Environmental Impact Study (EIS)

Final

Pine Point Trail Subdivision
Part of Lots 7 & 8, Range B,
Geographic Township of Rolph,
Town of Deep River,
Renfrew County

March 24, 2025

Jp2g Project # 20-7032A

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1 Introduction

The purpose of this report is to provide details regarding Species at Risk (SAR) and their potential habitat, as well as details on other natural heritage features and areas on and adjacent to the subject lands in support of a subdivision proposal on the subject lands. The location of the subject lands is shown on **Map 1**. It should be noted that the owner of the subject lands also owns a portion of Pine Point Road as shown on **Map 2**. This portion of Pine Point Road is maintained by the Town of Deep River and should for all intents and purposes be considered part of the Town's road network. This portion of Pine Point Road will be surveyed and conveyed to the municipality to reflect this fact. As there is an existing road over a portion of the subdivision lands, for the purposes of the EIS and as shown on **Maps 1, 3** and **4,** the subject lands are only considered to include the area where the new proposed development is to occur and does not include the area of the existing road.

This report also addresses the Environmental Impact Statement criteria outlined in Section 3.11 (7) of the Town of Deep River Official Plan, 2017.

The municipal and provincial natural heritage policies and species at risk legislation that is applicable to the proposed development includes the following:

- The Town of Deep River Official Plan, 2017
- The Provincial Planning Statement, 2024
- The Endangered Species Act, 2007

2 Site Context

The subject lands are located to the southwest of Pine Point Road within Part of Lots 7 & 8, Range B in the geographic Township of Rolph, now in the Town of Deep River, as shown on **Map 1**. The subject lands consist of 2 parcels of land which are separated by Thomas Street. Parcel 1 is approximately 8.15 hectares (20.1 acres) with approximately 417 metres of road frontage on Pine Point Road and approximately 224 metres of road frontage on Thomas Street. Parcel 2 is approximately 3.28 hectares (8.1 acres) with approximately 127 metres of road frontage on Pine Point Road and 238 metres of road frontage on Thomas Street. The portion of Pine Point Road owned by the owner of the subject lands, as shown on **Map 2** is 1.4 hectares (3.5 acres), for a total subdivision land area of 12.83 hectares (31.7 acres).

The subject lands are designated Residential on Schedule A-1 – Land Use Plan to the Town of Deep River Official Plan (Jp2g Consultants Inc., 2017) and are primarily zoned Residential One, with some areas of the property zoned Residential One – holding (R1-h), Residential One – Exception One – holding (R1-E1-h), Open Space Two (OS2), Open Space Two – Exception One (OS2-E1) as shown on Schedule A to the Town of Deep River Zoning By-law No. 20-2020 (Jp2g Consultants Inc., 2020). Schedule B – Natural Heritage Features to the Town of Deep River Official Plan shows that the floodplain limit of the Ottawa River is located adjacent to the subject lands (Jp2g Consultants Inc., 2017).

The subdivision lands currently consist of vacant woodlands and wetlands and contain a portion of Pine Point Road. Existing trails are also located throughout the subject lands. Land use in the vicinity of the subject lands as shown on **Map 1** includes existing residential land uses, a public beach as well as vacant woodlands and wetlands. Pine Point Road is located along the northern portion of the property; and Thomas Street is located to the east of Parcel 1 and to the west of Parcel 2.

The subject lands are located in Ecoregion 5E.

3 Description of Proposed Development

The subdivision proposal will consist of a total of twenty-two (22) residential lots, two streets, one road widening block and two parkland blocks.

Parcel 1 will contain eighteen (18) residential lots (Lots 1-10 and 15-22) which will be accessed by a new municipally maintained road to be constructed over the subject lands, which will connect to Thomas Street and Pine Point Road. A road widening block will also be located at the corner of Pine Point Road and Thomas Street. This block reflects the fact that the current configuration of Thomas Street at its intersection with Pine Point Road does not follow the existing right-of-way, but rather runs through the road widening block to avoid a large bedrock outcrop.

Parcel 2 will contain four (4) residential lots (Lots 11-14) and the parkland block. Lots 11, 12 and the parkland block will have direct access to Thomas Street and Lots 13 and 14 will have direct access to Pine Point Road.

The proposed development will be serviced by municipal water and private septic systems. The draft plan of subdivision for the property is included as **Map 2.**

4 Existing Conditions

Site visits to the subject lands were carried out by Jp2g Staff on May 28, June 8, 14, 28, and 29, 2023. The purpose of these site visits was to review the existing site conditions, complete a vegetation inventory (including a butternut (*Juglans cinerea*) survey and a cavity tree survey), delineate the vegetation communities on the subject lands, carry out breeding bird and eastern whip-poor-will (*Antrostomus vociferus*) surveys, and determine the potential for natural heritage features to occur on/adjacent to the subject lands. A description of the surveys completed for the subject lands are described in the Significant Habitat of Endangered and Threatened Species section (Section 5.1) or the Significant Wildlife Habitat (Section 5.5) of this report.

The subject lands consist of vacant woodlands and wetlands which are described in detail below. A few informal walking trails are also located throughout the property and existing fire hydrants and manholes were noted on Parcel 1.

The ground surface of the subject lands slopes down from the rear of the properties along Thomas Street and Kennedy Place and is relatively flat to gently sloping towards the Ottawa River to the northeast. The subject lands contain sandy soils.

During the 2023 site visits to the subject lands, a vegetation inventory was carried out by completing transects of the property to identity vegetation species and delineate vegetation communities. The 2008 Ecological Land Classification (ELC) terminology is used below to describe the main vegetation communities on site. The approximate location of each vegetation community is shown on **Map 3**.

4.1 Mixed Forest (FOM)

The mixed forest is located over the majority of Parcel 1 and in the western part of Parcel 2. The mixed forest (Photos 1 & 2) consists of white pine (*Pinus strobus*) (12 cm average diameter at breast height (dbh)), jack pine (*Pinus banksiana*) (15 cm dbh), red maple (*acer rubrum*) (15 cm dbh), sugar maple (*Acer saccharum*) (12 cm dbh), red oak (*Quercus rubra*) (7 cm dbh), white birch (*Betula papyrifera*) (15 cm dbh), balsam fir (*Abies balsamea*) (12 cm dbh), European mountain ash (*Sorbus aucuparia*) (5 cm dbh), red pine (*Pinus resinosa*) (18 cm dbh), American beech (*Fagus grandifolia*) (5 cm dbh), white spruce (*Picea glauca*) (5 cm dbh), largetooth aspen (*Populus grandidentata*) (25 cm dbh), black cherry (*Prunus serotina*) (13 cm dbh) and American elm trees (*Ulmus americana*) (3 cm dbh).

The groundcover in the mixed forest includes staghorn sumac (*Rhus typhina*), beaked hazelnut (*Corylus cornuta*), striped maple (*Acer pensylvanicum*), fly honeysuckle (*Lonicera caerulea*), bush honeysuckle (*Lonicera morrowii*), lowbush blueberry (*Vaccinium angustifolium*), wild red raspberry (*Rubus idaeus*), poison ivy (*Toxicodendron radicans*), wild sarsaparilla (*Aralia nudicaulis*), Virginia creeper (*Parthenocissus quinquefolia*), bunchberry dogwood (*Cornus canadensis*), Indian cucumber (*Medeola virginiana*), Canada mayflower (*Maianthemum canadense*), red trillium (*Trillium erectum*), large-leaved aster (*Eurybia macrophylla*), starflower (*Trientalis*

borealis), white lettuce (*Nabalus albus*), blue-bead lily (*Clintonia borealis*), pink wintergreen (*Pyrola asarifolia*), wintergreen (*Gaultheria procumbens*), ground pine (*Dendrolycopodium obscurum*), interrupted clubmoss (*Lycopodium annotinum*), barren strawberry (*Waldsteinia fragarioides*), dwarf raspberry (*Rubus pubescens*), twisted stalk (*Streptopus amplexifolius*), spreading dogbane (*Apocynum androsaemifolium*), interrupted fern (*Osmunda claytoniana*), bracken fern (*Pteridium aquilinum*) and sweet fern (*Comptonia peregrina*).

Photo 1 – Site Conditions of Mixed Forest on Parcel 1.
View Looking Northwest. Photo Taken June 14, 2023.

Photo 2 – Site Conditions of Mixed Forest on Parcel 2.
View Looking Northeast. Photo Taken June 14, 2023.

As mentioned previously, some informal walking trails are located throughout the subject lands. Some trails are more well travelled and wider than some other footpaths that traverse though the forest. The location of the main trails on the subject lands (Photos 3 & 4) are shown on **Maps 2 & 3**. Fallen trees, branches and woody debris were also noted scattered throughout the forest floor and some large boulders (Photo 5) were also noted near the eastern corner of Parcel 1. Two (2) small wetland areas containing a few pockets of standing water were also noted to the north of the existing trail on Parcel 2 (Photo 6), however these areas were too small (<0.5 ha) to map as a separate vegetation community.

Photo 3 – Junction of Two Trails on Parcel 1.
View Looking East. Photo Taken June 14, 2023.

Photo 4 – Trail on Parcel 2.
View Looking Northeast. Photo Taken June 14, 2023.

Photo 5 – Large Boulders on Parcel 1.
View Looking Southwest. Photo Taken June 14, 2023.

Photo 6 – Small Wetland Area on Parcel 2.
View Looking Southeast. Photo Taken June 14, 2023.

4.2 Deciduous Forest (FOD)

The deciduous forest on the subject lands (Photo 7) is located in the northeastern corner of Parcel 2 as shown on **Map 3**. The deciduous forest primarily contains red maple and white birch trees. Other species noted in the deciduous forest were similar to those found in the mixed forest.

Photo 7 – Site Conditions of Deciduous Forest.
View Looking Northwest. Photo Taken June 14, 2023.

4.3 Coniferous Forest (FOC)

The coniferous forest on the subject lands (Photo 8) is located in the northwest portion of Parcel 1 as shown on **Map 3**. The coniferous forest primarily contains balsam fir, red pine and white pine trees with some eastern white cedar and a few deciduous species similar to those found in the mixed forest.

Photo 8 – Site Conditions of Coniferous Forest.
View Looking Southeast. Photo Taken June 14, 2023.

A spring was observed in the coniferous forest along the northeastern property boundary as shown on **Map 3**. Some water was observed in the channel of the spring (Photo 9) leading towards Pine Point Road, where a larger pool (<500 m^2) of water was observed (Photo 10). This spring travels under Pine Point Road into a small wetland area on the adjacent lands. Wetland or facultative vegetation such as eastern white cedar, red maple (*Acer rubrum*), balsam fir and black ash (*Fraxinus nigra*) trees as well as spotted jewelweed (*Impatiens capensis*), sensitive fern (*Onoclea sensibilis*), dwarf raspberry (*Rubus pubescens*), bladder sedge (*Carex intumescens*) and horsetails (*Equisetum*) were noted within this area.

Photo 9 – Site Conditions of Spring on Parcel 1.
View Looking North. Photo Taken June 14, 2023.

Photo 10 – Site Conditions of Spring on Parcel 1.
View Looking Northeast. Photo Taken June 14, 2023.

4.4 Treed Bog (BOT)

Parcel 2 contains a treed bog (Photo 11) which is surrounded by a thin strip of thicket swamp (Photo 12). The thicket swamp was not large enough to map as a separate vegetation community. This wetland extends onto adjacent lands to the southeast and appears to transition to a maple/ash swamp near Pine Point Road. The

location of the wetland boundary as shown on **Map 3** has been determined based on a site visit to the subject lands using the Ontario Wetland Evaluation System methodology and/or a review of air photography.

A few small pockets of standing water (<500 m^2) were noted within the thicket swamp. In the bog, water was present beneath the thick carpet of sphagnum moss that covered the ground surface. The treed bog contained wetland species such as black spruce trees (*Picea mariana*) (10 cm dbh), sphagnum moss, water arum (*Calla palustris*), leatherleaf (*Chamaedaphne Calyculata*), sheep-laurel (*Kalmia angustifolia*), three-leaf Solomon's-seal (*Maianthemum trifolium*), and northern pitcher plant (*Sarracenia purpurea*). Vegetation noted along the edge of the bog in the thicket swamp, included speckled alder (*Alnus incana*), labrador tea (*Rhododendron groenlandicum*), mountain holly (*Ilex mucronata*), interrupted fern (*Osmunda claytoniana*), cinnamon fern (*Osmundastrum cinnamomeum*), as well as tamarack (*Larix laricina*) sapplings, black ash, red maple, and white birch trees.

Photo 11 – Site Conditions of Treed Bog.
View Looking Southeast. Photo Taken June 14, 2023.

Photo 12 – Site Conditions of Thicket Swamp.
View Looking Southeast. Photo Taken June 14, 2023.

4.5 Adjacent Lands

Adjacent land uses primarily consist of existing residential development along Pine Point Road and Thomas Street, however the adjacent lands to the southeast of Parcel 2 that are not developed are similar to that found on the subject lands.

5 Natural Heritage Features and Areas

Sections 5 to 11 of the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Ministry of Natural Resources, 2010) describe the natural heritage features and areas which include significant habitat of endangered and threatened species, significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, areas of natural and scientific interest and fish habitat.

The subject lands are located in Ecoregion 5E. Schedule B of the Town of Deep River Official Plan (Jp2g Consultants, 2017) and Schedule B – Map 4 of the County of Renfrew Official Plan (County of Renfrew Development and Property Department, 2021) were reviewed for Natural Heritage Features and Areas on and adjacent to the subject lands. No natural heritage features were identified on/adjacent to the subject lands.

5.1 Significant Habitat of Endangered and Threatened Species

Section 5.0 of the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Ministry of Natural Resources, 2010) outlines the methodology used to determine the presence or absence of significant habitat of endangered and threatened species.

The Ministry of Natural Resources and Forestry (MNRF) "Make a Map: Natural Heritage Areas" website (Ministry of Natural Resources and Forestry, 2023) was reviewed for species at risk occurrences for the subject lands. Data available for the 1 km x 1 km grid cells (UTM Grid: 18US0609 & 18US0709) containing the subject lands, included an occurrence of eastern meadowlark (*Sturnella magna*) (threatened), eastern whip-poor-will (*Antrostomus vociferus*) (previously threatened, now special concern), and black ash (*Fraxinus nigra*) (endangered), as well as the following special concern bird species: evening grosbeak (*Coccothraustes vespertinus*), wood thrush (*Hylocichla mustelina*), eastern wood-pewee (*Contopus virens*), Canada warbler (*Cardellina canadensis*), olive-sided flycatcher (*Contopus cooperi*) (special concern), and golden-winged warbler (*Vermivora chrysoptera*).

Based on a review of air photography and site visits to the property, there is potential for other species at risk to occur on the subject lands as well. A discussion on the reported species at risk by MNRF as well as for other SAR that have the potential to utilize the site and adjacent lands are addressed in alphabetical order in the following paragraphs.

5.1.1 Bats (Most Species Endangered)

Eastern small-footed myotis (*Myotis leibii*) (endangered), little brown myotis (*Myotis lucifugus*) (endangered), northern myotis (*Myotis septentrionalis*) (endangered), and tri-coloured bat (*Perimyotis subflavus*) (endangered) have the potential to be utilizing the subject lands or adjacent lands as habitat.

Eastern red bat (Lasiurus borealis), hoary bat (Lasiurus cinereus) and silver-haired bat (Lasionycteris noctivagans) have also been listed as endangered as of January 27, 2025.

A summary of the type of roots each of these species utilize is included below.

- Eastern small-footed myotis will roost under rocks, in rock outcrops, in buildings, under bridges, in caves/mines or in hollow trees (Ministry of the Environment, Conservation and Parks, 2023).
- Little brown myotis will roost in trees and buildings (often in attics and abandoned buildings or barns). (Ministry of the Environment, Conservation and Parks, 2023).
- Northern myotis will roost under loose bark and in tree cavities. (Ministry of the Environment, Conservation and Parks, 2023).
- Tri-coloured bat tends to roost in leaf clusters on deciduous trees in older forests, but sometimes utilizes barns etc. (Ministry of the Environment, Conservation and Parks, 2023).
- Eastern red bats roost in tree foliage (Bat Conservation International, 2024)
- Hoary bats roost in tree foliage, normally near clearings (Washington Department of Fish & Wildlife, 2024).
- Silver-haired bats roost in large snags within uneven-aged forests (Washington Department of Fish & Wildlife, 2024).

Cavity trees that could potentially be used by bat species were searched for by completing transects of the treed areas of the property during the vegetation inventory. Some snag/cavity trees were noted on and adjacent to the subject lands and therefore the subject lands could potentially contain suitable bat habitat. If bats are using the subject lands or adjacent lands as habitat, there will be some habitat loss as a result of the proposed development, however it is anticipated that the removal of woody vegetation within this area will not significantly impact any bat habitat that may be present in the overall area. The mitigation measures outlined in this report including adhering to the recommended tree removal timing windows and limiting tree removal to the areas that will be developed, will mitigate any impacts to any potential bat habitat that may be present on/adjacent to the subject lands.

5.1.2 Black Ash (Endangered)

Black ash trees were noted within the wetland areas on/adjacent to the subject lands. Ontario Regulation 6/24 provides limitations on Section 9 prohibitions for black ash, however, the prohibition set out in clause 9(1)(a) of the Act do not apply to the black ash trees on/adjacent the subject lands as they are located in the Town of Deep

River. Therefore, no additional information or permitting is required for the black ash trees which may be impacted as a result of the proposed development activities on/adjacent to the subject lands.

5.1.3 Blanding's Turtle (Threatened) & Other Turtle Species

Although there have been no Blanding's turtle occurrences within 2 km of the subject lands, Blanding's turtles and/or other turtle species could potentially be utilizing the Ottawa River as habitat. The wetlands on/adjacent to the subject lands are not considered to contain suitable wetland habitat due to the lack of large areas of open standing water. As there is suitable habitat present on adjacent lands, the general habitat description for Blanding's turtle would apply to these features and the adjacent lands as shown on **Map 4**.

5.1.3.1 General Habitat Description

The general habitat description for Blanding's turtle developed by the Ontario Ministry of Natural Resources and Forestry (MNRF) identifies 3 habitat categorizations. Category 1 lands include overwintering/hibernation and nesting areas and an associated 30-metre buffer. Blanding's turtle nests are created in open habitats with low vegetation cover and high sun exposure such as in forest clearings, meadows, shorelines, beaches, rock outcrops, cornfields, gravel roads, road shoulders, ploughed fields, gardens, powerline rights-of-ways, yards and abandoned railroad beds, with females often showing a high fidelity to the same general nesting areas. Blanding's turtles also display overwintering site fidelity, using some sites year after year and many individuals may aggregate at one site while overwintering. Suitable Blanding's turtle overwintering habitat typically includes permanent bogs, fens, marshes, ponds, channels or other habitats with free (unfrozen) shallow water. Hibernation areas are identified by very early spring emergence and late fall observations in combination with habitat composition. No evidence of nesting activity was noted on the subject lands, but the Ottawa River has the potential to be utilized by Blanding's turtle as overwintering habitat. The wetlands on/adjacent to the subject lands don't appear to contain enough water to be utilized as overwintering habitat. Therefore, Category 1 habitat is considered to be potentially present within the Ottawa River. The adjacent 30 metres from the River is also considered to be potential Category 1 habitat, however as this habitat is not located on the subject lands, it has not been mapped on **Map 4**.

Category 2 lands are suitable wetlands and watercourses that extend up to 2 kilometres from a Blanding's turtle occurrence and include a 30-metre setback around these suitable wetlands/waterbodies. For the purpose of general habitat protection for Blanding's turtle, a wetland complex is defined as all wetlands that are within 500 metres of each other. As the Ottawa River contains potential suitable habitat for Blanding's turtles, the lands within 30 metres from the edge of the River on adjacent upland habitat, are considered to contain Category 2 habitat however as this habitat is not located on the subject lands, it has not been mapped on **Map 4.**

Category 3 lands are between 30 and 250 metres around suitable Category 2 wetlands and waterbodies. As shown on **Map 4**, the northwestern portion of the subject lands are located within 250 metres of the Ottawa River and are therefore considered to contain Category 3 habitat (17.1 acres). The primary objective with respect to Blanding's turtle habitat of the Category 3 lands are movement corridors between wetlands and waterbodies, a function which is essential for carrying out life processes associated with the Category 1 and 2 habitats.

5.1.3.2 Summary

Even though some of the subject lands are located within Blanding's turtle habitat, future development on the subject lands will occur at least 70 metres from the Ottawa River, which is outside of Category 2 habitat and within the Category 3 habitat. Up to 17.1 acres of Category 3 habitat will be impacted as a result of the proposed development. As mentioned above, the function of Category 3 habitat is a movement corridor, which the subject lands will still be able to function as, post-development.

To ensure that no impacts on Blanding's turtles occur during construction, the mitigation measures in section 8 of this report, such as installing temporary exclusion fencing during construction or avoiding site disturbances within the turtle active season, are to be properly implemented.

With proper implementation of the mitigation measures in combination with the lack of disturbances to Category 1 and 2 habitats and the low density of the proposed development, it is our opinion that no adverse impacts on Blanding's turtles will occur as a result of the proposed development as the function of the Category 3 habitat on site will be maintained post development.

5.1.4 Bobolink & Eastern Meadowlark (Threatened)

No suitable field habitat for bobolink (*Dolichonyx oryzivorus*) or eastern meadowlark (*Sturnella magna*) is located on or adjacent to the subject lands. Therefore, no adverse impacts are anticipated to occur on bobolink or eastern meadowlark, as a result of the proposed development.

5.1.5 Butternut (Endangered)

During the June 14 and June 29, 2023, site visits to the subject lands, a butternut survey was completed using up to 30 metre transects in the treed areas of the subject lands. Eight (8) butternut trees were identified on/adjacent to the subject lands in the southeastern portion of Parcel 1, as shown on **Map 3.**

A Butternut Health Assessment (BHA) was completed by Jp2g Consultants Inc. during the June 29, 2023 site visit. The BHA identified one (1) Category 1 tree and seven (7) Category 2 trees. The BHA will need to be submitted to MECP for review. After 30 days of the Ministry receiving the BHA report, the Category 1 tree can be removed if needed provided any other applicable mitigation measures for tree removal are adhered to as the Category 1 trees are considered unhealthy and do not need to be retained or compensated for.

If there will be any development within 50 metres of the Category 2 butternut trees that may kill or harm the trees, a Notice of Activity Form will need to be submitted to MECP to permit the removal, harming or taking of the Category 2 butternut trees, subject to compensation being provided as outlined in section 26 of Ontario Regulation 830/21 as well as other requirements.

5.1.6 Fish (Including Lake Sturgeon (Endangered), American Eel (Endangered) and Hickorynut (Endangered)

The only suitable fish habitat located on or within 120 metres of the subject lands is the Ottawa River. The wetlands on and adjacent to Parcel 2 are not considered to contain direct fish habitat, due to the shallow water and/or the lack of connection with other waterbodies containing fish habitat.

DFO's Aquatic Species at Risk Mapping Tool was reviewed for aquatic species at risk for the Ottawa River in the vicinity of the subject lands. Hickorynut (*Obovaria olivaria*) (endangered) is reported to be found or has the potential to be found in the Ottawa River. Aquatic SAR could potentially be utilizing the Ottawa River as habitat. Negative impacts as a result of the proposed works are not anticipated to occur on fish species in the Ottawa River, as no development on the subject lands will occur within at least 70 metres of the River and provided the sediment and erosion control measures outlined in section 8 of this report are properly implemented.

5.2 Significant Wetlands

Section 6.0 of the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Ministry of Natural Resources, 2010) outlines the methodology used to determine the presence or absence of significant wetlands.

Based on a desktop review of the Town of Deep River Official Plan (2017), the County of Renfrew Official Plan (County of Renfrew Development and Property Department, 2021) and the MNRF's "Make a Map: Natural Heritage Areas" website (Ministry of Natural Resources and Forestry, 2022) as well as site visits to the subject lands, there are no Provincially Significant Wetland (PSW) or mapped unevaluated wetlands located on or adjacent to the subject lands. The subject lands do however contain an unevaluated wetland area in the southeastern portion of Parcel 2 and on adjacent lands to the southeast as described in Section 4.4 of this report.

During the June 14 site visit to the property, the wetland boundary of the wetland on Parcel 2 was delineated according to the Ontario Wetland Evaluation System by Bryana Kenny who is a certified Ontario Wetland

Evaluator. The wetland boundaries of this wetland have been determined based on site visits to the property and air photo interpretation and are shown on the enclosed maps. Though unevaluated, this wetland does not support characteristics reflecting a PSW and are not connected to or otherwise associated with a PSW.

As noted in Section 4.4 of this report, the treed bog contains some water beneath the thick carpet of sphagnum moss that covered the ground surface. This wetland lacks diverse vegetation species and based on the site visits carried out on the subject lands, the wetland does not contain suitable turtle habitat and is not used by a wide variety of avian species. However, as this wetland is considered a rare vegetation community (as discussed further in section 5.5.2 of this report, a 20 metre setback is recommended from this feature.

No development is proposed in or within at least 20 metres of this surface water feature. No adverse impacts on this feature are anticipated to occur as a result of proposed development provided the mitigation measures outlined in section 8 of this report are properly adhered to such as controlling roof runoff, implementing sediment and erosion control measures etc.

5.3 Significant Woodlands

Significant woodlands have not been identified on the map schedules to the Town of Deep River Official Plan (Jp2g Consultants Inc., 2013), or on the County of Renfrew Official Plan Natural Heritage Features Map (County of Renfrew Development and Property Department, 2021) for the subject lands, as the subject lands are located in Ecoregion 5E. This is consistent with the Natural Heritage Policies of the Provincial Policy Statement. Therefore, there will be no adverse impacts on significant woodlands as a result of the proposed development

5.4 Significant Valleylands

Significant valleylands have not been identified on the map schedules to the Town of Deep River Official Plan (Jp2g Consultants Inc., 2013), or on the County of Renfrew Official Plan Natural Heritage Features Map (County of Renfrew Development and Property Department, 2021) for the subject lands as the subject lands are located in Ecoregion 5E, which is consistent with the Natural Heritage Policies of the Provincial Policy Statement. Therefore, there will be no adverse impacts on significant valleylands as a result of the proposed development.

5.5 Significant Wildlife Habitat

Section 9.0 of the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Ministry of Natural Resources, 2010) outlines the methodology used to determine the presence or absence of significant wildlife habitat. The following paragraphs outline the different types of Significant Wildlife Habitat within Ecoregion 5E that have the potential to occur on the subject lands and discuss whether or not they are considered to be present on or adjacent to the subject lands.

5.5.1 Seasonal Concentration Areas of Animals

The seasonal concentration areas that have the potential to occur on or adjacent to the subject lands are described below.

5.5.1.1 Waterfowl Stopover and Staging Areas (Aquatic), Shorebird Migratory Stopover Area & Turtle Wintering Area

The Ottawa River located within 120 metres of the subject lands has the potential to be utilized as a waterfowl stopover and staging area, a shorebird migratory stopover area and/or turtle wintering area. As no development will be located within at least 70 metres of the River, and as there is an existing road (Pine Point Road) and existing waterfront residential development located between the subject lands and the River, no adverse impacts on the potential waterfowl stopover and staging area, shorebird migratory stopover area, or turtle wintering area in the River will occur as a result of the proposed development.

The wetlands on and adjacent to Parcel 2, do not contain open water but do contain some shallow water beneath the thick carpet of sphagnum moss that covered the ground surface. Therefore given the characteristics of this

wetland, it is not considered to be a potential waterfowl stopover and staging area, shorebird migratory stopover area, or turtle wintering area.

5.5.1.2 Bat Maternity Colony

According to the Significant Wildlife Habitat Criteria Schedule for EcoRegion 5E (Ontario Ministry of Natural Resources and Forestry, 2015), bat maternity colonies are found in *"mature deciduous or mixed forest stands with >10/ha large diameter (>25 cm dbh) wildlife trees)."*

As discussed previously, the subject lands are not considered to contain high potential bat maternity roost colonies. If bats are using the forested areas on or adjacent to the subject lands as a travel corridor or as foraging habitat, the removal of woody vegetation within this area will not significantly impact any bat habitat that may be present in the overall area provided the mitigation measures outlined in section 8 of this report, including timing windows for tree removal, are properly implemented.

5.5.1.3 Reptile hibernaculum

According to the Significant Wildlife Habitat Criteria Schedule for Ecoregion 5E (Ontario Ministry of Natural Resources and Forestry, 2015), snakes utilize sites *"located below the frost line in burrows, rock crevices and other natural or naturalized locations."*

The subject lands contain some bedrock outcrops which may be used by reptiles. No adverse impacts are anticipated to occur on the potential reptile hibernaculum on the subject lands as a result of the proposed development provided the mitigation measures in section 8 of this report including adhering to timing windows for any blasting, excavation, grading etc. around any rocky features within the hibernation window for snakes is properly implemented.

5.5.1.4 Colonial Nesting Bird Breeding Habitat (Tree/Shrub)

According to the Significant Wildlife Habitat Criteria Schedule for EcoRegion 5E (Ontario Ministry of Natural Resources and Forestry, 2015), colonial nesting bird breeding habitat (tree/shrub) is any site or area that has: *"Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used."*

The wetlands on/adjacent to Parcel 2 has the potential to be utilized as colonial nesting bird breeding habitat, however neither of the indicator species (great blue heron or black-crowned night heron) were noted during the fieldwork that was carried out at the subject lands, nor were any nests in the wetland observed. Therefore, no adverse impacts as a result of the proposed development are anticipated to occur on the potential colonial nesting bird breeding habitat (tree and shrub) habitat on/adjacent to the subject lands.

5.5.1.5 Deer Yarding Area

MNRF mapping (Ministry of Natural Resources and Forestry, 2020) was reviewed for deer yard information. No deer yards have been mapped on or within 120 metres of the subject lands and no evidence of extensive deer use was noted during the field surveys. Therefore, the proposed development will not have an adverse impact on deer yards.

5.5.2 Rare Vegetation Communities

The rare vegetation communities that have the potential to occur on or adjacent to the subject lands are described below.

5.5.2.1 Beach/Beach Ridge/Bar/Sand Dunes

A beach is located along the Ottawa River, within 120 metres of the subject lands, which could potentially be considered significant wildlife habitat. However, as the proposed development is located approximately 55 metres from the beach and is separated from the beach by Pine Point Road and existing waterfront residential

dwellings, no adverse impacts on this potential rare vegetation community are anticipated to occur as a result of the proposed development.

5.5.2.2 Bog

According to the Significant Wildlife Habitat Criteria Schedule for EcoRegion 5E (Ontario Ministry of Natural Resources and Forestry, 2015), *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.*

As described in section 4.4 of this report, a treed bog is present on and adjacent to Parcel 2. According to the Significant Wildlife Habitat Criteria Schedule for EcoRegion 5E, any sized bog is considered significant. The Significant Wildlife Habitat Mitigation Support Tool states that (Ontario Ministry of Natural Resources and Forestry, 2014): *Bogs and fens are extremely sensitive to changes in water levels and nutrient concentrations. Municipal drainage or private drainage/fill in the vicinity of bogs and fens (where it impacts the hydrological system feeding the site) has the potential to negatively affect these rare habitats and the species that reside in/use them.*

In order to ensure no adverse impacts occur on the bog as a result of the proposed development, no development should occur within at least 20 metres of edge of the wetland. The lands within at least 20 metres of the wetland are to remain in a natural vegetated state, with the exception of the existing dirt pathways. Additional mitigation measures are provided in section 8 of this report, including sediment and erosion control measures, and fencing off the area to be retained prior to construction to prevent encroachment into the buffer area. As part of the stormwater management design/ hydrogeology studies completed for the subdivision, it will be important to ensure that surface water and groundwater quality and quantity will be the same as pre-development conditions to ensure that the features and functions of the bog are maintained post development.

5.5.3 Specialized Habitat for Wildlife

The specialized habitat for wildlife that has the potential to occur on or adjacent to the subject lands is described below.

5.5.3.1 Waterfowl Nesting Area

No large areas of open standing water were noted within the wetlands on/adjacent to Parcel 2 and none of the indicator species were noted during the site visits to the property. Therefore, suitable waterfowl nesting area habitat is not considered to be present on/adjacent to the subject lands.

5.5.3.2 Bald Eagle and Osprey Nesting, Foraging and Perching Habitat

No bald eagles, ospreys or stick nests were noted on or adjacent to the subject lands during the site visits to the subject lands, however, the shoreline of the Ottawa River within 120 metres of the subject lands has the potential to contain nesting habitat for these species. As no development on the subject lands will occur within at least 70 metres of the shoreline of the River, no adverse impacts as a result of the proposed development will occur on the potential bald eagle and osprey nesting habitat on adjacent lands.

5.5.3.3 Woodland Raptor Nesting Habitat

No stick nests were noted on or adjacent to the subject lands during the site visits to the property, however a broad-winged hawk was heard and observed flying over Parcel 2 of the subject lands during the June 14, 2024 site visit to the property. Therefore, the forested areas on/adjacent to the subject lands have the potential to contain woodland raptor nesting habitat. Provided the recommended mitigation measures in section 8 of this report are properly implemented including maintaining the proposed lots in a natural state as much as possible and adhering to the tree removal windows, no adverse impacts on the potential woodland raptor nesting habitat on and adjacent to the subject lands is anticipated to occur as a result of the proposed development.

5.5.3.4 Seeps and Springs

One spring (Photo 7) was noted on the subject lands in the coniferous forest along Pine Point Road, on proposed Lot 22. As only one spring or seep was noted, the subject lands do not meet the criteria for significant wildlife habitat of 2 seeps/springs per site. Therefore, this spring is not considered to be significant wildlife habitat. Regardless, the spring will be retained and protected.

5.5.3.5 Denning Sites for Mink, Otter, Marten, Fisher and Eastern Wolf

Given that the shoreline of the Ottawa River within 120 metres of the subject lands is developed and contains limited forested areas, and as the wetland on/adjacent to parcel 2 does not contain direct fish habitat, habitat for these species is not anticipated to occur on/or adjacent to the subject lands, and therefore no impacts are anticipated as a result of the proposed development.

5.5.3.6 Amphibian Breeding Habitat (Woodland)

According to the Significant Wildlife Habitat Guideline, the presence of a wetland, pond or woodland pool >500m2 within or adjacent (within 120 metres) to a woodland is considered to be potential woodland amphibian breeding habitat. No pockets >500 m2 of open standing water were noted on or adjacent to the subject lands and all development will occur at least 20 metres from the wetland on/adjacent to Lot 2. Therefore no adverse impacts on any amphibian breeding habitat will occur as a result of the proposed development.

5.5.4 Habitat for Species of Conservation Concern

The habitat for species of conservation concern that have the potential to occur on or adjacent to the subject lands are described below.

5.5.4.1 Marsh Breeding Bird Habitat

No large areas of open standing water were noted within the wetlands on/adjacent to Parcel 2 and none of the indicator species were noted during the site visits to the property. Therefore, marsh breeding bird habitat is not considered to be present on/adjacent to the subject lands.

5.5.4.2 Special Concern and Rare Wildlife Species

5.5.4.2.1.1 Eastern Whip-poor-will (Special Concern)

On January 27, 2025 the Species at Risk in Ontario List was amended based on the recommendations from the 2023 COSSARO report, which included reclassifying eastern whip-poor-will from threatened to special concern.

Based on the characteristics of the forest on the subject lands and its proximity to open areas, eastern whip-poor-will surveys were carried out as per the DRAFT Survey Protocol for Eastern Whip-poor-will (*Caprimulgus vociferus*) in Ontario, December 2014 by the Ontario Ministry of Natural Resources and Forestry Species at Risk Branch, in order to determine if eastern whip-poor-wills were using the forested portions of the subject lands as habitat. Surveys were carried out on May 28 and June 8, 2023, during the first timing window (May 28 to June 9, 2022) and on June 28, 2023, during the second timing window (June 27 to June 30, 2023) at the sampling point location shown on **Map 4.** Weather conditions and survey effort for each survey date are described in **Table 4** below.

No eastern whip-poor-wills were heard or visually observed during any of the surveys. Therefore, it is unlikely that eastern whip-poor-wills are utilizing the subject lands or adjacent lands as habitat, however, the surveys cannot confirm the absence of this species definitively. No adverse impacts on this species are anticipated to occur as a result of the proposed development.

Table 4: Eastern Whip-poor-will Survey Information

Survey Date	May 28, 2023	June 8, 2023	June 28, 2023
Lunar Phase	Waxing Gibbous	Waning Gibbous	Waxing Gibbous
Sunrise	5:25 am	5:19 am	5:21 am

Sunset		8:50 pm	8:59 pm	9:05 pm
Moonrise		1:41 pm	12:50 am	3:57 pm
Moonset		2:36 am	10:00 am	1:46 am
Weather Conditions	**Wind**	Light breeze	Light breeze	Light breeze
	Cloud Cover	None	Smoky conditions	Smoky conditions
	Temperature	22°C	14°C	17°C
	Precipitation	None	None	None
Sampling Point 3				
Time		9:45 pm – 9:51 pm	2:40 am –2:46 am	9:46 pm – 9:52 pm
Duration		6 minutes	6 minutes	6 minutes

5.5.4.2.1.2 Breeding Birds (Including Evening Grosbeak, Wood Thrush, Eastern Wood-pewee, Canada Warbler, Olive-sided Flycatcher and Golden-winged Warbler (all Special Concern)).

Breeding Bird surveys were carried out on the subject lands on June 14 and June 29, 2023, at the sampling points shown on **Map 4** according to the Bird and Bird Habitats: Guidelines for Wind Power Projects (Ministry of Natural Resources, December 2011) document. Weather conditions and survey effort for each survey date are described in **Table 3** below.

Table 3: Breeding Birds Survey Information

Survey Date		**June 14, 2023**	**June 29, 2023**
Weather Conditions	**Wind**	Light breeze	Light breeze
	Cloud Cover	Partly sunny to overcast	Sunny, some smoke from wildfires
	Temperature	12 °C	15°C
	Precipitation	None	None
Sampling Point 1			
Time		7:42 am – 7:52 am	7:33 am – 7:43 am
Duration		10 minutes	10 minutes
Sampling Point 2			
Time		7:57 am – 8:07 am	7:47 am – 7:57 am
Duration		10 minutes	10 minutes

The following bird species were recorded to be on or in close proximity to the subject lands either during the targeted breeding bird surveys or observed while carrying out other fieldwork at the subject lands;

American crow (*Corvus brachyrhynchos*), American goldfinch (*Spinus tristis*), black-capped chickadee (*Poecile atricapillus*), black and white warbler (*Mniotilta varia*), blackburnian warbler (*Setophaga fusca*), blue jay (*Ctanocitta cristata*), broad-winged hawk (*Buteo platypterus*), brown creeper (*Certhia americana*), great crested flycatcher (*Myiarchus crinitus*), northern flicker (*Colaptes auratus*), northern waterthrush (*Parkesia noveboracensis*), ovenbird (*Seiurus aurocapilla*), red-breasted nuthatch (*Sitta canadensis*), red-eyed vireo (*Vireo olivaceus*), ruby-throated hummingbird (*Archilochus colubris*), white-throated sparrow (*Zonotrichia albicollis*), and yellow-bellied sapsucker (*Sphyrapicus varius*).

No endangered, threatened or special concern bird species were noted on or adjacent to the subject lands during the site visits to the property.

Evening grosbeak, wood thrush, eastern wood-pewee, Canada warbler, olive-sided flycatcher and golden-winged warbler were identified as potentially occurring on/adjacent to the subject lands during the background review. Suitable habitat for these species is present on/adjacent to the subject lands however, no species of special concern were observed during the fieldwork that was carried out at the subject lands. Provided the mitigation measures in section 8 of this report are properly implemented, including adhering to tree removal

timing windows, and maintaining the lots in as natural a state as possible, no adverse impacts on any potential species of special concern are anticipated to occur as a result of the proposed development. Sufficient habitat for these species will remain on and adjacent to the subject lands, post development.

5.5.4.3 Animal Movement Corridors

As no potential/confirmed amphibian breeding habitat, deer wintering habitat, moose aquatic feeding area, mineral lick habitat, or denning sites for mink, otter, marten, fisher and eastern wolf were noted on the subject lands, there is no potential for significant animal movement corridors to occur on or adjacent to the subject lands.

5.6 Areas of Natural and Scientific Interest

Based on a desktop review of the Town of Deep River Official Plan (Jp2g Consultants Inc., 2017), the County of Renfrew Official Plan, 2021 (County of Renfrew Development and Property Department, 2021) and the MNRF's "Make a Map: Natural Heritage Areas" website (Ministry of Natural Resources and Forestry, 2022) as well as site visits to the subject lands, Areas of Natural and Scientific Interest (ANSI's) are not located on or within 120 metres of the subject lands.

5.7 Fish Habitat

Fish habitat is present in the Ottawa River located on adjacent lands to the northeast. The wetlands on Parcel 2 are not considered to contain potential fish habitat due to shallow water and/or the lack of connection with other waterbodies containing fish habitat.

As no development on the subject lands will occur at least 70 metres from the Ottawa River, no adverse impacts on any fish or fish habitat are anticipated to occur as a result of the proposed development provided the sediment and erosion control measures outlined in section 8.0 of this report are properly implemented.

6 Stormwater

A preliminary stormwater management study has not yet been completed for the proposed development but it is anticipated that stormwater will be managed using Low Impact Development methods, such as swales and ditches. No centralized stormwater management facility is proposed. It is anticipated that there will be no negative impacts on the water quality and quantity of the surface water features on or adjacent to the subject lands or any downstream habitat as a result of the proposed development, provided post-development flows do not exceed pre-development flows, that quality controls are put in place and that the mitigation measures in section 6 of this report are properly implemented.

7 Hazards

7.1 Wildland Fire

Schedule B Map 1 to the County of Renfrew Official Plan (County of Renfrew Development and Property Department, 2021) designates a small portion of the subject lands and adjacent lands as having a high wildland fire risk. A Wildland Fire Risk and Hazard Assessment Form has been completed based on the predominate forest type on the subject lands (mixed forest) and the anticipated structural components of the future buildings and structures on the proposed residential lots. This form is included in **Appendix A**. The results from this assessment (score of 28) indicate that the risk of wildland fire risk is moderate (score 21-29). However, the risk of wildland fire can be mitigated for the proposed development, provided the future property owners give consideration to the building materials used (i.e., fire resistant materials), and to the vegetation on site (low fire risk vegetation and landscaping is preferred). The property owners should use the Wildland Fire Risk Assessment and Mitigation Reference Manual in support of the Provincial Policy Statement, 2020, and the Canada Fire Smart Begins at

Home Manual as references during design and construction of any new building(s) to be located on the proposed lots.

8 Recommendations

The recommendations from this study are intended to mitigate potential impacts arising from the future development of this property and should be implemented through the subdivision agreement between the owners and the Town of Deep River in order to control development of the site. These recommendations are deemed sufficient to mitigate the potential impacts of the proposed development on the potential or confirmed natural heritage features located on/adjacent to the subject lands:

Species at Risk and Other Wildlife

1. Nests and eggs of many bird species are protected under federal and/or provincial legislation such as the Migratory Birds Convention Act and the Fish and Wildlife Conservation Act. In order to protect breeding birds, tree or shrub removal is permitted to occur between September 1 and April 14th.
    a. If tree and shrub removal will occur between April 15th and August 31st and if the area for tree removal is small and contains a well-defined area of trees, a breeding bird survey and nest searches can be completed by a qualified professional within 48 hours of the woody vegetation removal. If these surveys identify no nesting activity in the vicinity of the work area, then the tree and shrub removal are permitted.
        i. Large scale tree and shrub removal within this window is not recommended, as it can be difficult to establish no bird nesting activity in the upper canopy of forest trees during the leaf out period.
2. To protect bats, tree removal is permitted to occur between December 1st and March 14th.
    a. If tree removal (>25 cm dbh) will occur between March 15th and November 30th, and if the area for tree removal is small and contains a well-defined area of individual trees an evening bat survey and/or detailed snag surveys can be completed by a qualified professional within 48 hours of the woody vegetation removal. If these surveys identify no trees being used as roosting habitat in the vicinity of the work area, then the tree removal is permitted.
3. The Butternut Health Assessment prepared by Jp2g Consultants Inc. will need to be submitted to MECP prior to any site-disturbances within 50 metres of the butternut trees. If the MECP does not comment within 30 days of receiving the BHA:
    a. the Category 1 butternuts can be removed, provided any other applicable mitigation measures for tree removal are adhered to.
    b. As there will be less than 15 Category 2 trees that will be removed, taken or harmed (any development within 50 metres of the Category 2 butternut trees that may harm the trees such as excavations and changes in the grade) as a result of the proposed development, a notice of butternut impact form will need to be submitted to the Ministry for those butternut trees as per section 26 of Ontario Regulation 830/21 and compensation will need to be provided as well as meeting the other requirements of this regulation.
    c. A butternut survey should be redone by a qualified individual prior to any tree removal on the subject lands that occurs after June 2025 as some butternut trees may have been missed or may grow on the subject lands since the 2023 surveys and prior to development. The butternut survey should be completed on those areas of the subject lands where tree removal will occur as well as the area within 50 metres of those area(s). The level of effort as part of this screening assessment should be based on visibility during leaf-on. If any other butternut trees are noted in or adjacent

(within 50 metres) to the proposed work areas at any time, a Butternut Health Assessment will need to be completed during the leaf-on period for those trees to identify if they are healthy. Healthy butternuts are not to be removed or harmed until an overall benefit for the species has been provided following MECP protocols. Depending on the category of butternut tree and how many there are, registration or authorization under the Endangered Species Act may be required.

4. Although not anticipated to occur on site and out of an abundance of caution, the following mitigation measures are recommended in order to mitigate the potential impacts on turtle species. The following mitigation measures also apply to any snake species that may be utilizing the subject lands:

    a. Specific site preparation work requiring clearing of vegetation and construction activities should be undertaken between November 1st and March 31st, which is outside of the more active season for turtles;

    b. If the proposed works will occur between April 1st and October 31st, in order to prevent potential movement of turtle and snake species into the proposed work area and prevent turtles from nesting in the work area before any work begins, a properly installed and maintained temporary exclusion barrier (for example silt fencing) is to be erected as per the *Species at Risk Branch Best Practices Technical Note Reptile and Amphibian Exclusion Fencing Version 1.1 July 2013* around any areas where the proposed works will occur prior to all site preparation and construction activities, or prior to May 1st, whichever is earlier; and

        i. Once the work areas are surrounded by properly dug in fencing and prior to further site alterations, the work areas are to be searched daily for turtles and snakes. Any turtles and snakes observed during the construction phase should be photographed and be left to move out of harm's way on their own. Handling of turtles should only be undertaken by individuals that possess an authorization or permit for wildlife handing.

    c. Cover stockpiles of material such as sand and gravel during the active nesting season (May 15 to June 30).

    d. Site alteration works (including any blasting, excavation, grading etc.) within 30 metres of any rocky features on the property should be scheduled to be completed between May 15 and August 31, in order to avoid the hibernation timing window for snakes.

5. Construction staff should receive training by a qualified professional to know how to identify species at risk on site and to know what to do if one is found on site (alive, injured, nesting etc.). If any SAR (alive or injured) are observed or if a nest is observed during construction, activity in the area is to stop and the Ministry of Environment, Conservation and Parks (MECP) and a biological consultant contacted immediately.

6. Any occurrences of species at risk found on site should be submitted to the Natural Heritage Information Centre as soon as possible.

7. If any SAR are discovered throughout the course of the work and/or should any SAR or their habitat be potentially impacted by on site activities, MECP should be contacted and operations be modified to avoid any negative impacts to SAR or their habitat until further direction is provided by MECP.

8. In order to avoid attracting wildlife into the work area, the work area is to be kept clear of garbage and standing water.

Confirmed / Potential Significant Wildlife Habitat

9. A 20-metre-wide buffer area from the edge of the wetland on Parcel 2 shall be maintained in a natural vegetated state on the subject lands, with the exception of the existing trails that are constructed of permeable surface materials.

10. Vegetation on the remainder of the subject lands should remain in a natural state as much possible, except for the clearing portions of the property to allow for the construction of structures and associated access requirements.

11. The spring on Lot 22 is to be retained and maintained in a natural state.

12. Surface water and groundwater quality and quantity in the vicinity of the wetland on Parcel 2 is to be consistent with pre-development conditions to ensure that the features and functions of the bog are maintained post development.

13. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation with native trees and shrubs of exposed, non-developed areas is to be achieved as soon as possible and should only use locally appropriate native species.

14. Erosion and sediment control measures are a critical component of the construction work. Effective sediment and erosion control measures are to be maintained until complete re-vegetation of disturbed areas is achieved. Silt fencing is to be installed along the edges of the work areas. It is important that fencing is properly dug-in to treat any surface water flow and is maintained as required, including removal of accumulated sediment.

15. Additional mitigation measures to minimize the potential for inputs of sediments and other contaminants into the wetlands and the environment in general include proper maintenance on construction equipment with respect to refuelling, washing and fluid changes, and proper disposal of fluids, filters and other waste materials. None of this work should take place within 30 metres of any surface water features.

Wildland Fire Risk

16. Property owners should give consideration to the building materials used (i.e., fire resistant materials), and to the vegetation on site (low fire risk vegetation and landscaping is preferred). Property owners should use the Wildland Fire Risk Assessment and Mitigation Reference Manual in support of the Provincial Policy Statement, 2020, and the Canada Fire Smart Begins at Home Manual as references during design and construction of any new building(s) to be located on the proposed severed and retained lands.

9 Conclusion

No adverse impacts on the potential or confirmed natural heritage features, as defined in the Provincial Planning Statement in areas on/adjacent to the subject lands are anticipated to occur, provided the mitigation measures outlined in this report are properly implemented. Therefore, the subdivision proposal will be consistent with the Natural Heritage policies of the Town of Deep River Official Plan, 2017, the County of Renfrew Official Plan, 2021 and the Provincial Planning Statement (PPS), 2024.

10 References

County of Renfrew Planning Division. August 2021. County of Renfrew Official Plan.

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Government of Canada. 2024. Fisheries and Oceans Canada. Aquatic Species at Risk Map.

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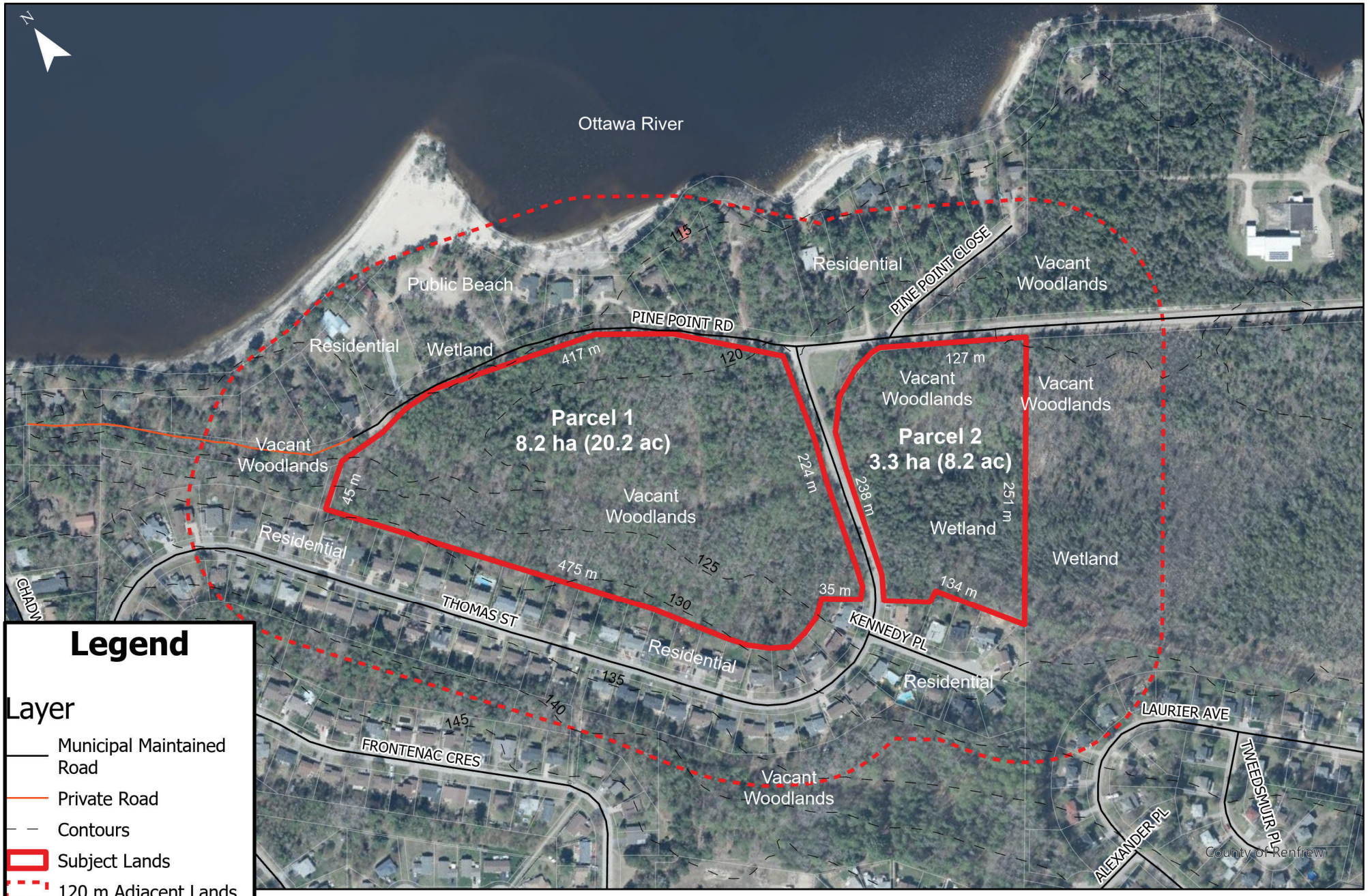
End of report.



Legend

Layer

- Municipal Maintained Road
- Private Road
- Contours
- Subject Lands
- 120 m Adjacent Lands
- Property Parcels

0 65 130 260 Meters

1:4,500

Map 1: Site & Surrounding Land Use

Jp2g Consultants Inc.
ENGINEERS · PLANNERS · PROJECT MANAGERS

Date: March 2025

Project No. 20-7032A

LOT INFORMATION																														
LOT/BLOCK #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	STREET 'A'	STREET 'B'	**TOTAL**
FRONTAGE (m)	72.2	38.8	38.8	38.8	38.8	39.0	39.4	39.7	39.7	40.1	62.4	51.1	36.6	83.9	35.0	34.3	38.7	70.1	40.0	43.0	40.0	87.1	114.1	10.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
AREA (ha)	0.50	0.21	0.23	0.25	0.26	0.29	0.34	0.47	0.57	0.44	0.87	0.86	0.67	0.41	0.36	0.37	0.46	0.64	0.51	0.49	0.37	0.45	0.34	0.13	0.12	0.001	0.01	0.003	1.40	0.82	**12.83**

LOT FRONTAGE
MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED ALONG A LINE PARALLEL TO AND 6m FROM THE FRONT LOT LINE, EXCEPT THAT IF THE FRONT LOT LINE IS CURVED THE DISTANCE SHALL BE MEASURED ALONG A LINE ON WHICH ANY POINT IS 6m FROM THE NEAREST POINT ON THE FRONT LOT LINE.

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

ADDITIONAL INFORMATION

UNDER SECTION 51 (17) OF THE PLANNING ACT RSO, 1990 CHAPTER P.13.

a) AS SHOWN ON DRAFT PLAN.

b) AS SHOWN ON DRAFT AND KEY PLANS.

c) AS SHOWN ON DRAFT AND KEY PLANS.

d) LOTS 1-22 SINGLE DETACHED RESIDENTIAL
BLOCK 23 – 24 PARKLAND BLOCK
BLOCK 25 – ROAD WIDENING BLOCK
BLOCK 26 – 28 0.3m RESERVE BLOCK

e) TO THE NORTH – RESIDENTIAL.
TO THE EAST – VACANT.
TO THE SOUTH – RESIDENTIAL.
TO THE WEST – RESIDENTIAL.

f) AS SHOWN ON DRAFT PLAN.

g) AS SHOWN ON DRAFT.

h) MUNICIPAL WATER SUPPLY.

i) FINE LOAMY SAND.

j) AS SHOWN ON DRAFT PLAN.

k) MUNICIPAL SERVICES INCLUDING ROADS, AND WATER SERVICES.

l) AS SHOWN DRAFT PLAN.

OWNER'S AUTHORIZATION

I AUTHORIZE Jp2g Consultants Inc. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF RENFREW FOR APPROVAL.

DATE — CLARKSBURG REALTY CORPORATION

SURVEYOR'S AUTHORIZATION

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE — SIMON KASPRZAK, O.L.S.
ADAM KASPRZAK SURVEYING LTD.
ONTARIO LAND SURVEYORS

THIS DRAFT PLAN OF SUBDIVISION IS APPROVED UNDER 51(31) OF THE PLANNING ACT ON THIS

____DAY OF _____2025

BRUCE HOWARTH, MCIP, RPP
MANAGER OF PLANNING SERVICES, DEVELOPMENT & PROPERTY DEPARTMENT, CORPORATION OF THE COUNTY OF RENFREW

No.	YYYY-MM-DD	DSGN/DRFT	REVISION COMMENTS
1	2025-03-13	AH/PL	REVISED FOR FINAL DRAFT PLAN SUBMISSION

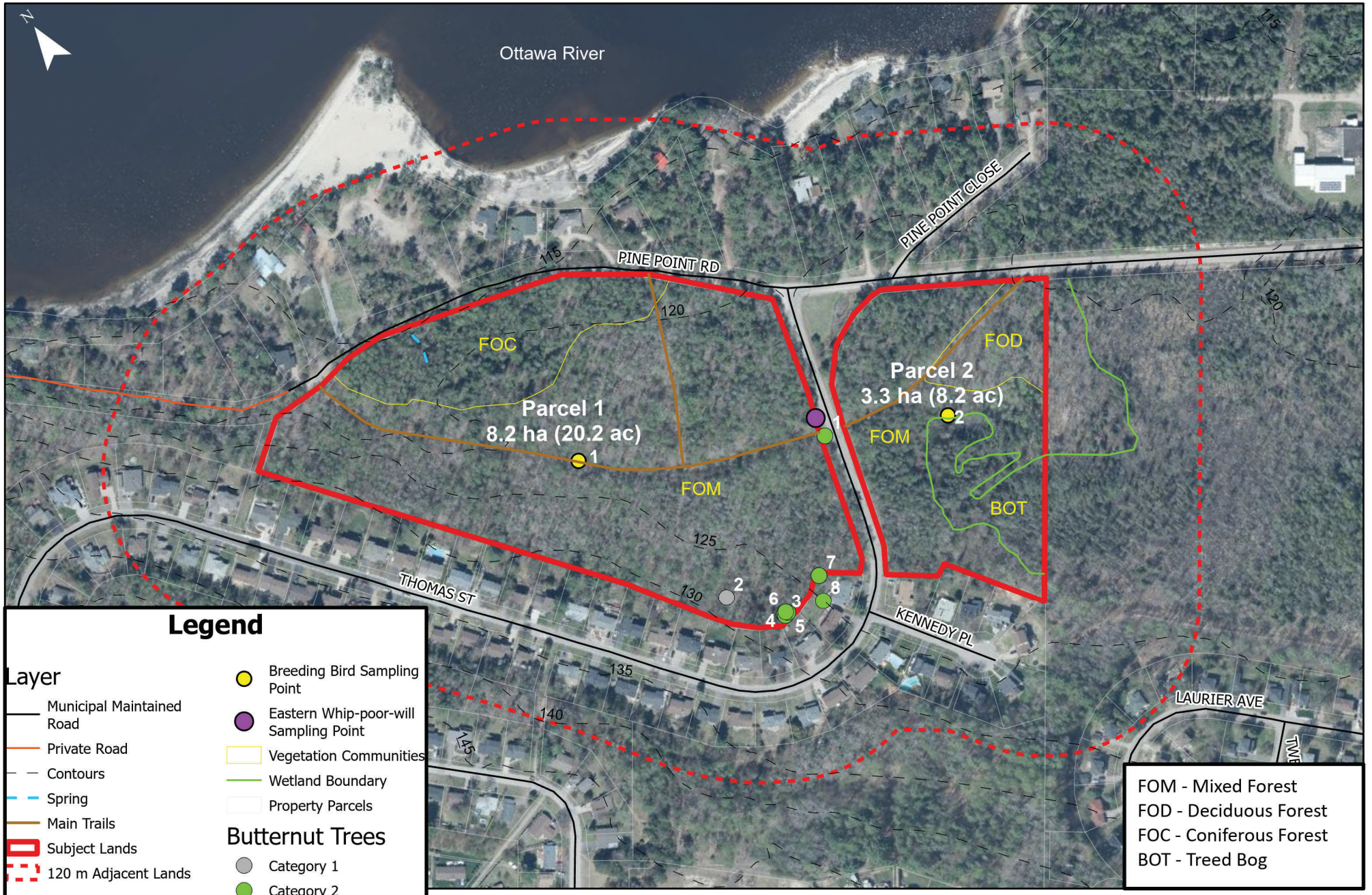
PART OF LOTS 7 & 8, RANGE 'B'
TOWNSHIP OF ROLPH
NOW IN THE TOWN OF DEEP RIVER
COUNTY OF RENFREW
~
PINE POINT TRAIL
SUBDIVISION

Jp2g Consultants Inc.
ENGINEERS · PLANNERS · PROJECT MANAGERS
12 INTERNATIONAL DRIVE, PEMBROKE, ON
Phone: (613)735-2507, Fax:(613)735-6513
1150 MORRISON DRIVE, SUITE 410, OTTAWA, ON
Phone: (613)828-7800, Fax: (613)828-2600

DESIGNED: PL		PROJECT No.: 20-7032A	
DRAFTED: PL		REVISION DATE:	
CHECKED: AH	APPROVED: AH	REVISION No.: .	
SCALE: 1:1250			

DRAFT PLAN OF SUBDIVISION

20-7032A - HALOS - DRAFT PLAN OF SUBDIVISION.DWG



Legend

Layer

- Municipal Maintained Road
- Private Road
- Contours
- Spring
- Main Trails
- Subject Lands
- 120 m Adjacent Lands
- Breeding Bird Sampling Point
- Eastern Whip-poor-will Sampling Point
- Vegetation Communities
- Wetland Boundary
- Property Parcels

Butternut Trees

- Category 1
- Category 2

Notes:
1. Map Layers Obtained from LIO

0 55 110 220 Meters

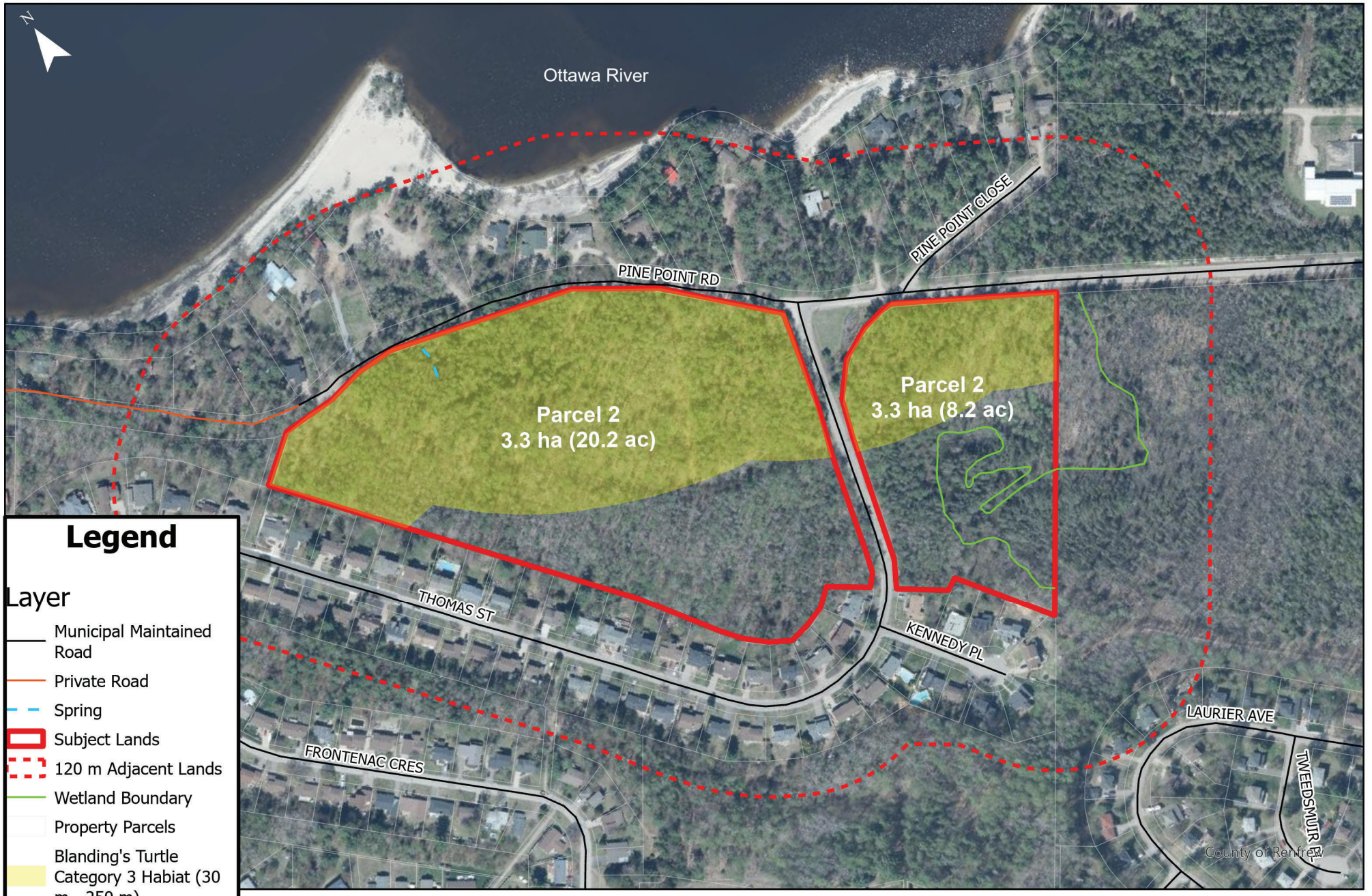
1:4,000

Map 3: Vegetation Communities & Sampling Points

Jp2g Consultants Inc.
ENGINEERS · PLANNERS · PROJECT MANAGERS

Date: March 2024

Project No. 20-7032A



1. Map Layers Obtained from LIO

0 55 110 220 Meters

1:4,000

Map 4: Blanding's Turtle Habitat

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Appendix A

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Wildland Fire Risk and Hazard Assessment Form

This hazard assessment form is designed to assess the wildland fire risk for your planned development. The assessment evaluates the surrounding forest and surface vegetation present; and the structural components of a future (or existing) building(s).

When filling out this assessment form, assume that a building (or buildings) has been constructed on the site. If you end up with a high or extreme risk value, consider vegetation management or building modifications to reduce the risk to low or moderate.

Factor	Potential Hazards	Point Rating	Your Score	Notes
What type of forest surrounds (or will surround) the home, and how far away is it?	Deciduous trees (poplar/birch) within 10 meters of building	0	0	
	Deciduous trees 10-30 meters from building	0	0	
	Mixed wood (poplar, birch, spruce or pine) within 10 metres of buildings	30	0	
	Mixed wood 10 - 30 metres from buildings	10	10	
	Conifers (spruce, pine or fir) within 10 metres of buildings - separated - continuous	 30 30	0	
	Conifers (spruce, pine or fir) within 10 - 30 metres of buildings - separated - continuous	 10 30	0	
What kind of vegatation grows (or will grow) in the zone around the building?	Well watered lawn or non-combustible plants/landscaping material	0	0	
	Uncut wild grass or shrubs - within 10 metres of buildings - within 10 - 30 metres of buildings	 30 5	0	
	Dead and down woody material within 10 metres of building - separated - continuous	 30 30	0	
	Dead and down woody material within 10 - 30 metres of buildings - scattered - abundant	 5 30	5	
Are there (or will there be) abundant underbrush and ladder fuels (low-lying trees, tree branches and shrubs) in the surrounding forest?	None within 10 - 30 metres	0	0	
	Scattered - within 10 -30 metres of buildings	5	5	
	Abundant - within 10 - 30 metres of buildings	10	0	
		Your Total (Page 1)	20	

Factor	Potetial Hazards	Point Rating	Your Score	Notes
What kind of roofing material will you have?	Rated roof (Asphalt, metal, tile, ULC rated shakes)	0	0	
	Unrated roof (unrated wooden shakes)	30	0	
How clean will the roof be?	No needles, leaves or other combustible materials	0	0	
	A scattering of needles and leaves	2	2	
	Clogged gutters and extensive leaf litter	3	0	
What will the exterior of the home/structure be built out of?	Non-combustible material stucco, metal siding, brick	0	0	
	Logs or heavy timbers	1	0	
	Wood, vinyl siding or wood shakes	6	0	
Will the eaves and vents closed up and screened?	Closed eaves and vents with 3 mm wire mesh	0	0	
	Closed eaves and vents with no mesh	1	0	
	Open eaves, open vents	6	0	
Will the balcony, deck, or porch be screened in?	All decks, balconies and porches will screened or sheathed in with fire resistant material	0	0	
	All decks, balconies and porches will be screened or sheathed in with combustible material	2	0	
	Decks, balconies and porches will not be screened or sheathed in	6	6	
Will combustibles (firewood, fences, outbuildings) be located near by?	More than 10 metres from any building	0	0	
	Between 3 and 10 metres from any building	3	0	
	Less than 3 metres from any building	6	0	
Will the structure be set back from the edge of a slope?	Building will be located on the bottom or lower portion of a hill	0	0	
	Building will be located on the mid to upper portion or crest of a hill	6	0	
			Your Total (Page 2)	8
			Your Total (Page 1)	20
			Wildland Fire Hazard Level (Total from Page 1 + 2)	28

Low	**<21**
Moderate	**21-29**
High	**30-35**
Extreme	**>35**