accounting Standards and that there are no significant new or changed accounting policies or issues or internal control or other reporting issues. We will inform you on a timely basis if these factors are not in place. Should our assumptions with respect to the quality of your accounting records be incorrect or should the conditions of the records, degree of cooperation, results of audit procedures, or other matters beyond our reasonable control require additional commitments by us beyond those upon which our estimated fees are based, we may adjust our fees and planned completion dates.

Our professional fees will be based on our billing rates which depend on the means by which and by whom our Services are provided. Our billing rates may be subject to change from time to time at our discretion with or without notice to you.

Delays in providing the complete list of agreed upon working papers/schedules to BDO will result in additional fees as follows:

- 1 week delay – additional 10% of estimated fees
- 1 month delay – additional 20% of estimated fees

Should a delay occur, we cannot guarantee completion of our work by your deadline.

We will also bill you for our out-of-pocket expenses, our administrative and technology charge, and applicable Goods and Services Sales Tax, Harmonized Sales Tax, Quebec Sales Tax and Provincial Sales Tax. Our administrative and technology charge is calculated as 7% of our professional fee and represents an allocation of estimated costs associated with our technology infrastructure and support staff time costs.

Our fees will be invoiced and payable as follows:

- $3,000 prior to commencing annual assurance engagement;
- $4,200 interim payment;
- $4,200 prior to issuance of assurance report; and
- $600 within 10 days after issuance of our final invoice along with any additional required final payments.

Our accounts are due when rendered and invoiced amounts are deemed to be earned when paid. BDO may suspend the performance of Services in the event that you fail to pay an invoice when it is due. Fees that are not paid within 30 days of an invoice or by a specified payment deadline will be considered delinquent. Interest may be charged at the rate of 12% per annum on all accounts outstanding for more than 30 days.

Standard Terms and Conditions

A copy of our Standard Terms and Conditions is attached as Appendix 1. You should ensure that you read and understand them. **The Standard Terms and Conditions include clauses that limit our professional liability.**

In the event BDO utilizes Data Processing and Extraction, as defined in Appendix 2, you hereby agree to be bound to the Data Extraction Terms and Conditions attached as Appendix 2 in addition to Appendix 1 Standard Terms and Conditions. You should ensure that you read and understand them.

Please sign and return the attached copy of this Agreement to indicate your agreement with it. If you have any questions concerning this Agreement, please contact us before signing it.

It is a pleasure for us to be of service and we look forward to many future years of association with you.

Yours truly,

BDO Canada LLP

Chartered Professional Accountants, Licensed Public Accountants

Agreement of all the terms and conditions in this Agreement is hereby acknowledged by:

Signature	Date
Name (please print)	Position

Please carefully review this Agreement, which includes the attached Standard Terms and Conditions, prior to signing it. A complete copy of the signed engagement letter should be returned to us.

Appendix 1 - Standard Terms and Conditions

1 Overview and Interpretation

1.1 This Agreement sets forth the entire agreement between the parties in relation to Services and it supersedes all prior agreements, negotiations or understandings, whether oral or written, with respect to Services, including without limitation any non-disclosure agreements entered into in advance of this Agreement. This Agreement applies to Services whenever performed (including before the date of this Agreement). To the extent that any of the provisions of the accompanying letter conflict with these Standard Terms and Conditions, these Standard Terms and Conditions shall prevail. This Agreement may not be changed, modified or waived in whole or part except by an instrument in writing signed by both parties.

1.2 In this Agreement, the following words and expressions have the meanings set out below:

This Agreement – these Standard Terms and Conditions, the letter to which they are attached, supporting schedules or other appendices to the letter, and any Summary of Services letters issued in future years

Services – the services provided or to be provided under this Agreement, and any other services which we agree to provide to you subsequent to the date of this Agreement that are not covered by a separate engagement letter

We, us, our, BDO – refer to BDO Canada LLP, a Canadian limited liability partnership organized under the laws of the Province of Ontario

You, your – the party or parties contracting with BDO under this Agreement. You and your does not include BDO, its affiliates or BDO Member Firms

BDO Member Firm or Firms - any firm or firms that form part of the international network of independent firms that are members of BDO International Limited

Confidential Information - all non-public proprietary or confidential information and Personal Information, including Client Documents

Personal Information - information relating to identified or identifiable natural persons or that is otherwise considered to be 'personal data' or 'personal information' under applicable data protection laws.

Usage Data - data generated through the use or operation of BDO's systems, platforms, personnel, or tools in connection with the engagement. This includes, without limitation, system logs, feature interaction data, tool performance metrics, metadata, and information regarding how BDO personnel interact with or engage with Client matters—and excludes any Client Documents and Confidential Information. BDO retains exclusive rights to Usage Data.

Client Documents – information (including internal financial information and internal records and reports) provided to us by you or on your behalf in connection with the performance of the Services

2 BDO Network and Sole Recourse

2.1 BDO is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international network of independent member firms (i.e. BDO Member Firms), each of which is a separate legal entity.

2.2 We may use other BDO Member Firms or subcontractors to provide Services; however, we remain solely responsible for Services. You agree not to bring any claim or action against another BDO Member Firm (or their partners, members, directors, employees or subcontractors) or our subcontractors in respect of any liability relating to the provision of Services.

2.3 You agree that any of our affiliates, subcontractors, and other BDO Member Firms and any subcontractors thereof whom we directly or indirectly involve in providing Services have the right to rely on and enforce Section 2.2 above, as well as all liability protections contained herein, as if they were a party to this Agreement. For greater certainty, you agree that other BDO Member Firms that are subcontractors may enforce any limitations or exclusions of liability available to us under this Agreement.

3 Respective Responsibilities

3.1 We will use reasonable efforts to complete, within any agreed-upon time frame, the performance of Services.

3.2 You shall be responsible for your personnel's compliance with your obligations under this Agreement. We will not be responsible for any delays or other consequences arising from you not fulfilling your obligations.

4 Working Papers and Deliverables

4.1 **Ownership** – All reports (including assurance reports where applicable), written advice, working papers, and internal materials created or developed by us pursuant to this Agreement are owned by us, and we retain all property rights therein. All Client Documents continue to be your property, provided that we retain copies of such documents as necessary for our internal record keeping (including as required to comply with our professional obligations).

4.2 **Oral advice and draft deliverables** – You should not rely upon any draft deliverables or oral advice provided by us. Should you wish to rely upon something we have said to you, please let us know and, if possible, we will provide the information that you require in writing.

4.3 **Translated documents -** If you engage us to translate any documents, advice, opinions, reports or other work product of BDO from one language to another, you are responsible for the accuracy of the translation work.

4.4 **Reliance by Third Parties** – Our Services will not be planned or conducted in contemplation of or for the purpose of reliance by any party other than you, and are intended for the benefit of only you. Items of possible interest to a third party will not be addressed and matters may exist that would be assessed differently by a third party, possibly in connection with a specific transaction. The receipt by any third parties of any advice, opinions, reports or other work product is not intended to create any duty of care, professional relationship or any present or future liability between such third parties and us. For greater certainty, we expressly disclaim any liability of any nature or kind resulting

from the disclosure to or unauthorized reliance by any third party on our advice, opinions, reports or other work product.

4.5 **Consent to use the Report -** Nothing in this Agreement shall be construed as consent to the use of our report in connection with a continuous disclosure document, a public or private offering document, an annual report or any other document and we expressly do not provide such consent. If you request consent for the use of our report, we will consider, at the relevant time, providing consent and any conditions that we may attach to such consent. Our consent must be in writing.

4.6 **Consent requests -** In order to provide consent, professional standards require that we read the other information in the related document and consider whether such information is materially inconsistent with the related financial statements. Any consent request must be made on a sufficiently timely basis to allow us to consider your identification and resolution of events occurring in the period since the date of our report, and to obtain updated written representation letters. Such procedures will be performed at your cost and will be documented in a separate engagement letter.

5 Confidentiality

5.1 We will use Confidential Information provided by you only in relation to the Services or for internal and administrative purposes. You agree, however, that we may use such Confidential Information for predictive analytics to provide you with key performance indicators and other analysis and insights. We will not disclose any Confidential Information, except where required by law, regulation or professional obligation. You agree, however, that we may disclose Confidential Information to other BDO Member Firms or other subcontractors assisting us in providing Services, provided that such parties are bound by reasonable confidentiality obligations no less stringent than in this Agreement.

6 Analytics

6.1 You agree that BDO may use data provided or generated in the course of this engagement, including Usage Data, Confidential Information and Client Documents, to perform analytics, develop insights, and enhance, improve, or develop BDO's methodologies, tools, and services. This includes the use of such data to train, test, and refine technology, systems and applications. Notwithstanding the foregoing, BDO will not use your Confidential Information or Client Documents, or data derived therefrom, in a way that would permit you to be identified.

BDO will implement appropriate technical and organizational safeguards to ensure the confidentiality, security, and privacy of data used for these purposes, including de-identification or aggregation where appropriate to prevent re-identification. In all such matters, BDO will comply with applicable laws and professional regulations.

7 Privacy and Consent for Use of Personal Information

7.1 In connection with the Services, we may need to access and process Personal Information about individuals that is in your custody. You agree that such Personal Information may be collected, used, stored, disclosed, and transferred by BDO, other BDO Member Firms, and their service providers ("Support Providers") as reasonably required to perform the Services.

Personal Information may be processed in various jurisdictions in which BDO, BDO Member Firms, or Support Providers operate, and may therefore be subject to the laws of those

jurisdictions. Personal Information will be handled in accordance with applicable privacy laws and professional obligations, and BDO will take appropriate technical and organizational measures designed to protect such information. BDO will require Support Providers acting on BDO's behalf to provide a level of protection consistent with applicable legal and regulatory requirements. Any collection, use, storage, transfer or disclosure of Personal Information is subject to BDO's Privacy Statement available at https://www.bdo.ca/en-ca/legal-privacy/legal/privacy-policy/. Transfer of Personal Information between BDO member firms is subject to the BDO Binding Corporate Rules available at https://www.bdo.global/en-gb/bcrs.

7.2 You represent and warrant that:

(a) you have the authority to provide the Personal Information to us in connection with the performance of our Services, and

(b) the Personal Information provided to us has been provided in accordance with applicable law, and where required by applicable law, you have obtained consent of the individuals to whom such Personal Information relates in order to permit BDO to collect, use and disclose the Personal Information in the course of providing the Services.

8 Independence

8.1 Professional and certain regulatory standards require us to be independent, in both fact and appearance, with respect to our clients in the performance of our Services. We will communicate to you any relationships between BDO (including its related entities) and you that, in our professional judgment, may reasonably be thought to bear on our independence.

9 Offers of Employment

9.1 Any discussions that you, or any party acting on your behalf, have with professional personnel of our Firm regarding employment could pose a threat to our independence. Your recruitment of an engagement team member from the current or prior year's engagement may compromise our independence and our ability to render agreed Services to you. Engagement team members may include current and former partners and staff of BDO, other BDO Member Firms and other firms who work under our direction. Therefore, you agree to inform us prior to any such discussions so that you and we can implement appropriate safeguards to maintain our independence.

10 Professional and Regulatory Oversight and Legal Processes

10.1 As required by legal, regulatory, or professional authorities (both in Canada and abroad) and by BDO policy, our client files must periodically be reviewed by practice inspectors to ensure that we are adhering to professional and BDO standards. It is understood that by entering into this Agreement, you provide your consent to us providing our files relating to your engagement to the practice inspectors for the sole purpose of their inspection.

10.2 Certain law enforcement, regulatory and other governmental bodies may also have the right under law or regulation to conduct investigations of you, including the Services provided by us. To the extent practicable and permitted by law or regulation, we will advise you of any such document request or production order we receive in connection with any such investigation prior to providing any documents in response to such request or order.

10.3 We are sometimes required by law, regulation, subpoena or other legal process, or upon your request, to produce documents or personnel as witnesses in connection with legal or regulatory proceedings. Where BDO is not a party to such proceedings, you shall reimburse us at our current standard billing rates for professional time and expenses, including without limitation, reasonable legal fees, expenses and taxes incurred in responding to such compelled assistance or request by you.

11 Electronic Communications

11.1 Both parties recognize and accept the security risks associated with email communications, including but not limited to the lack of security, unreliability of delivery and possible loss of confidentiality and privilege. Unless you request in writing that we do not communicate by internet email, you assume all responsibility and liability in respect of risk associated with its use.

12 Limitation of Liability

12.1 In any dispute, action, claim, demand for losses or damages arising out of the Services performed by BDO pursuant to this Agreement, BDO's liability will be several, and not joint and several, and BDO shall only be liable for its proportionate share of the total liability based on degree of fault as determined by a court of competent jurisdiction or by an independent arbitrator, notwithstanding the provisions of any statute or rule of common law which create, or purport to create, joint and several liability.

12.2 In no event shall BDO be liable for indirect, consequential, special, incidental, aggravated, punitive or exemplary damages, losses or expenses, or for any loss of revenues or profits, loss of opportunity, loss of data, or other commercial or economic loss or failure to realize expected savings, including without limitation expected tax savings, whether or not the likelihood of such loss or damage was contemplated.

12.3 BDO shall in no event be liable under this Agreement or otherwise in connection with the Services for any actions, damages, claims, fines, penalties, complaints, demands, suits, proceedings, liabilities, costs, expenses, or losses (collectively, "Liabilities") in any way arising out of or relating to the Services performed hereunder for an aggregate amount of more than the higher of:

(a) three times the fees paid to BDO by you, in a twelve consecutive month period, for the Services provided pursuant to this Agreement giving rise to the claim; and

(b) $25,000.

12.4 The limitations of liability in this section apply whether or not the Liabilities asserted by you against BDO are incurred by you directly or as a result of a claim or demand against you by a third party.

12.5 No exclusion or limitation on the liability of other responsible persons imposed or agreed at any time shall affect any assessment of our proportionate liability hereunder, nor shall settlement of or difficulty enforcing any claim, or the death, dissolution or insolvency of any such other responsible persons or their ceasing to be liable for the loss or damage or any portion thereof, affect any such assessment.

12.6 You agree claims or actions relating to the delivery of Services shall be brought against us alone, and not against any individual. Where our individuals are described as partners, they are acting as one of our members.

12.7 For purposes of this Section, the term “BDO” shall include BDO Canada LLP and its subsidiaries, associated and affiliated entities and their respective current and former partners, directors, officers, employees, agents and representatives. The provisions of this Section shall apply to the fullest extent of the law, regardless of the form of the claim, whether in contract, statute, tort (including without limitation, negligence) or otherwise.

13 Indemnity

13.1 To the fullest extent permitted by applicable laws, in the event of a claim or demand by a third party against BDO that arises out of or relates to the Services, you agree to indemnify and hold harmless BDO from and against all losses, costs (including solicitors' fees), damages, or expenses resulting from such third party claim or demand, except to the extent that the same is finally determined to have resulted from BDO’s negligence or intentional misconduct.

14 Alternative Dispute Resolution

14.1 Both parties agree that they will first attempt to settle any dispute arising out of or relating to this Agreement, including any question regarding its existence, interpretation, validity, breach or termination, or the Services provided hereunder, through good faith negotiations.

14.2 In the event that the parties are unable to settle or resolve their dispute through negotiation, such dispute shall be subject to mediation using a mediator chosen by mutual agreement of the parties.

14.3 All disputes remaining unsettled for more than 60 days following the parties first mediation session with a mediator, or such longer period as the parties mutually agree upon, shall be exclusively and finally resolved by arbitration. The parties agree that one arbitrator shall be appointed within twenty (20) days of receipt of the request for arbitration. If the parties cannot agree on the appointment of an arbitrator in such period then either party may immediately apply for the appointment of an arbitrator to a court of competent jurisdiction in the Province of the governing law as contained herein pursuant to such Province's applicable *Arbitration Act*. The place of arbitration shall be in the capital of the Province of the governing law as contained herein. Unless the arbitrator otherwise determines, the fees of the arbitrator and the costs and expenses of the arbitration will be borne and paid equally by the parties. Such arbitration shall be final, conclusive and binding upon the parties, and the parties shall have no right of appeal or judicial review of the decision whatsoever. The parties hereby waive any such right of appeal or judicial review which may otherwise be provided for in any provincial arbitration statute. Judgement upon the award, including any interim award, rendered by the arbitrator may be entered in any court having jurisdiction. The arbitration shall be kept confidential and the existence of the arbitration proceeding and any element thereof (including but not limited to any pleadings, briefs or other documents submitted and exchanged and testimony and other oral submissions and any awards made) shall not be disclosed beyond the arbitrator(s), the parties, their counsel and any person to whom disclosure is necessary to the conduct of the proceeding except as may be lawfully required in judicial proceedings relating to the arbitration or otherwise.

15 Limitation Period

15.1 You shall make any claim relating to Services or otherwise under this Agreement no later than one year after you became aware or ought reasonably to have become aware of the facts giving rise to any such claim.

15.2 You shall in no event make any claim relating to the Services or otherwise under this Agreement later than four years after the completion of the Services under this Agreement.

15.3 To the extent permitted by law, the parties to this Agreement agree that the limitation periods established in this Agreement replace any limitation periods under any limitations act and/or any other applicable legislation and any limitation periods under any limitations act and/or any other applicable legislation shall not alter the limitation periods specified in this Agreement.

16 Québec Personnel

16.1 We may sometimes have individual partners and employees performing Services within the Province of Québec who are members of the Ordre des comptables professionnels agréés du Québec. Any such members performing professional services hereunder assumes full personal civil liability arising from the practice of their profession, regardless of their status within our partnership. They may not invoke the liability of our partnership as grounds for excluding or limiting their own liability. Any limitation of liability clauses in this Agreement shall therefore not apply to limit the personal civil liability of partners and employees who are members of the Ordre des comptables professionnels agréés du Québec.

17 Termination

17.1 This Agreement applies to Services whenever performed (including before the date of this Agreement).

17.2 You or we may terminate this Agreement at any time upon written notice of such termination to the other party. We will not be liable for any loss, cost or expense arising from such termination. You agree to pay us for all Services performed up to the date of termination, including Services performed, work-in-progress and expenses incurred by us up to and including the effective date of the termination of this Agreement.

18 Governing Laws

18.1 The terms of our engagement shall remain operative until amended, terminated, or superseded in writing. They shall be interpreted according to the laws of Ontario in which BDO's principal Canadian office performing the engagement is located, without regard to such province/territory's rules on conflicts of law.

19 Survival

19.1 The provisions of this Agreement that give either of us rights or obligations beyond its termination shall continue indefinitely following the termination of this Agreement. Any clause that is meant to continue to apply after termination of this Agreement will do so.

20 Force Majeure

20.1 We will not be liable for any delays or failures in performance or breach of contract due to events or circumstances beyond our reasonable control, including acts of God, war, acts by governments and regulators, acts of terrorism, accident, fire, flood or storm or civil disturbance.

21 Assignment

21.1 No party may assign, transfer or delegate any of the rights or obligations hereunder without the written consent of the other party or parties. BDO may engage independent contractors and BDO Member Firms to assist us in performing the Services in this Agreement without your consent.

22 Severability

22.1 The provisions of this Agreement shall only apply to the extent that they are not prohibited by a mandatory provision of applicable law, regulation or professional standards. If any of these provisions shall be held to be invalid, void or unenforceable, then the remainder of this Agreement shall not be affected, impaired or invalidated, and each such remaining provision shall be valid and enforceable to the fullest extent permitted by law.

Appendix 2 – DATA EXTRACTION TERMS AND CONDITIONS

By agreeing to data processing and extraction by BDO or a subcontractor (the "Data Extraction"), you accept and agree to be bound by the following terms and conditions (the "Data Extraction Terms and Conditions"). If you disagree with any part of these Data Extraction Terms and Conditions, you shall not be permitted to use the Data Extraction.

BDO may use software it has developed (the "BDO Software") or third party software (the "Third Party Software") to extract certain general ledger and subledger information from your financial accounting system, to facilitate performance of the Data Extraction.

Liability and Warranty Disclaimer

THE LAWS OF CERTAIN JURISDICTIONS, INCLUDING QUEBEC, DO NOT ALLOW THE EXCLUSION OR LIMITATION OF LEGAL WARRANTIES OR STATUTORY IMPLIED REPRESENTATIONS. IF THESE LAWS APPLY TO YOU, SOME OR ALL OF THE BELOW EXCLUSIONS OR LIMITATIONS MAY NOT APPLY TO YOU AND YOU MAY HAVE ADDITIONAL RIGHTS.

YOUR USE OF THE DATA EXTRACTION IS AT YOUR OWN RISK. THE BDO SOFTWARE AND THIRD PARTY SOFTWARE IS PROVIDED TO YOU ON AN "AS IS" AND "AS AVAILABLE" BASIS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED. BDO DOES NOT REPRESENT OR WARRANT THAT: THE CONTENT IS ACCURATE, RELIABLE OR CORRECT; THAT THE DATA EXTRACTION WILL BE AVAILABLE AT ANY PARTICULAR TIME OR LOCATION; THAT YOUR ACCESS TO THE DATA EXTRACTION WILL BE UNINTERRUPTED; THAT ANY DEFECTS OR ERRORS WILL BE CORRECTED; THAT THE BDO SOFTWARE OR THIRD PARTY SOFTWARE IS FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS; OR THAT THE DATA EXTRACTION OR THE CONTENT IS TIMELY, SECURE OR ERROR-FREE.

BDO SHALL NOT SHARE OR SELL ANY OF THE EXTRACTED INFORMATION TO THIRD PARTIES (OTHER THAN THOSE THIRD PARTIES SUBCONTRACTED TO PROVIDE THE DATA EXTRACTION), AND BDO SHALL USE SUCH INFORMATION SOLELY TO FACILITATE PERFORMANCE OF THE DATA EXTRACTION. BDO DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF ANY UNDERLYING INFORMATION AND/OR DATA PROVIDED BY YOU (THE "UNDERLYING DATA"). THE INFORMATION DERIVED FROM THE SOFTWARE OR THIRD PARTY SOFTWARE ARE ENTIRELY DEPENDENT UPON THE UNDERLYING DATA AND AS A CONSEQUENCE MAY INCLUDE INACCURACIES OR TYPOGRAPHICAL ERRORS.

TO THE MAXIMUM EXTENT PERMITTED BY LAW, BDO DISCLAIMS ALL REPRESENTATIONS, WARRANTIES AND CONDITIONS, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT AND FITNESS FOR A PARTICULAR PURPOSE.

THE LAWS OF CERTAIN JURISDICTIONS, INCLUDING QUEBEC, DO NOT ALLOW CERTAIN EXCLUSIONS OR LIMITATIONS OF LIABILITY OR OF LIMITATIONS OF CERTAIN DAMAGES. IF THESE LAWS APPLY TO YOU, SOME OR ALL OF THE BELOW EXCLUSIONS OR LIMITATIONS MAY NOT APPLY TO YOU, AND YOU MIGHT HAVE ADDITIONAL RIGHTS.

UNDER NO CIRCUMSTANCES WILL BDO OR ITS LICENSORS BE LIABLE FOR ANY LOSS, INJURY, CLAIM, LIABILITY OR DAMAGE OF ANY KIND RESULTING FROM YOUR USE OF, OR INABILITY TO USE, THE DATA EXTRACTION. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, BDO DISCLAIMS ALL RESPONSIBILITY FOR ANY LOSS, INJURY, CLAIM, LIABILITY OR DAMAGE OF ANY KIND, INCLUDING DIRECT, INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND (INCLUDING, WITHOUT LIMITATION, LEGAL FEES AND EXPENSES) RESULTING FROM, ARISING OUT OF OR IN ANY WAY RELATED TO THE DATA EXTRACTION.

If you are ordinarily resident of Quebec, you are only entitled to those warranties that are expressly required by law and that cannot be disclaimed and we limit and disclaim our liability to the fullest extent permitted by applicable Quebec law.

Third Party Software

With your approval, BDO may offer the use of Third Party Software such as Validis LLC's ("Validis") DataShare to facilitate the Data Extraction. You agree it shall be subject to any Third Party Software provider's policies and terms of use. You also agree it shall not: (i) copy the Software or any Third Party Software except where such copying is incidental to the normal use of the Software or Third Party Software, or where it is necessary for the purpose of back-up or operational security; (ii) not access the Software or Third Party Software to build a product or service which competes with the Software or Third Party Software; (iii) Use the Software or Third Party Software to provide services to third parties, nor to rent, lease, sub-license, loan, translate, merge, adapt or vary the Software; (iv) not make alterations to, or modifications of the whole or any part of the Software, or the Third Party Software, any part of it to be combined with any other programs; (v) not disassemble, decompile, reverse-engineer, or create derivative works based on the whole or any part of the Software except to the extent that such actions cannot be prohibited by law. You agree Validis may process and store your data through Microsoft Azure for the provision of verification work. You agree that Validis may share your data with Microsoft Azure for the purposes of completing the Data Extraction and all data will be hosted in Canada by Microsoft Azure.

Personal Information

BDO shall not collect and you agree not to provide personal information to BDO in the course of the Data Extraction.

Copyright

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Termination

BDO may terminate the Data Extraction (in whole or in part) or access of any user to the Data Extraction (in whole or in part) at any time, without notice to the user, in which case these terms and conditions shall continue to apply in respect of your past access. BDO shall not be liable for any losses or inconvenience that result from its termination of the Data Extraction or your access to the Data Extraction.

Letter Version: 20260225
T&C Version: 20250916

West Parry Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: March 11, 2026

Report Title: 2025 Audited Financial Statements

Submitted by: Director of Finance

Purpose of Report:

To request approval auditor engagement for the 2025 fiscal year end audit service.

Resolution:

That the fee of $12,000 plus 7% for a technology fee (plus hst) for 2025 audit services be approved; and

That BDO Canada LLP be engaged as the auditor for the 2025 fiscal year end.

Background:

A year-end financial audit and the Board having access to the municipality's auditors is part of the Board's oversight function. BDO Canada LLP. is recommended to be appointed as the Board's auditor for the 2025 fiscal year.

The audit field work is proposed for the month of April 2026.

The Board's financial statements are a direct input into the financial statements for the partner municipalities. The assessment on whether those are consolidated and the associated partner percentage incorporated is completed by each associated auditor.

Moving ahead with the audit will help to expedite the completion of the financial statements which are needed by each of the partner municipalities to complete their audits.

Proposed audit services are estimated at a cost of $12,000 plus hst. The cost is increased by $4,750. Capital asset additions and the grant make up the bulk of testing but, two other revenue streams require testing for 2025. Those include donations, and municipal contributions. The new financing and agreement with the YMCA will add a bit of work to the year end review process.

Financial Impact: N/A

Attachments

Attachment 1 – WPSRCC Engagement Letter 2025

West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – March 11, 2026

Date: March 11, 2026
Time: 7:00 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin Street.

Members Present:
Archipelago Reeve Bert Liverance
Carling Councillor Al Doubrough
Chair McDougall Mayor Dale Robinson
Parry Sound Mayor Jamie McGarvey
Seguin Councillor Terry Fellner

Steering Committee Members Present
Archipelago CAO John MacKinnon
Carling CAO Kevin McLlwain
McDougall CAO Tim Hunt
Parry Sound CAO Clayton Harris

Alternate Members Present:
Carling Councillor Bruce Kelly
McDougall Councillor JJ Blower
Parry Sound Councillor George Ashford
Seguin Mayor Ann MacDiarmid

Staff Present:
Recording Clerk Rebecca Johnson
Board Treasurer Stephanie Phillips

Guests Present:
Ball Construction Project Manager Vlad Melut
YMCA Fiona Cascagnette, Miranda Ketcheson
Hard Hat Party Chair Libby Walker
sagecomm Co-CEO Lindsay Sage

1. Agenda:

1.1 Additions to Open Agenda

1.2 Approval of Agenda

Moved by Councillor Fellner **Seconded by Councillor Doubrough**

That the Agenda for the March 11, 2026 West Parry Sound Recreation and Cultural Centre Board is hereby approved as amended.

Carried

1.3 Declaration of Pecuniary Interest - N/A

1.4 Approval of Minutes

Moved by Mayor McGarvey **Seconded by Councillor Fellner**

That Minutes of the February 11, 2026 Regular Meeting of the West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated.

Carried

2. Delegations/Correspondence – N/A

3. Business

3.1 Steering Committee Update – N/A

3.2 Monthly Financial Reports
Submitted by: Stephanie Phillips, Board Treasurer

Resolution 2026 - 07

Moved by Mayor McGarvey **Seconded by Councillor Doubrough**
That the February 28, 2026 financial reports be received for information.

Carried

3.3 Project & Budget Update
Submitted by: Steering Committee

From a prepared Power Point presentation circulated with the agenda, Project Manager Vlad Melut gave a summary of the short-term construction schedule, overall project schedule, budget update and contingency update.

Resolution 2026 - 08

Moved by Reeve Liverance **Seconded by Councillor Fellner**
That the Board receive the March 11, 2026 Project & Budget Update for information purposes.

Carried

3.4 Marketing/Branding/Communications Presentation
Lindsay Sage, Co-CEO of sagecomm

From a prepared Power Point presentation, Lindsay Sage highlighted elements of the marketing and community engagement plan for the Tamarack North Centre, including project scope & partners, community engagement insights, plan positioning and key messages, campaign creative sneak peek and what to expect next. The collaborative team composed of sagecomm, Tamarack North Centre and YMCA of Simcoe/Muskoka have a phased implementation plan of discovery & awareness building from mid Jan to early Apr 2026; education & engagement from mid-Apr to late May 2026; action (pre-sales, opening) from Jun to Aug 2026; and post opening momentum from Sep 2026 onwards.

3.5 Fundraising/Sponsorship Update
Verbal Update: Fundraising Committee Chair Mayor Ann MacDiarmid

Mayor Ann MacDiarmid reported that the fundraising efforts are close to $4M with hopes of hitting $5M before opening, and that sponsorships are coming from all 7 municipalities.

Hard Hat Sneak Peek Party Chair Libby Walker reported that the event scheduled for Saturday, May 23 from 6 to 9 PM will include a live auction, live music, door prizes and food with Trestle Brewing Company and Legend Spirits sponsoring and other sponsorship opportunities available. Tickets at $200 each will go on sale in early April, with $100 of the ticket price issued as a tax receipt.

Ball Construction is donating hard hats and the YMCA is donating prizes.

Mayor MacDiarmid requested that the public works departments of municipalities help support the event by delivering and/or returning tables, chairs and other equipment for the event.

Resolution 2026 - 09

Moved by Mayor McGarvey **Seconded by Reeve Liverance**

That the Board received the March 11, 2026 Fundraising/Sponsorship Verbal Update for information purposes.

Carried

3.6 2025 Audited Financial Statements
Submitted by: Stephanie Phillips, Board Treasurer

Resolution 2026 - 10

Moved by Councillor Fellner **Seconded by Councillor Doubrough**
That the fee of $12,000 plus 7% for a technology fee (plus hst) for 2025 audit services be approved; and

That BDO Canada LLP be engaged as the auditor for the 2025 fiscal year end.

Carried

4. Adjournment

Chair Robinson adjourned the meeting at 7:49 PM

MUSKOKA WATERSHED COUNCIL
70 Pine Street, Bracebridge, ON P1L 1N3 T: (705) 204-7277
E: info@muskokawatershed.org W: www.muskokawatershed.org

Agenda

Date: **Friday, March 20th, 2026**
Time: **2:00 – 4:00 pm**
Location: **In-person:** Pine Room at the District Municipality of Muskoka main administrative office (70 Pine St, Bracebridge)
Online: Zoom
https://us02web.zoom.us/j/85780375284?pwd=jbmXD2WCYPsDW4llZLlpbvPI2mSk0a.1

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1. **Welcome and Opening Remarks** – *Chair Don Smith*
   - 1.1. Land Acknowledgement
   - 1.2. Approval of Minutes

     THAT the Minutes of the Muskoka Watershed Council meeting dated January 21, 2026 be approved.

     THAT the Minutes of the Muskoka Watershed Council meeting dated February 25, 2026 be approved.
   - 1.3. Business Arising from the Minutes

2. **Presentation**
   - 2.1. **Community Science Spotlight: Monitoring Ontario's Birds and Snakes** – *Teagan Netten and Sarah Mueller, Conservation Science Coordinators, Ontario Nature*

     Community science is a term used to describe public participation in science. It provides people of all ages and abilities with the opportunity to contribute to key nature conservation projects in their community. Join staff from Ontario Nature to learn about how we use community science to help us better understand the wild species and wild spaces across the province. We will share highlights and insights from two community science projects: The Ontario Reptile and Amphibian Atlas and the Third Ontario Breeding Bird Atlas.

     Teagan Netten is a conservation science coordinator with Ontario Nature. She joined the team in April 2022, after finishing her B.Sc. in conservation biology and evolutionary anthropology at the University of Toronto. Teagan leads the Long-Term Monitoring Protocol for Ontario Snakes and has extensive experience in reptile monitoring and science communication.

     Sarah Mueller joined Ontario Nature in 2026 as a conservation science coordinator. She holds a PhD from the University of Guelph, where she studied post-fledging ecology of Savannah sparrows, and a BSc from the University of Puget Sound. She has extensive experience in avian ecology and conservation, including bird banding and nest searching in California, Montana, Australia, and New Brunswick.

3. **Committee Updates**
   - 3.1. IWM – *Kevin Trimble*
   - 3.2. Membership – *Michael Peppard*
   - 3.3. Fundraising – *Peter Sale*

4. **Partner Updates**

    4.1. Government Updates – *Open to elected municipal representatives and staff*

    4.2. Partner Updates (e.g., Province, Health Unit, Lake Associations, Community Organizations) – *Open to All*

5. **New Business**

6. **Group photo of attendees**

7. **Adjournment**

NEXT MWC MEETING: Friday, April 17th, 2026 from 2-4 pm, in the Pine Room at the District Municipality of Muskoka main administrative office (70 Pine St, Bracebridge)

Seguin Township Public Library Board Meeting Minutes
Date: February 19th, 2026
Location: Foley

Members Present:	Janet Borneman – Chair; Ruth Goodwin – Vice Chair; Sue Coxhead; Debbie Anderson
Regrets:	Greg Getty – Council Representative;
Staff Present:	Stefanie Veneranda - CEO

APPROVED

1.0 Call to Order and Approval of Agenda

Motion #2026 – 05

That we now convene this regular meeting of the Seguin Township Public Library Board at 6:57 pm, and we hereby approve the agenda as circulated.

Moved by R. Goodwin and seconded by S. Coxhead **Carried**

2.0 Disclosure of Pecuniary Interest – None

3.0 Approval of the Minutes – Regular Meeting of January 15th, 2026

Motion #2026 - 06

That the Seguin Township Public Library Board does hereby approve the Minutes of the Board's regular meeting of January 15th, 2026, as circulated.

Moved by S. Coxhead and seconded by R. Goodwin **Carried**

4.0 Business from the Minutes – None

5.0 New Business

5.1 2025 Year-End Review

Motion #2026 - 07

That the Board does hereby approve the 2025 Year-End financial Statements and agrees to roll the surplus of $108.50 into the 2026 Budget.

Moved by D. Anderson and seconded by R. Goodwin **Carried**

5.2 Policy Review – SPL HR – 06 to 10

The Board had a few clarifying questions, and some minor adjustments were made to the policies.

Motion #2026 – 08

That the Seguin Township Public Library Board does hereby approve amended policies, SPL HR – 06 to 10, as presented by the CEO.

Moved by S. Coxhead and seconded by D. Anderson **Carried**

5.3 Logo Update

The CEO updated the Board on progress with the new logo, and the Board discussed the preferred design at the time. The CEO plans to bring the design for staff input at the next Team Meeting and hopes to have final design options at the March meeting.

5.4 Credit Card

The CEO reported that the solution of using a Canada Post prepaid Credit card for ILL postage will no longer work, as Canada Post is discontinuing the card. Other CEO's throughout Ontario have found that there is another type of prepaid card that does work with the Canada Post Shipping Tool. If unable to find these cards regularly locally, the CEO reported that we will need a credit card for the library. To secure one, the Board will need to place funds in a separate account for security for the card.

Motion #2026 – 09

If the CEO is unable to obtain a prepaid credit card for postage, the Seguin Township Public Library Board approves the creation of a second account to secure a credit card and the transfer of $5,000 from reserves.

Moved by S. Coxhead and seconded by R. Goodwin **Carried**

5.5 Board Assessment Results

The Board reviewed the comments from the Board survey and discussed with the CEO the value of these assessments for the Board's next term.

6.0 Strategic Plan – None

7.0 Correspondence – None

8.0 In-Camera – None

9.0 Out of Camera

10.0 Reports –

10.1 CEO Report

- Completing March Break Planning (See attached for calendar)

APPROVED

- Working with Community Services for some collaborative free skating events during March Break
- Prepping data for Annual Survey Submission
- Participated in Library Voices: Makerspace webinar, hosted by the OLS. This included a virtual tour of the Innisfil IdeaLab and group discussions with other small libraries on how to get makerspace programming up and running with limited resources
- Assisting Friends of the Library with organizing their group for volunteering at the Sled Dog Mail Run, I will also be volunteering
- Reviewing local organizations for potential partnerships
- Reviewing Township Youth and Seniors Engagement Plan (See attached Document)
- Participated in Team Building and Culture discussions with SMT
- Prepping for Inventory at Foley (Feb 26 – 28)

The CEO reported that plans are underway to undertake substantial work on the library website over the next few months.

10.2 Financial Report

The CEO reported that, along with IT, they are working to install the Deep Freeze program on the public computers, which, while expensive, will keep the library within legislative guidelines. The Board discussed options for the old computers.

Motion #2026 - 10

That the Seguin Township Public Library Board does hereby approve the Treasurer's Report of the Board's regular meeting of February 19th, 2026, as circulated

Moved by R. Goodwin and seconded by D. Anderson **Carried**

10.3 Health and Safety Report

Branch: Christie	**Staff Present: Robin**
Hazard Observed:	**Response:**
Stained Ceiling Tiles in Kitchen Area	Work Order Submitted
Bathroom Sink tap not working correctly	Ken has already been notified, Work Order Submitted
New checklists for First Aid Binders	Will review forms and send out to branches

APPROVED

Branch: Foley	**Staff Present: None**
Hazard Observed:	**Response:**
Update First Aid Certificates	Will replace after training
New checklists for First Aid Binders	Will review forms and send out to branches
Sharp edge on dropbox	Will replace
Broken circulation chair	New chair will arrive this week

Branch: Humphrey	**Staff Present: Patti**
Hazard Observed:	**Response:**
Update First Aid Certificates	Will replace after training
New checklists for First Aid Binders	Will review forms and send out to branches
Washroom Floor is dirty	Work Order Submitted

Branch: Rosseau	**Staff Present: None**
Hazard Observed:	**Response:**
Update First Aid Certificates	Will replace after training
New checklists for First Aid Binders	Will review forms and send out to branches
Kitchen dirty and cluttered	Work order submitted
Expired and unlabeled items in fridge	Work Order Submitted
Bathroom is dirty	Work Order Submitted
Cracked light on ramp	Work Order Submitted
Sharp Edge on Book Drop	Will replace
Desk and closet needs cleaning	Plans in place to do that

APPROVED

10.4 Team Meeting Minutes

1. General Updates

a. Cleaning List – Give cleaning less priority and give more priority to shelf reading. Just do some cleaning when you have extra time. Take the time to look at each book for damage when shelf-reading.

b. Cybersecurity Training – Make this a priority. Take an extra 3 hours some time in February to work on the Cybertraining. Do the Cybersecurity Training before

the Microtraining. The goal is to have all the main training done by the end of February. You can add three hours to your timesheet to complete this goal.

c. Laptop for Training – You can sign out the laptop for a week to do your security training at home.

d. Supplies List – Stefanie has come up with a list of supply items that we regularly use. Stefanie will send out a computer list via email every two months. Please take inventory at each branch and send it back to Stefanie.

e. March Break Planning – There is a list of activities which Stefanie shared during our meeting. Please come up with some crafts that go with the Seguin Township skating themes.(summer, country). These crafts will be done out in the arena lobby. Please provide Stefanie (and cc. Staff) with your theme and craft ideas by email on Wednesday, Feb. 11th. Registration for the March Break programs will start on February 25th. We will use a template for all required information from patrons. We will email this to patrons when they ask us to register them for a program. We will also have hard copies at each branch for walk-in patrons.

f. Foley Inventory Feb 26 – 28 – The branch will not be closed this week. If you would like to come in and help and get a few extra hours, please let Stefanie know.

g. To do List on Sharepoint – Stefanie will remove it.

2. Marketing

a. Family Day Weekend Closure - Signs should be up at each branch this week

b. First Aid Training Closure - All branches will be closed on February 24th. Lina will make a poster for this. The program hours will probably be 8-4pm. Stefanie will confirm this so we can add it to our timesheet.

c. March Break – Stefanie has posters for the GBB and Scientists at School programs and will pass this on to Lina. Registration will start on February 25th.

3. Health and Safety

a. First Aid Refresher Training – February 24th

4. General Discussion

a. PIIs - To protect patrons PIIs (personally identifiable information) we will start to shred ILL and hold shelf slips instead of putting them in the garbage.

APPROVED

b. Password Protection - Password sticky notes must be put in the locked drawer at each branch and not left out where patrons can see. Stefanie will prepare a template that can be filled in.

c. Patron Privacy - We cannot forward any unsolicited emails or give out any personal information of our patrons to any people (patrons or other people from the public) who ask.

d. Emergency Bag - There is a blue emergency bag (for people in need) with supplies such as a hat, warming mitts, and snacks at the Rosseau branch (behind the printer).

e. Check-in/Check-out Privacy - Please don't comment on people's book check-outs and check-ins. Stefanie is going to investigate getting some special book covers that cover up the front cover of a book when the patron wants to keep it private.

10.0 Adjournment

Motion #2026 - 11

That the Seguin Township Public Library Board does hereby adjourn at 7:36 p.m. to meet again on March 19th, 2026, at 7:00 p.m. at Humphrey branch or at the call of the Chair.

Moved by D. Anderson and seconded by S. Coxhead **Carried**

_____ _____

Janet Borneman – Chair Stefanie Veneranda Treasurer/CEO

APPROVED