

Environmental Impact Study (EIS)

Final

Lapointe – Elgin Street Subdivision
Part of Lot 31, Concession 1,
Geographic Township of Stafford,
Township of Laurentian Valley,
Renfrew County

May 7, 2024

Jp2g Project # 20-7037H





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- Appendix C – Wildland Fire Risk and Hazard Assessment Form

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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 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**. This report also addresses the Environmental Impact Statement criteria outlined in Section 2.2 (24) of the County of Renfrew Official Plan, 2021.

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

- The Township of Laurentian Valley Official Plan, 2002
- The County of Renfrew Official Plan, 2021
- The Provincial Policy Statement, 2020
- The Endangered Species Act, 2007

2 Site Context

The subject lands are located to the northwest of Elgin Street within Part of Lot 31, Concession 1 in the geographic Township of Stafford, now in the Township of Laurentian Valley, as shown on **Map 1**. The subject lands are part of a larger land holding that is approximately 27.7 hectares (68.4 acres) with approximately 880 metres of split road frontage on Elgin Street and approximately 595 metres of water frontage on the Indian River. The subject lands are the focus of this report which are located in the northeastern portion of the overall property. The subject lands are approximately 16.66 ha (41.17 acres) in area and have approximately 600 metres of road frontage on Elgin Street and 170 metres of water frontage on the Indian River. The former Canadian National (CN) Rail corridor runs along the northern property boundary of the subject lands and the Indian River is located along its western property boundary.

The subject lands are designated Suburban and Environmental Protection on Schedule A-4 – Township of Stafford to the Township of Laurentian Valley Official Plan (Jp2g Consultants Inc., 2002) and are primarily zoned Residential One – holding (R1-h) with Environmental Protection (EP) zoning along the Indian River as shown on Schedule A-4 – Township of Stafford to the Comprehensive Zoning By-law No. 08-04-391 of the Corporation of the Township of Laurentian Valley (Jp2g Consultants Inc., 2008). Schedule B – Map 4 to the County of Renfrew Official Plan also shows that Valleylands are located on the subject lands along the Indian River (County of Renfrew, 2021).

The subject lands currently consist of vacant woodlands and open areas. Existing, informal trails are also located throughout the subject lands. Land use in the vicinity of the subject lands, as shown on **Map 1**, includes primarily vacant woodlands and existing residential uses, with some agricultural uses. The former Canadian National Railway corridor is located along the northern property boundary; and the Indian River is located along the western property boundary.

The subject lands are located in Ecoregion 6E.

3 Description of Proposed Development

The subdivision proposal will consist of eighty-three (83) residential lots and twelve (12) blocks to be used for residential, parkland or stormwater uses. The development, with the exception of Lots 1 to 18, will be accessed by new municipally maintained roads to be constructed over the property which are proposed to connect to Elgin Street in three locations. Lots 1 to 18 will have direct access to Elgin Street. The proposed development will

also be serviced by municipal water, sewer and stormwater infrastructure. 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 April 27, May 28, June 7, 8, 20, 30, July 7 and 20, 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 bat maternal roost habitat survey), delineate the vegetation communities on the subject lands, carry out bobolink (*Dolichonyx oryzivorus*), eastern meadowlark (*Sturnella magna*), breeding bird and eastern whip-poor-will (*Antrastomus 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 & Other Wildlife section (Section 5.1) of this report. This work program was informed by pre-consultation comments received in an email dated March 6, 2023 from Cambium Inc., the County's peer reviewer on this file. A copy of this email is included in **Appendix A** for reference.

The subject lands consist of vacant woodlands, open areas (fields, old field areas and areas containing stockpiles of soil), as well as some wetland pockets which are described in detail below. A few informal trails are also located throughout the property.

The ground surface of the subject lands is primarily relatively flat to gently sloping towards the River to the northwest, with the exception of the cultural meadow area on the southeastern portion of the subject lands, which contains overgrown piles of soil. A steep slope is also along the river on the northwestern portion of the subject lands. The subject lands contain sandy loam soils.

During the 2023 site visits to the subject lands, a vegetation inventory was carried out by completing transects of the property to identify vegetation species and delineate vegetation communities. The 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 forested areas are scattered throughout the subject lands and comprise of a mixed forest (Photo 1). The mixed forest consists of white pine (*Pinus strobus*) (12 cm average diameter at breast height (dbh)), red maple (*Acer rubrum*) (15 cm dbh), bur oak (*Quercus macrocarpa*) (15 cm dbh), red oak (*Quercus rubra*) (10 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*) (40 cm dbh), green ash (15 cm dbh), white ash (*Fraxinus americana*) (12 cm dbh), American beech (*Fagus grandifolia*) (15 cm dbh), white spruce (*Picea glauca*) (20 cm dbh), American basswood (*Tilia americana*) (15 cm dbh), eastern hemlock (*Tsuga canadensis*) (8 cm dbh), yellow birch (*Betula alleghaniensis*) (13 cm dbh), sugar maple (*Acer saccharum*) (3 cm dbh), largetooth aspen (*Populus grandidentata*) (16 cm dbh), black cherry (*Prunus serotina*) (13 cm dbh), trembling aspen (*Populus tremuloides*) (15 cm dbh), American elm (*Ulmus americana*) (5 cm dbh), and Manitoba maple (*Acer negundo*) (30 cm dbh) trees.

The groundcover in the mixed forest includes Canada mayflower (*Maianthemum canadense*), poison ivy (*Toxicodendron radicans*), wild sarsaparilla (*Aralia nudicaulis*), leatherleaf (*Chamaedaphne calycualata*), alternate-leaved dogwood (*Cornus alternifolia*), bush honeysuckle (*Lonicera morrowii*), Virginia creeper (*Parthenocissus quinquefolia*), prickly gooseberry (*Ribes cynosbati*), bedstraw (*Galium spp*), blue-bead lily (*Clintonia borealis*), woodland strawberry (*Fragaria vesca*), false Solomon's-seal (*Maianthemum racemosum*), lady fern (*Athyrium filix-femina*), bracken fern (*Pteridium aquilinum*), white trillium (*Trillium grandiflorum*), field horsetail (*Equisetum arvense*), and wild red raspberry (*Rubus idaeus*).

Photo 1 – Site Conditions of Mixed Forest.
View Looking Southeast. Photo Taken June 20, 2023.



4.2 Graminoid Meadow (MEG)

The subject lands also contain a graminoid meadow in the central portion of the subject lands. This meadow consists of a hayfield (Photo 3). Between the June 20 and July 7, 2023 site visits to the subject lands, the graminoid meadow was ploughed to carry out the archaeology study (Photo 4).

Vegetation found in the graminoid meadow includes primarily grass species with some herbaceous vegetation similar to those species found in the Mixed Meadow (MEM).

Photo 3 – Site Conditions of Graminoid Meadow.
View Looking Northwest. Photo Taken June 20, 2023.



Photo 4 – Site Conditions of Ploughed Graminoid Meadow.
View Looking Northwest. Photo Taken July 7, 2023.



4.3 Mixed Meadow (MEM)

The subject lands also contain mixed meadows which connect to the Graminoid Meadow (MEG) or are located between the forested areas of the property. This meadow consists of unmaintained open areas (Photo 5) including some old stockpiles of soil (Photo 6) which have grown up with vegetation on the southern portion of the subject lands. Similar to the Graminoid Meadow (MEG), some of the mixed meadow portions on the subject lands adjacent to graminoid meadow, were ploughed to carry out the archaeology study.

Vegetation found in the meadow areas include common milkweed (*Asclepias syriaca*), sweet fern (*Comptonia peregrina*), cow vetch (*Vicia cracca*), early goldenrod (*Solidago juncea*), Canada goldenrod (*Solidago canadensis*), bladder champion (*Silene vulgaris*), orange and yellow hawkweed (*Pilosella aurantiaca* & *Hieracium*

caespitosum), white and red clover (*Trifolium repens* & *Trifolium pratense*), Viper's bugloss (*Echium vulgare*), common mullein (*Verbascum thapsus*), meadow rose (*Rosa blanda*), wild carrot (*Daucus carota*), common plantain (*Plantago major*), sensitive fern (*Onoclea sensibilis*), wild red raspberry, staghorn sumac (*Rhus typhina*), Virginia creeper (*Parthenocissus quinquefolia*), horsetails and various grass species. Some tree saplings were also noted to be growing in the meadow areas which are similar to those species found in the mixed forest.

Photo 5 – Site Conditions of Mixed Meadow.
View Looking Northwest. Photo Taken July 7, 2023.



Photo 6 – Old Stockpiles of Soil in Mixed Meadow.
View Looking Northwest. Photo Taken July 7, 2023.



4.4 Mixed Swamp (SWM) & Meadow Marsh (MAM)

The northeastern portion of the subject lands appears to have a high-water table which has created some wetland pockets of mixed swamp (Photo 7) and meadow marsh (Photo 8) which are intermixed with the drier areas of upland mixed forest and mixed meadow in this corner of the subject lands. Due to the gradually transitioning nature of these vegetation communities in this area of the subject lands, the wetland and upland vegetation communities have been mapped together as a mosaic rather than individual vegetation communities.

These wetland areas contained facultative and obligate wetland species such as trembling aspen, balsam poplar, balsam fir, green ash, red maple, eastern white pine, silver maple (*Acer saccharinum*), Bebb's willow (*Salix bebbiana*), slender willow (*Salix petiolaris*), speckled alder (*Alnus incana*), red osier dogwood (*Cornus sericea*), spotted joe-pyeweed (*Eutrochium maculatum*), lady's-thumb (*Persicaria maculosa*), yellow avens (*Geum aleppicum*), purple loosestrife (*Lythrum salicaria*), narrow-leaved meadow-sweet (*Spiraea alba*), sensitive fern (*Onoclea sensibilis*), reed canary grass (*Phalaris arundinacea*), and sedges. A few small pockets of standing water (<500 m²) were noted within this area, primarily along the informal trails that travel throughout the property.

Photo 7 – Site Conditions of Mixed Swamp.
View Looking Southwest. Photo Taken July 20, 2023.



Photo 8 – Site Conditions of Meadow Marsh.
View Looking Northeast. Photo Taken July 20, 2023



4.5 Adjacent Lands

The mixed forest and mixed meadow areas on adjacent lands to the southwest is similar to that found on the subject lands. Existing residential development is located to the north and southeast. The Indian River runs along the western property boundary with steep slopes descending towards the River.

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 6E. Schedule C of the Township of Laurentian Valley Official Plan (Jp2g Consultants, 2002) 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. Valleylands and environmental protection lands were identified one or both of these schedules along the banks of the Indian River which is located on the northwestern portion of the subject lands.

5.1 Significant Habitat of Endangered and Threatened Species & Other Wildlife

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, 2022) was reviewed for species at risk occurrences for the subject lands. Data available for the 1 km x 1 km grid cells (UTM Grid: 18UR3374, 18UR3374, 18UR3474 & 18UR3475) containing the subject lands, included an occurrence of eastern meadowlark (*Sturnella magna*) (threatened), bobolink (*Dolichonyx oryzivorus*) (threatened), Blanding’s turtle (*Emydoidea blandingii*) (threatened), Canada warbler (*Cardellina canadensis*) (special concern), butternut (*Juglans cinerea*) (endangered), snapping turtle (*Chelydra serpentina*) (special concern), lake sturgeon (*Acipenser fulvescens*) (endangered), as well as eastern wood-pewee (*Contopus virens*) (special concern). A colonial waterbird nesting area is also reported in this area.



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 maternity roosting or foraging habitat.

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 older forests, but sometimes utilizes barns etc. (Ministry of the Environment, Conservation and Parks, 2023).

A survey to determine if there was a suitable number of cavity trees per hectare for candidate bat maternity roosts on the subject lands was carried out on April 27, 2023 according to the Bat and Bat Habitats: Guidelines for Wind Power Projects (2011). Ten (10) plots were required to be surveyed on the subject lands based on the area of the woodlands on the subject lands. These plots were randomly generated using GIS technology for the forested areas of the subject lands. The location of each plot is shown on **Map 4**. Weather conditions and survey results are described in **Table 1** below.

Table 1: Bat Maternity Roost Survey Information

Survey Date		April 27, 2023			
Weather Conditions	Wind	Light breeze			
	Cloud Cover	Overcast to partly sunny			
	Temperature	10°C			
	Precipitation	None			
Plot #	# of Suitable Snags/Cavity Trees > 25 cm dbh & > 10 m high	Plot #	# of Suitable Snags/Cavity Trees > 25 cm dbh & > 10 m high	Plot #	# of Suitable Snags/Cavity Trees > 25 cm dbh & > 10 m high
1	0	5	0	9	0
2	2	6	2	10	0
3	0	7	0		
4	0	8	0		

Using the formula (Total # of cavity trees / # of plots*0.05ha), the snag density was found to be 8 trees/hectare which is less than the required Ministry threshold of 10 snags/hectare for high quality habitat.

Therefore, the subject lands are not considered to contain high quality maternity roost habitat and no additional bat surveys are necessary. If bats are using the forested areas on or adjacent to the subject lands as a travel corridor or as foraging 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 provided the mitigation measures outlined in section 8 of this report, including timing windows for tree removal, are properly implemented.



5.1.2 Blanding's Turtle (Threatened) & Other Turtle Species (Including Snapping Turtle (Special Concern))

According to the Natural Heritage Information Center (NHIC) database, there are Blanding's turtle occurrences in UTM cell 18UR3475, which contains the subject lands. In Cambium's pre-consultation comments, they recommended that we contact MECP to determine if targeted Blanding's Turtle surveys would be required due to this occurrence record. We contacted MECP about the need for targeted surveys but only received a general response back from MECP on SAR (see **Appendix B**). In their email they do mention that: *"the person carrying out an activity is responsible for determining whether SAR and their habitat are present on or around the site of the activity, and ultimately ensuring their actions do not contravene the ESA."* The email also states that: *"If there IS evidence of species a risk and/or habitat on or around the location of your activity, the ministry recommends that you carry out the work necessary to prepare an Information Gathering Form (IGF). This includes consideration of all the elements in your SAR screening data collection and further levels of assessment of impacts and potential to minimize adverse effects."*

After considering all the data and information in the IGF, if you have determined that the activity can be carried out in such a way that you WILL NOT have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an exemption or authorization under the ESA would not be necessary to proceed if the activity is carried out in that way. Again, proponents are responsible for ensuring their actions do not contravene the ESA."

In this case, the Blanding's turtle occurrence is assumed to be associated with the Indian River to the northwest of the subject lands, which could potentially be utilized by Blanding's turtle (threatened) and/or other turtle species such as snapping turtle (special concern - not protected under the ESA). Rather than completing targeted surveys for Blanding's Turtle along the Indian River (which even with completing the required 5 surveys, it cannot definitively prove absence of the species), we have assumed that habitat is present in the River and therefore the general habitat description for Blanding's turtle would apply to this feature and adjacent lands. The information in this report is intended to provide the rationale and information needed in order to determine if any adverse impacts will occur to Blanding's turtle or their habitat as a result of the proposed development, rather than preparing a formal IGF.

The ditches and wetland habitat on the subject lands are not considered to contain suitable Blanding's turtle habitat due to the shallow water, small pockets of standing water and/or seasonal/intermittent nature of these features. No turtles were observed during the many site surveys.

5.1.2.1 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 Indian River has the potential to be utilized by Blanding's Turtle as overwintering habitat. Therefore, Category 1 habitat is considered to be potentially present within the Indian River. The adjacent 30 metres from the River is also considered to be potential Category 1 habitat as shown on **Map 5**.

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 Indian River contains potential habitat for Blanding’s turtles, the lands within 30 metres from the edge of the River and adjacent upland on the subject lands (0.97 acres) are considered to contain Category 2 habitat as shown on **Map 5**.

Category 3 lands are between 30 and 250 metres around suitable Category 2 wetlands and waterbodies. As shown on **Map 5**, the west portion of the subject lands are located within 250 metres of the Indian River and are therefore considered to contain Category 3 habitat (16.69 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.

5.1.2.2 Summary

Even though some of the subject lands are located within Blanding’s turtle habitat, as the proposed lots are subject to a 46-metre setback from the top of slope of the Indian River, as per the Slope Stability Assessment prepared by Morey Associates Ltd. (2022), future development on the subject lands will occur at least 70 metres from the Indian River, which is outside of Category 2 habitat and within the Category 3 habitat. Up to 13.13 acres of Category 3 habitat is a movement corridor which Blanding’s Turtles may use to travel over to reach other suitable wetland or nesting habitat. Given the steep slope along the River and lack of suitable wetlands areas for Blanding’s Turtle in the vicinity of the subject lands (other than the Indian River itself), Blanding’s Turtles are not anticipated to be travelling over the subject lands. However, the subject lands will still be able to function as a movement corridor, 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.

For these reasons, it is our opinion that no adverse impacts on Blanding’s turtles will occur as a result of the proposed development, provided the mitigation measures in this report are properly implemented and that no adverse impacts on Blanding’s turtle habitat will occur as a result of the proposed development as the function of the Category 3 habitat on site, will be maintained post development. Therefore, an exemption or authorization under the ESA is not necessary for the proposed development.

5.1.3 Bobolink & Eastern Meadowlark (Threatened)

Bobolink and eastern meadowlark surveys were carried out as per the Survey Methodology under the Endangered Species Act, 2007: *Dolichonyx oryzivorus* (Bobolink) (Ministry of Natural Resources, 2011) in order to determine if bobolink and/or Eastern meadowlark were using the fields on the subject lands as habitat. Surveys were carried out on June 7, June 20 and July 7, 2023, at the two sampling points shown on **Map 4**. Weather conditions and survey effort for each survey date at each sampling point are described in **Table 2** below.

Table 2: Bobolink and Eastern Meadowlark Survey Information

Survey Date		June 7, 2023	June 20, 2023	July 7, 2023
Weather Conditions	Wind	Light breeze	Light breeze	Light breeze
	Cloud Cover	Sunny, some smoke from wildfires	Sunny	Sunny, few clouds
	Temperature	13 °C	17°C	23°C
	Precipitation	None	None	None
Sampling Point 1				
Time	7:57 am – 8:07 am	7:58 am – 8:08 am	7:44 am – 7:54 am	
Duration	10 minutes	10 minutes	10 minutes	
Sampling Point 2				
Time	8:15 am – 8:30 am	8:14 am – 8:24 am	8:01 am – 8:11 am	
Duration	15 minutes	10 minutes	10 minutes	



No bobolinks or eastern meadowlarks were observed or heard on the subject lands during any of the surveys carried out on the subject lands. It should be noted that between the June 20 and July 7, 2023 site visits to the subject lands, the meadow in the central portion of the property was ploughed to carry out the archaeology study (Photo 4). However, as no bobolinks or eastern meadowlarks were observed or heard during the first 2 surveys and given the sandy conditions and lack of dense grass cover and/or presence of broadleaf species within the meadow areas, the subject lands are not considered to contain suitable bobolink or eastern meadowlark nesting habitat. Therefore, no adverse impacts on these species will occur as a result of the proposed development on the subject lands.

5.1.4 Breeding Birds (Including Eastern Wood-pewee (Special Concern) and Canada Warbler (Special Concern))

Breeding Bird surveys were carried out on the subject lands on June 7, June 20, and July 7, 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 7, 2023	June 20, 2023	July 7, 2023
Weather Conditions	Wind	Light breeze	Light breeze	Light breeze
	Cloud Cover	Sunny, some smoke from wildfires	Sunny	Sunny, few clouds
	Temperature	13 °C	17°C	23°C
	Precipitation	None	None	None
Sampling Point 1				
Time	7:57 am – 8:07 am	7:58 am – 8:08 am	7:44 am – 7:54 am	
Duration	10 minutes	10 minutes	10 minutes	
Sampling Point 2				
Time	8:15 am – 8:30 am	8:14 am – 8:24 am	8:01 am – 8:11 am	
Duration	15 minutes	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*), American robin (*Turdus migratorius*), American Redstart (*Setophaga ruticilla*), alder flycatcher (*Empidonax alnorum*), black-capped chickadee (*Poecile atricapillus*), black and white warbler (*Mniotilta varia*), Blackburnian warbler (*Setophaga fusca*), blue jay (*Cyanocitta cristata*), brown headed cowbird (*Molothrus ater*), chestnut sided warbler (*Setophaga pensylvanica*), chipping sparrow (*Spizella passerine*), common grackle (*Quiscalus quiscula*), common yellowthroat (*Geothlypis trichas*), eastern phoebe (*Sayornis phoebe*), grey catbird (*Dumetella carolinensis*), house finch (*Haemorhous mexicanus*), mourning dove (*Zenaida macroura*), Nashville warbler (*Leiothlypis ruficapilla*), northern cardinal (*Cardinalis cardinalis*), northern flicker (*Colaptes auratus*), ovenbird (*Seiurus aurocapilla*), pileated woodpecker (*Dryocopus pileatus*), red-eyed vireo (*Vireo olivaceus*), red-winged blackbird (*Agelaius phoeniceus*), rose-breasted grosbeak (*Pheucticus ludovicianus*), song sparrow (*Melospiza melodia*), yellow warbler (*Setophaga petechia*), and yellow-rumped warbler (*Setophaga coronata*).

No endangered, threatened or special concern bird species were noted on or adjacent to the subject lands. Negative impacts on bird species as a result of the proposed development will be minimized, provided the mitigation measures in this report, including maintaining the lots in as natural a state as possible and adhering to the tree removal windows, are properly adhered to.

5.1.5 Butternut (Endangered)

During the June 20, July 7 and July 20, 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 and adjacent lands, where possible. One (1) 23 cm dbh butternut tree was identified on the subject lands near the top of slope leading to the Indian River, as shown on **Map 3**. This tree is within the 46 metre setback from the top of slope.

A Butternut Health Assessment (BHA) was completed by Jp2g Consultants Inc. during the July 20, 2023 site visit for this butternut tree. Due to the amount of canker on the trunk of the butternut tree, the BHA identified the butternut tree as a Category 1 tree, which is considered unhealthy and does not need to be retained or compensated for. The BHA will however 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 provided any other applicable mitigation measures for tree removal are adhered to, although removal of this tree is not anticipated to occur.

5.1.6 Eastern Whip-poor-will (Threatened)

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. As weather conditions were favourable on each of the survey dates, a 500-metre survey radius was applied to the sampling point.

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 30, 2023
Lunar Phase		Waxing Gibbous	Waning Gibbous	Waxing Gibbous
Sunrise		5:21am	5:16am	5:18am
Sunset		8:40pm	8:49pm	8:55pm
Moonrise		1:34pm	12:40am	6:21pm
Moonset		2:28am	9:55am	2:28am
Weather Conditions	Wind	Light breeze	Light breeze	None
	Cloud Cover	None	Partly cloudy	None
	Temperature	18°C	13°C	14°C
	Precipitation	None	None	None
Sampling Point 3				
Time		11:28 pm – 11:34 pm	3:30 am – 3:36 am	12:20 pm – 12:26 am
Duration		6 minutes	6 minutes	6 minutes

5.1.7 Fish (Including Lake Sturgeon (Endangered))

The Ministry of Natural Resources and Forestry “Fish ON-Line” website (MNRF, 2022) was reviewed for fish occurrences for the Indian River. The following fish species were observed by MNRF in the Indian River to the northwest of the subject lands: brook trout (*Salvelinus fontinalis*), brown bullhead (*Ameiurus nebulosus*), common carp (*Cyprinus carpio*), largemouth bass (*Micropterus salmoides*), northern pike (*Esox lucius*), rock bass



(*Ambloplites repestris*), smallmouth bass (*Micropterus dolomieu*), walleye (*Sander vitreus*), white sucker (*Catostomus commersonii*) and yellow perch (*Perca flavescens*).

DFO's Aquatic Species at Risk Mapping Tool was reviewed for aquatic species at risk for the Indian River however, no aquatic SAR are reported in the river in the vicinity of the subject lands. As mentioned previously though, according to the Natural Heritage Information Center (NHIC) database, lake sturgeon (endangered) has been reported in the area and could potentially be utilizing the Indian River as habitat.

Fish and fish habitat are discussed further in section 5.7 of this report.

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 Township of Laurentian Valley Official Plan (2002), 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 some small wetland areas in the northeast portion of the subject lands as described in section 4.4 of this report. Though unevaluated, as described below, these wetlands do not support characteristics reflecting a PSW and are not connected to or otherwise associated with a PSW.

As noted in the meadow marsh and mixed swamp sections of this report, these wetlands lack diverse vegetation species and some pockets of pooled surface water were noted within the wetland areas. The water table for this area is assumed to be close to the ground surface and seasonally fluctuates, which is consistent with our observations. Based on the site visits carried out on the subject lands, the wetlands on the subject lands do not contain suitable turtle habitat and are not used by a wide variety of avian species. As the intermittent pockets of surface water on the subject lands are limited in duration and size based on field observations, they are also not likely to be used as breeding habitat by amphibians. Therefore, the wetlands on the subject lands do not have many significant ecological functions that need to be compensated for. It is anticipated that any ecological functions that the wetlands are currently providing will continue to exist post development within the proposed ditches, swales and stormwater pond on the property.

The stormwater "infrastructure will include ditches, swales, catchbasins, yard basins, manholes, storm piping, and a wet stormwater management pond providing quality and quantity control in accordance with municipal requirements." It is also anticipated that with the proposed stormwater design of the pond on-site, and ensuring post development flows do not exceed pre-development flows, that the potential downstream fish habitat will not be adversely impacted. Therefore the hydrological functions of the on-site wetlands will also be maintained by the proposed stormwater design post-development.

As the wetlands on site lack large areas of standing water, and as they do not contain many features and functions, these wetlands can be removed provided the mitigation measures in this report are properly implemented. We do not believe that these wetlands would be considered significant following an evaluation using the Ontario Wetland Evaluation System. Therefore, although the on-site wetlands will be impacted as a result of the development on the subject lands, it is anticipated that the proposed ditches, swales and stormwater management pond on the subject lands as part of the stormwater management plan will provide a similar ecological and hydrological function post development as the existing wetland, pre-development.

5.3 Significant Woodlands

Section 7.0 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 woodlands.

Significant woodlands have not been identified on the subject lands according to the Township of Laurentian Valley Official Plan Natural Heritage Areas Schedule (Jp2g Consultants Inc., 2002) and the County of Renfrew Official Plan Natural Heritage Features Map (County of Renfrew Development and Property Department, 2021). However, as wooded areas are located on/adjacent to the subject lands and are located in Ecoregion 6E, an assessment for woodland significance was carried out for the wooded areas on/adjacent to the subject lands.

As there is an abundance of forested areas in the Township, the minimum woodland size criteria used in this assessment to determine significance is 50 hectares. The forested area along the southwestern property line of the subject lands (10 acres) is part of a larger generally contiguous forest (>123.5 ac (50 ha)) located along the Indian River on adjacent lands to the south. The other smaller forest patches on the northeastern portion of the subject lands are not considered to be generally contiguous with the overall forest as they are separated by at least 20 metres of non-forest habitat and so they haven't been included in the assessment. Due to the irregular shape of the woodlands in the southwestern portion of the subject lands and the proximity of these woodlands to a break in canopy cover associated with the Indian River and the meadows on the subject lands, no interior forest habitat (determined with a 100-metre buffer) is located on the subject lands. Some interior habitat is however, present on the adjacent lands to the southwest. Some of the overall contiguous forest habitat will be lost on the subject lands (approximately 6 acres) as a result of the proposed development, which would result in the removal of up to 0.56 acres of interior forest habitat. Greater than 8 hectares of interior forest habitat will still remain on adjacent lands and therefore, the woodlands on and adjacent to the subject lands will still meet the woodland size criteria and interior woodland criteria for significant woodlands post-development.

The forest on and adjacent to the subject lands is also considered functionally important as it provides some linkage functions to the Indian River located on adjacent lands. As only a relatively small amount of the overall continuous forest (approximately 6 acres or <5%) would need to be removed as a result of the proposed development on the subject lands, and as at least 70 metres of woodlands will remain along the Indian River post development, the proposed development is not anticipated to impact the linkage functions associated with the site and will not impact the ability of this forest to function as significant woodlands post development, provided the subject lands are maintained in as natural a state as possible and provided the other mitigation measures outlined in Section 8.0 of this report are properly implemented.

5.4 Significant Valleylands

Section 8.0 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 valleylands.

Significant valleylands have been identified on the County of Renfrew Official Plan Natural Heritage Features Map (County of Renfrew Development and Property Department, 2021), along the banks of the Indian River which is located on the northwestern portion of the subject lands. The Indian River is a well-defined watercourse (Photo 8) that contains flowing water, fish habitat and provides a linkage function to other natural areas. The lands along the Indian River on the subject lands contain steep topography and natural vegetation which is at least 30 metres wide (Photo 9). Therefore, as the valleylands along the Indian River meet at least one of the significant valleylands criteria outlined in the Natural Heritage Reference Manual (Ministry of Natural Resources, 2010), the valleylands on/adjacent to the subject lands would be considered significant.

In order to maintain the features and functions of this valleyland, a 46-metre setback from the top of slope on the subject lands should be implemented as per the Slope Stability Assessment prepared by Morey Associates

Ltd. (2022) and be maintained in as natural a state as possible.. This setback and buffer area will be sufficient to ensure no adverse impacts occur on the significant valleylands along the Indian River.

*Photo 8 – Site Conditions of Indian River.
Subject Lands are on Lefthand Side of Photo.
View Looking South from Abandoned CN Railway Bridge.
Photo Taken July 20, 2023.*



*Photo 9 – Site Conditions of Slope Leading to Indian River.
Photo Taken July 20, 2023.*



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 6E that have the potential to occur on 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)

The NHIC database identified a colonial waterbird nesting area in the vicinity of the subject lands, which is assumed to be within the Indian River, located adjacent to the subject lands. As no development will be located within approximately 70 metres of the River, no adverse impacts on the waterfowl stopover and staging area will occur as a result of the proposed development.

5.5.1.2 Shorebird Migratory Stopover Area

According to the Significant Wildlife Habitat Criteria Schedule for Ecoregion 6E (Ontario Ministry of Natural Resources and Forestry, 2015), shorebird migratory stopover areas include: “*Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats.*”.

The shoreline of the subject lands is steep and is well vegetated, and none of the indicator species were noted during the fieldwork that was carried out at the subject lands, so the potential for the subject lands as a shorebird migratory stopover area is low. However, as no development will be located within approximately 70 metres of the shoreline, no adverse impacts on the potential shorebird migratory stopover area will occur as a result of the proposed development.

5.5.1.3 Raptor Wintering Area

The field/meadow habitat on the subject lands is not large enough (< 15 hectares) to be used in conjunction with the adjacent forested habitat as a raptor wintering area. Therefore, raptor wintering area habitat is not considered to be present on the subject lands.

5.5.1.4 Bat Maternity Colony

According to the Significant Wildlife Habitat Criteria Schedule for EcoRegion 6E (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.

5.5.1.5 Turtle Wintering Area

The Indian River located on adjacent lands to the northwest has the potential to be used as a turtle wintering area. As all development will occur at least 70 metres from the River, no adverse impacts as a result of the proposed development are anticipated to occur on the potential turtle wintering area in the River.

5.5.1.6 Colonial Nesting Bird Breeding Habitat (Bank and Cliff)

According to the Significant Wildlife Habitat Criteria Schedule for EcoRegion 6E (Ontario Ministry of Natural Resources and Forestry, 2015), colonial nesting bird breeding habitat (bank and cliff) is any site or area that has: *“eroding banks, sandy hills, borrow pits, steep slopes, and sand piles.”*

Steep slopes with exposed soils and some eroding banks are present on the subject lands along the shoreline of the Indian River that could potentially contain colonial nesting bird breeding habitat (bank and cliff), however neither of the indicator species were noted during the fieldwork that was carried out at the subject lands. As there will be no structures within 46 metres of the top of slope, no adverse impacts as a result of the proposed development are anticipated to occur on the potential colonial nesting bird breeding habitat (bank and cliff) habitat on the subject lands.

5.5.1.7 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. Therefore, the proposed development will not have an adverse impact on deer yards.

5.5.2 Rare Vegetation Communities

Rare vegetation communities were not noted on or adjacent to the subject lands during the site visits to the property.

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

Some small wetlands are located in the northeastern portion of the subject lands which are intermixed with upland habitat. Very little standing water was noted within these wetland areas 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 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 forested shoreline 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 the subject lands.

5.5.3.3 Woodland Raptor Nesting Habitat

No interior woodland raptor nesting habitat (determined with a 200 metre buffer), is located on the subject lands or within 120 metres on the adjacent lands. Therefore, although the woodlands on/adjacent to the subject lands meet the minimum woodland area criteria (>30 hectares), they do not meet the minimum interior habitat criteria of >10 hectares in the vicinity of the subject lands. Therefore, woodland raptor nesting habitat is not considered to be present on/within 120 metres of the subject lands.

5.5.3.4 Turtle Nesting Areas

The subject lands contain some sandy trails which are located in open sunny areas which have the potential to be utilized by turtles for nesting. The subject lands are also located adjacent to the former CN railway which contains a gravel surface, that may be utilized by turtle species as nesting habitat as well, but it would not be considered significant wildlife habitat as it is a manmade feature. No turtles or evidence of turtle nesting activity was observed during the site visits to the subject lands. Provided the mitigation measures in section 8 of this report, including installing exclusion fencing around the work areas prior to the turtle nesting season and covering stockpiles of materials to prevent nesting, no adverse impacts will occur on any potential turtle nesting areas on the subject lands.

5.5.3.5 Seeps and Springs

A few springs were noted in the side of the steep slope on the subject lands leading to the shoreline of the subject lands. The subject lands would therefore meet the criteria for significant wildlife habitat as there are at least 2 seeps/springs on site. These features are located below the limits of the hazard lands identified by the Slope Stability Assessment that was prepared by Morey Associates Ltd. (2022) and will not be developed, nor will development occur within at least 46 meters of the top of slope, and the slope will remain in a natural state. Therefore, no adverse impacts are anticipated to occur on these features as a result of the proposed development on the subject lands.

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. The guideline also states that woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat. The ELC communities that are associated with woodland amphibian breeding habitat include SWM but not MAM. Regardless, these vegetation communities did not contain any ponds or pools >500 m². The small pockets of water that were observed within these vegetation communities were shallow features which fluctuate seasonally. Therefore, the swamp wetland on the subject lands is not considered to contain woodland amphibian breeding habitat.

5.5.3.7 Area-Sensitive Bird Breeding Habitat

No interior forest habitat (determined with a 200 metre buffer), is located on the subject lands or within 120 metres on the adjacent lands. Therefore, although the woodlands on/adjacent to the subject lands meet the minimum woodland area criteria (>30 hectares), they do not contain any interior habitat in the vicinity of the



subject lands. Therefore, area-sensitive bird breeding habitat is not considered to be present on/within 120 metres of the subject lands.

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

Some small wetlands are located in the northeastern portion of the subject lands which are intermixed with upland habitat. Very little standing water was noted within these wetland areas and none of the indicator species were noted during the site visits to the property. Therefore, suitable marsh breeding bird habitat is not considered to be present on the subject lands.

5.5.4.2 Special Concern and Rare Wildlife Species

Canada warbler, snapping turtle and eastern wood-pewee were identified as potentially occurring on 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, maintaining the lots in as natural a state as possible, installing turtle exclusion fencing etc., 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 amphibian breeding habitat or deer wintering habitat were noted on or adjacent to the subject lands, there is no potential for 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 Township of Laurentian Valley Official Plan (Jp2g Consultants Inc., 2008), the County of Renfrew Official Plan, 2021 (County of Renfrew Development and Property Department, 2021) and the MNR'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 Indian River located on adjacent lands to the west. The wetlands and ditch along the northern property line do not likely contain fish habitat due to their lack of large areas of standing water, lack of connection with other surface water features or steep topography along the River which would limit fish ability to access these features.

As no development on the subject lands will occur at least 70 metres from the Indian River, no adverse impacts on any fish or fish habitat are anticipated to occur as a result of the proposed development provided the 46 metre slope stability setback and vegetated buffer area is maintained on the subject lands along the top of slope leading to the Indian River, and the sediment and erosion control measures outlined in section 8.0 of this report are properly implemented.

A buffer area is not proposed for the ditch along the northern property line, as this ditch does not support direct fish habitat and it is anticipated that sufficient water quality and quantity controls will be implemented for this area as per the Functional Servicing Report and Stormwater Management Plan, dated March 2023, prepared by



Jp2g Consultants Inc. Therefore, no adverse impacts are anticipated to occur within the water quality of this ditch or any downstream fish habitat.

6 Stormwater

A Functional Servicing Report and Stormwater Management Plan has been prepared by Jp2g Consultants Inc., dated March 2023 for the proposed development which states that *“This infrastructure will include ditches, swales, catchbasins, yard basins, manholes, storm piping, and a wet stormwater management pond providing quality and quantity control in accordance with municipal requirements.”* It is understood that the stormwater pond will outlet towards Elgin Street. Therefore, as the offsite flows will be controlled post development, no adverse effects on any potential downstream habitat will occur as a result of the proposed development.

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 some of the subject lands as having a high wildland fire risk. A Wildland Fire Risk and Hazard Assessment Form has been completed based on the mixed forest type on the subject lands and the anticipated structural components of the future buildings and structures on the proposed residential lots. This form is included in **Appendix C**. The results from this assessment (score of 34) indicate that the risk of wildland fire risk is high (score 30 - 35). 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 Township of Laurentian Valley 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:

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 1 and March 14th.

- a. If tree removal (>10 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 in June and 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.
 - i. Large scale tree removal within this window is not recommended, as it can be difficult to determine roosting in large forested habitats.
3. The Butternut Health Assessment prepared by Jp2g Consultants Inc. will need to be submitted to the MECP prior to any site disturbances within 50 metres of the butternut tree. Following the 30-day review period by the Ministry, although not anticipated, the Category 1 butternut tree can be removed, provided any other applicable mitigation measures for tree removal are adhered to.
4. If any other butternut trees are noted in or adjacent to the proposed work areas, 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.
5. 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 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 31th, in order to prevent potential movement of turtle 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) should 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 earliest
 - 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. Any turtles observed during the construction phase are to be relocated outside of the work area as required to ensure they are not endangered by the construction activities.
6. To ensure that no/limited adverse impacts occur on the woodlands, valleylands, wetlands, watercourses, fish habitat within the Indian River as well as the potential/confirmed significant wildlife habitat located on and adjacent to the subject lands, the following recommendations are to be implemented:
 - a. As per the slope stability assessment, a 46-metre-wide setback from the top of slope to the Indian River (which will be greater than 30 metres from the River itself) is required. This setback and buffer area shall be maintained in a natural vegetated state on the subject lands Any trails to be constructed on the lots are to be constructed with permeable surface materials. Native trees and shrubs could also be planted within the open portions of the setbacks.
 - b. 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.



- c. The ditches and swales on the subject lands are to remain in a natural state as possible, except for any ditch/swale maintenance activities that may be needed.
- d. At the time that the on-site wetlands will be filled in:
 - i. if there is standing or flowing water present, defishing, if applicable, will need to occur prior to filling it in. A sampling permit will be required from MNRF for the defishing.
 - ii. the filling activities on the property should only be done on those portions of the property where the on-site access road will be located and to provide a suitable building area for a dwelling, well, septic system and small front and rear lawn on each lot or to grade the lots. The filling activities should start in the southern portion of the wetland and proceed in a northerly direction on the subject lands in order to encourage any wildlife utilizing the wetlands on the subject lands to re-locate to the north towards the stormwater pond / ditch along the CN Railway.
- e. 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.
- f. 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.
- g. Additional mitigation measures to minimize the potential for inputs of sediments and other contaminants into the wetlands, watercourses 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.
- h. The quality controls and best management practices outlined in the Functional Servicing Report and Stormwater Management Plan by Jp2g Consultants Inc., dated March 2023 are to be properly implemented.
7. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located as required in the vicinity of the site prior to construction.
8. If any SAR (alive or injured) are observed or if an active 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.
9. Any occurrences of species at risk found on site should be submitted to the Natural Heritage Information Centre as soon as possible.
10. 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.

9 Conclusion

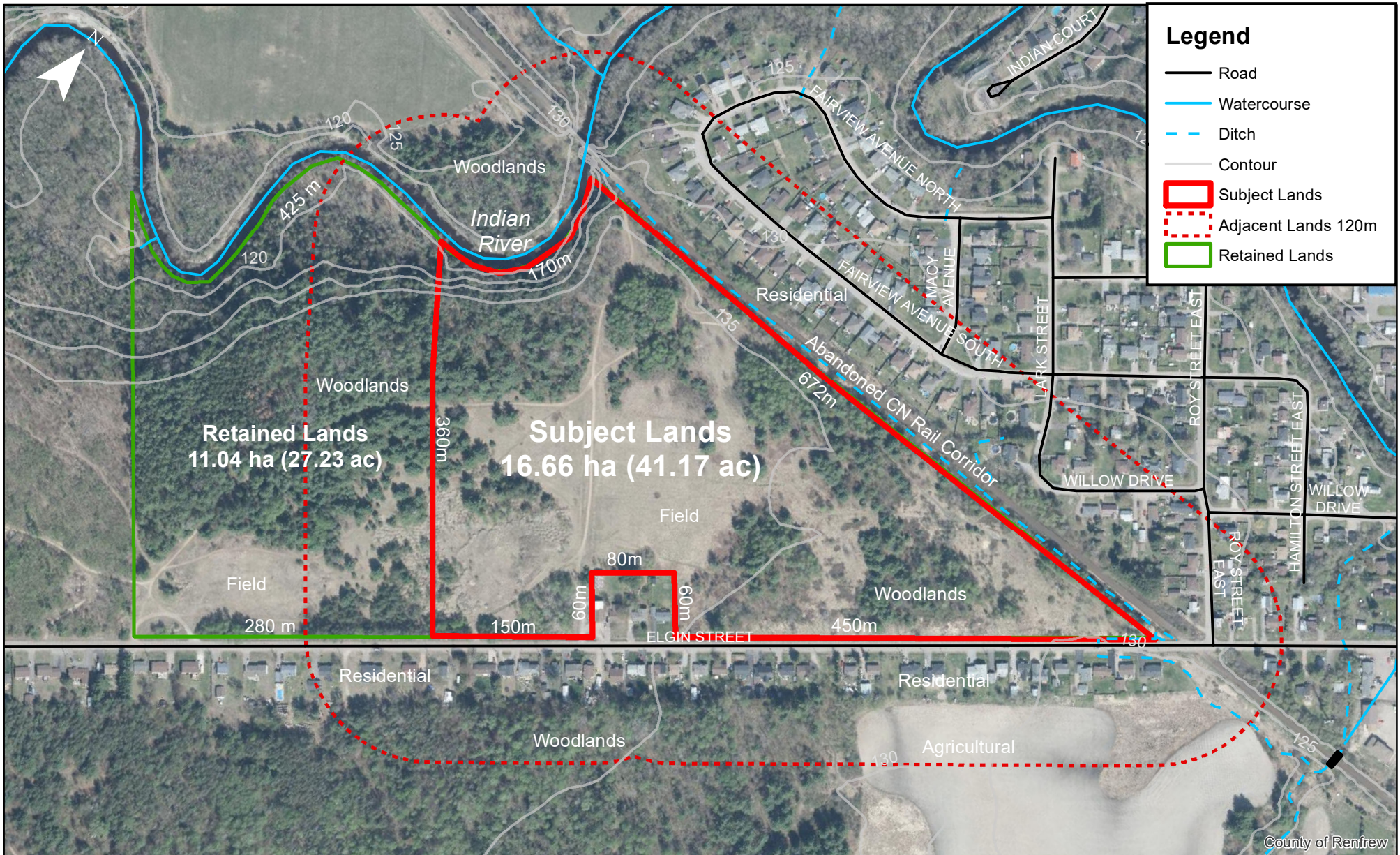
No adverse impacts on the potential or confirmed significant natural heritage features and areas on/adjacent to the subject lands are anticipated to occur, provided the mitigation measures outlined in this report are properly implemented. Therefore, the subdivision proposal will be consistent with the Natural Heritage policies of the Township of Laurentian Valley Official Plan, 2002 and the Provincial Policy Statement (PPS), 2020.



10 References

- County of Renfrew. 2002. Official Plan of the Township of Laurentian Valley
- County of Renfrew Planning Division. August 2021. County of Renfrew Official Plan.
- FireSmart Canada. No date. FireSmart Begins at Home Guide.
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- Morey Associates Ltd. May 30, 2022. Slope Stability Assessment, Proposed Lapointe Residential Subdivision, Elgin Street, Part Lot 21, Concession 1, Geographic Township of Stafford, Township of Laurentian Valley, Ontario.
- Ontario Ministry of Natural Resources. March 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition. Toronto: Queen's Printer for Ontario.
- Ontario Ministry of Natural Resources and Forestry. January 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E.
- Ontario Ministry of Natural Resources and Forestry. August 2017. Wildland Fire Assessment and Mitigation Reference Manual in support of Provincial Policy Statement, 2014.
- Ontario Ministry of Natural Resources and Forestry Species at Risk Branch. December 2014. DRAFT Survey Protocol for Eastern Whip-poor-will (*Caprimulgus vociferus*) in Ontario.
- Ministry of Natural Resources. 2011. Bats and Bat Habitats: Guidelines for Wind Power Projects.
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- Ministry of Natural Resources and Forestry. 2020. Wildlife Values Area Mapping.
- Ministry of Natural Resources Policy Division Species at Risk Branch. 2011. Survey Methodology under the Endangered Species Act, 2007: *Dolichonyx oryzivorus* (Bobolink).
- Ministry of Northern Development, Mines, Natural Resources and Forestry. 2022. Fish ON-Line
- Ontario Ministry of Natural Resources. March 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition. Toronto: Queen's Printer for Ontario.

End of report.



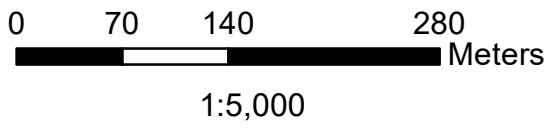
Legend

- Road
- Watercourse
- - - Ditch
- Contour
- ▭ Subject Lands
- ▭ Adjacent Lands 120m
- ▭ Retained Lands

Retained Lands
11.04 ha (27.23 ac)

Subject Lands
16.66 ha (41.17 ac)

Notes:
1. Map Layers Obtained from LIO



Map 1:
Site and Surrounding Land Use

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

Date: February 2024 Project No. 20-7037H

County of Renfrew



ADDITIONAL INFORMATION

UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O., 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 1-98 SINGLE DETACHED RESIDENTIAL LOTS, BLOCKS A, B, C, MED DENSITY RESIDENTIAL BLOCK D, BLOCK E, BLOCK F, ...
- e) TO THE NORTH - PRIVATE TRAIL & RESIDENTIAL TO THE EAST - RESIDENTIAL.
- f) TO THE SOUTH - RESIDENTIAL.
- g) TO THE WEST - FOREST, VACANT.
- h) AS SHOWN ON DRAFT PLAN.
- i) AS SHOWN ON DRAFT PLAN.
- j) MUNICIPAL WATER
- k) SAND/SANDY LOAM
- l) AS SHOWN ON DRAFT PLAN.
- m) MUNICIPAL ROADS, SANITARY SEWERS, WATER & STORM SEWERS.
- n) AS SHOWN DRAFT PLAN.

OWNER'S AUTHORIZATION

I AUTHORIZE James W. Lapointe (INC.) TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF RENFREW FOR APPROVAL.

DATE: JAMES W. LAPOINTE MOTOR HOLDINGS INC.

SURVEYOR'S CERTIFICATION

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

DATE: ADAM KASPRZAK, O.L.S.

THIS DRAFT PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51(31) OF THE PLANNING ACT ON _____ DAY OF _____, 2023.

BRUCE HOWARTH, MCE, RPP
MANAGER OF PLANNING, DEVELOPMENT & PROPERTY DEPARTMENT,
COUNTY OF RENFREW

TOTAL LAND AREA: 16.69 HA (41.17 ACRES)
UNIT DENSITY: 56 UNITS TOTAL
1.38 UNITS/ACRE

No.	DATE	BY	REVISION COMMENTS
1	2023-11	INTECH	DRAFT PLAN OF SUBDIVISION

ELGIN STREET SUBDIVISION
PEMBROKE, ONTARIO
DRAFT PLAN OF SUBDIVISION
PART OF LOT 31, CONCESSION 1 GEOGRAPHIC TOWNSHIP OF STAFFORD TOWNSHIP OF LAURANTIAN VALLEY COUNTY OF RENFREW

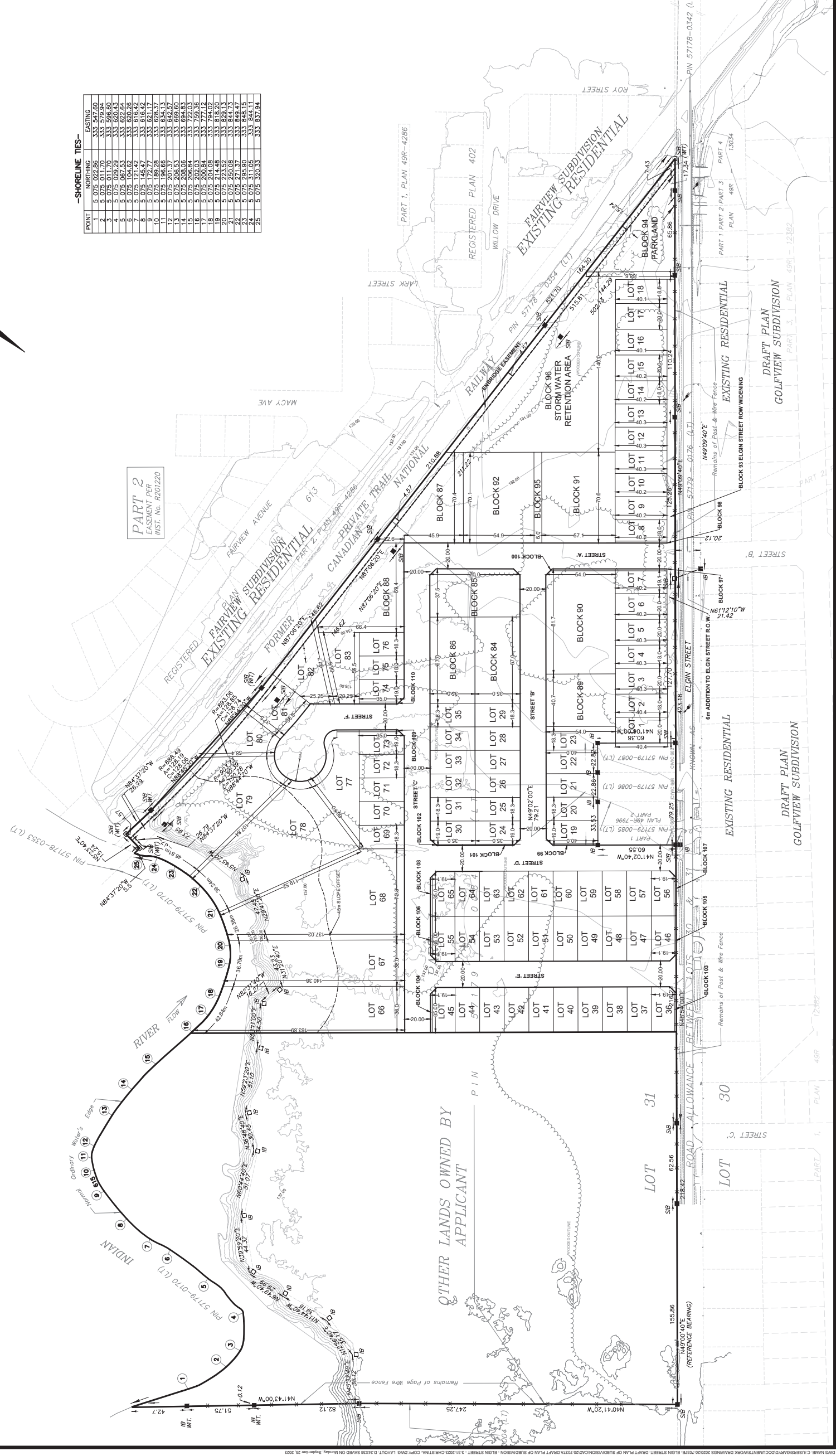
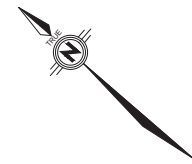
Jp2g Consultants Inc.
ENGINEERS - PLANNERS - PROJECT MANAGERS
12 INTERNATIONAL DRIVE PEMBROKE, ON
K0A 1R0 (2020) Tel: 613-734-6443
1150 MCNICOLL ST. SUITE 100
PEMBROKE, ONTARIO K0A 1R0
PROJECT No.: 2070376

DESIGNED: INF/JEH	DRAFTED: WBF/CRY
CHECKED: INF	APPROVED: JEH
SCALE: H=1:1500	

DRAFT PLAN OF SUBDIVISION

-SHORELINE TIES-

POINT	NORTHING	EASTING
1	5 075 022.86	333 547.60
2	5 075 021.70	333 546.60
3	5 075 011.70	333 596.60
4	5 075 029.29	333 620.43
5	5 075 067.63	333 627.56
6	5 075 121.42	333 616.42
7	5 075 145.47	333 616.42
8	5 075 169.26	333 626.37
9	5 075 196.65	333 634.13
10	5 075 201.37	333 642.57
11	5 075 205.06	333 642.57
12	5 075 205.06	333 642.57
13	5 075 205.06	333 642.57
14	5 075 205.06	333 642.57
15	5 075 205.06	333 642.57
16	5 075 205.06	333 642.57
17	5 075 205.06	333 642.57
18	5 075 205.06	333 642.57
19	5 075 214.48	333 616.20
20	5 075 214.48	333 616.20
21	5 075 250.08	333 644.73
22	5 075 271.37	333 644.73
23	5 075 295.60	333 644.13
24	5 075 300.33	333 644.13
25	5 075 300.33	333 637.94



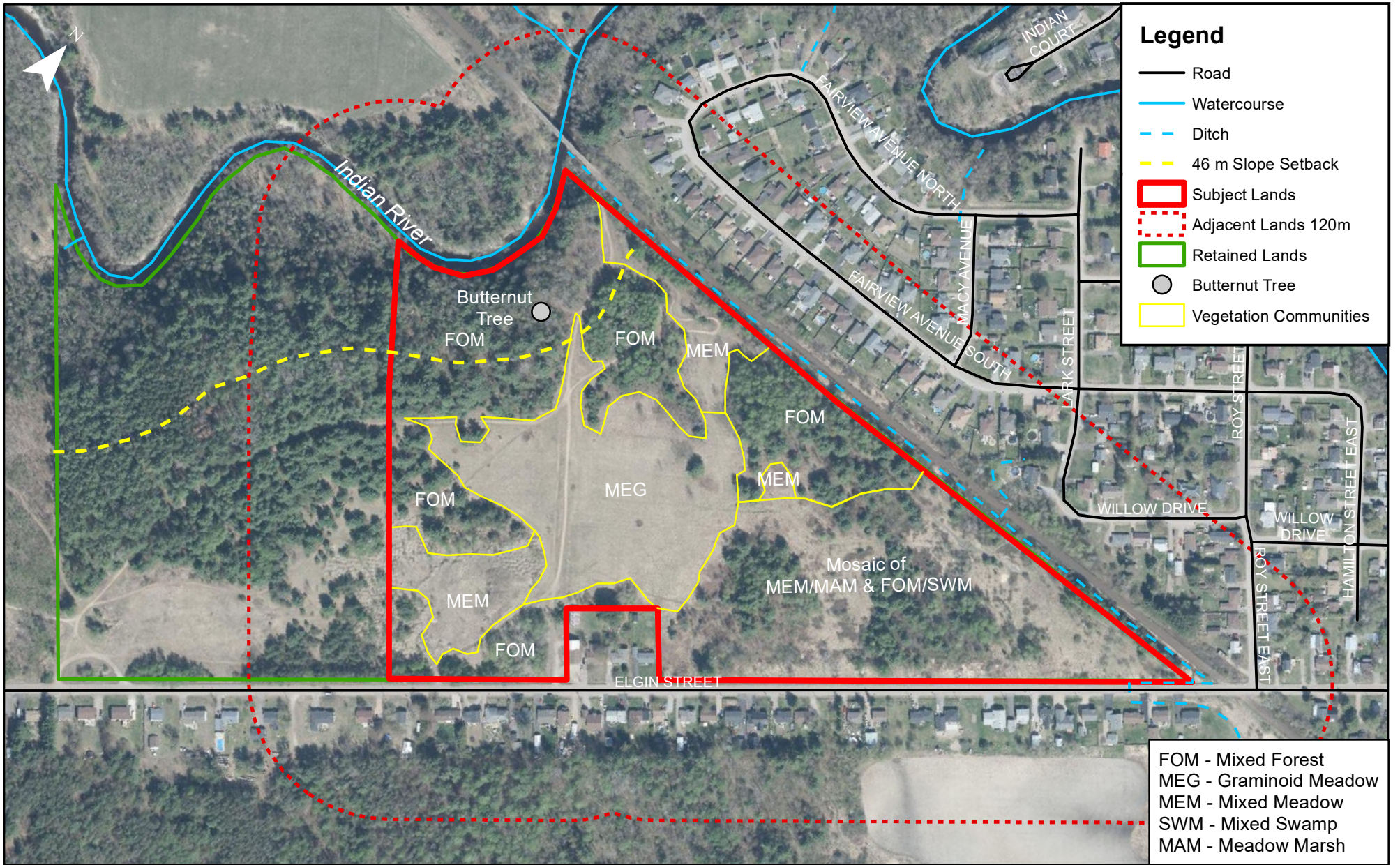
PART 2
EASEMENT REF.
INST. No. R201220

OTHER LANDS OWNED BY APPLICANT

LOT 31

LOT 30

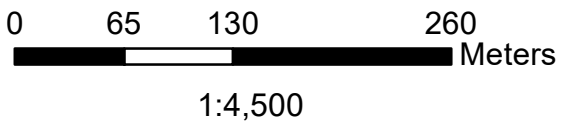
LOT 1



- Legend**
- Road
 - Watercourse
 - - - Ditch
 - - - 46 m Slope Setback
 - ▭ Subject Lands
 - - - Adjacent Lands 120m
 - ▭ Retained Lands
 - Butternut Tree
 - ▭ Vegetation Communities

FOM - Mixed Forest
 MEG - Graminoid Meadow
 MEM - Mixed Meadow
 SWM - Mixed Swamp
 MAM - Meadow Marsh

Notes:
 1. Map Layers Obtained from LIO

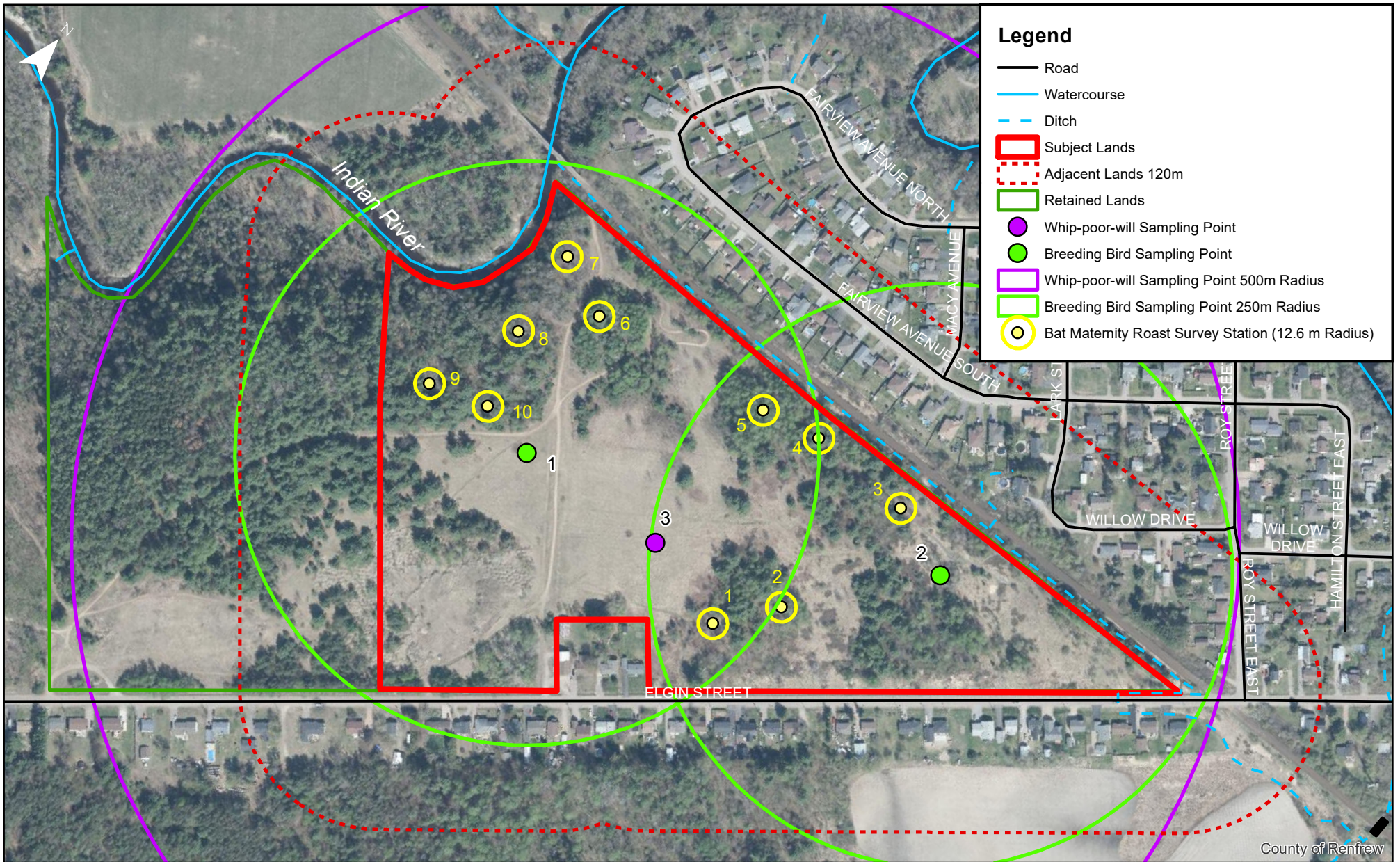


**Map 3:
 Vegetation Communities**



Date: February 2024

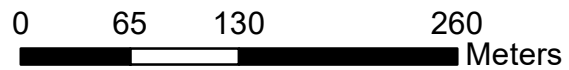
Project No. 20-7037H



Legend

- Road
- Watercourse
- - - Ditch
- ▭ Subject Lands
- - - Adjacent Lands 120m
- ▭ Retained Lands
- Whip-poor-will Sampling Point
- Breeding Bird Sampling Point
- Whip-poor-will Sampling Point 500m Radius
- Breeding Bird Sampling Point 250m Radius
- Bat Maternity Roast Survey Station (12.6 m Radius)

Notes:
1. Map Layers Obtained from LIO



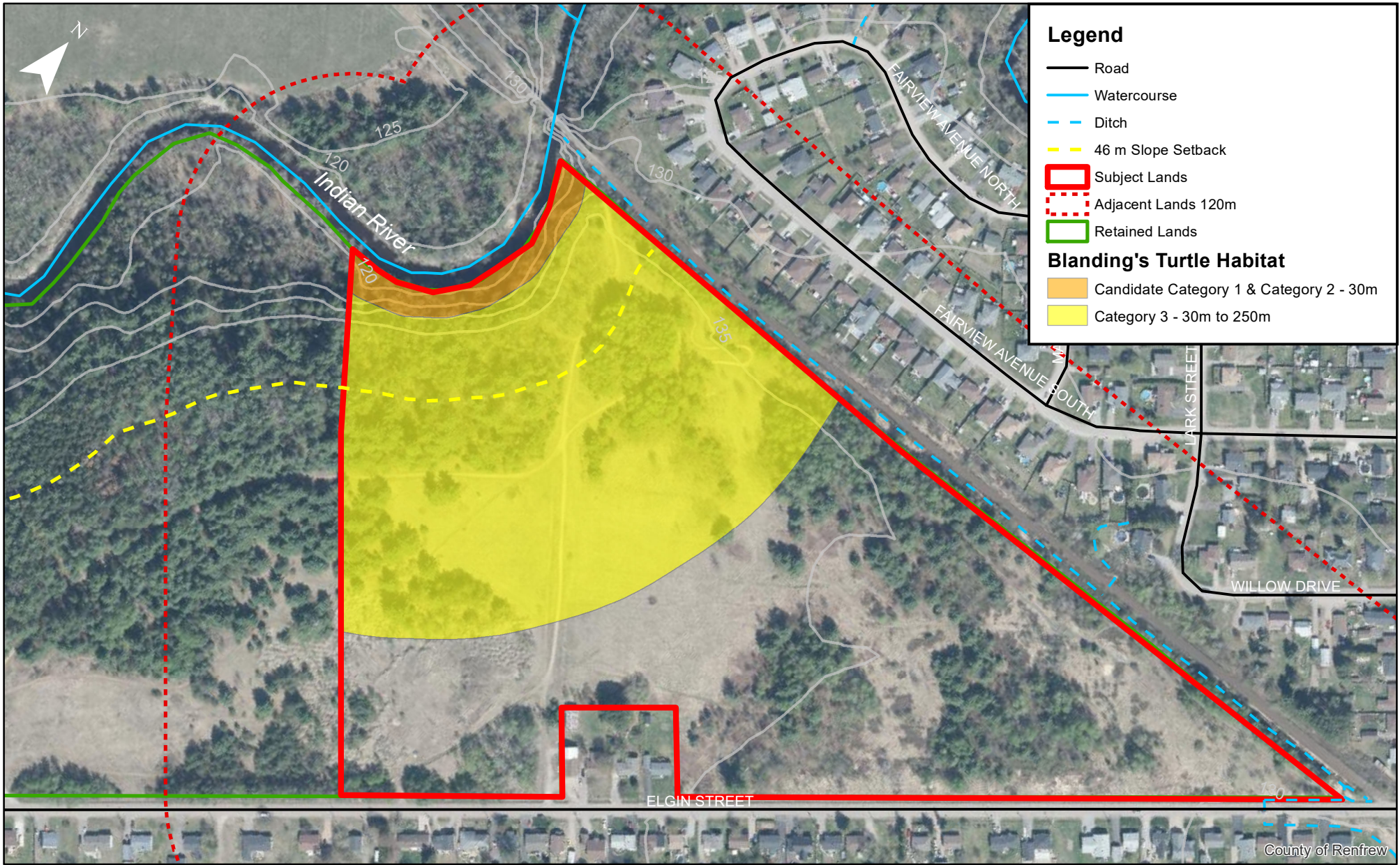
1:4,500

**Map 4:
Sampling Points**

J2 Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

Date: February 2024

Project No. 20-7037H



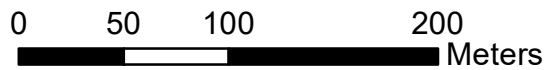
Legend

- Road
- Watercourse
- - - Ditch
- - - 46 m Slope Setback
- ▭ Subject Lands
- ▭ Adjacent Lands 120m
- ▭ Retained Lands

Blanding's Turtle Habitat

- ▭ Candidate Category 1 & Category 2 - 30m
- ▭ Category 3 - 30m to 250m

Notes:
1. Map Layers Obtained from LIO



1:3,606

Map 5: Blanding's Turtle Habitat

J2y Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

Date: February 2024

Project No. 20-7037H

County of Renfrew



Appendix A

Bryana Kenny

From: Andrea Coppins <Andrea.Coppins@cambium-inc.com>
Sent: Monday, March 6, 2023 9:35 AM
To: Bryana Kenny
Cc: Cambium Admin; Lauree Armstrong; Anthony Hommik; Bruce Howarth; Anne McVean
Subject: Revised EIS Peer Pre-consultation (Lapointe-Elgin Street Plan of Subdivision Proposal - Twp of Laurentian Valley) (12875-014)

****EXTERNAL EMAIL**** Please use caution.

Good morning Bryana,

Based on the comments recently received from the County of Renfrew, Cambium has made slight adjustments to the comments on the Terms of Reference (ToR) previously submitted for this Site. Please review the adjusted ToR below, and don't hesitate to reach out if you have any questions.

Cambium has reviewed the concept plans and Terms of Reference (ToR) for the Environmental Impact Study for the Elgin St. draft plan of subdivision in Township of Laurentian Valley, County of Renfrew. The EIS is required to demonstrate conformity with the natural heritage policies of the Provincial Policy Statement (PPS, 2020), the municipal official plans, and to demonstrate compliance with the Endangered Species Act (ESA, 2007). The Site is located in Ecoregion 6E.

Provincial Policy Statement

To demonstrate conformity with the PPS under the Planning Act, an evaluation of potential impacts to the following natural heritage features and functions should be completed for the Site:

- Significant wetlands
- Significant coastal wetlands
- Significant woodlands
- Significant valleylands
- Significant wildlife habitat (SWH)
- Areas of natural and scientific interest (ANSI)
- Fish habitat
- Habitat of endangered and threatened species

Note that the PPS requires an evaluation of potential impacts to natural heritage features and the associated adjacent lands (typically 120 m from the boundary of the natural heritage feature). To satisfy these requirements of the PPS, in addition to the Site visits proposed in the ToR, the following should be considered:

Significant Wildlife Habitat (SWH)

To address the potential for bat maternity roost habitat, which may be protected as SWH, bat maternity roost surveys should be undertaken in any mixed forest areas where mature tree removal is proposed. These surveys should occur during the leaf off period, in accordance with Ministry of Environment, Conservation and Parks (MECP) guidance. If no suitable ELC types (FOD, FOM, SWD, SWM) are present on the Site, these surveys can be omitted.

To address the potential for special concern species to occur on the Site, 2 breeding bird surveys should be completed in accordance with the Ontario Breeding Bird Atlas (OBBA) protocol. These surveys are requested to ensure that the breeding habitat of Canada Warbler (record in NHIC square overlapping the Site) and Grasshopper Sparrow (within regional distribution) is adequately considered as potential SWH – Special Concern and Rare Wildlife Species.

Significant Valleylands

Cambium notes that Valleylands are mapped adjacent to the Indian River (Schedule B4 of the County OP), and this feature should be evaluated for significance, including appropriateness of the typical 30 m watercourse setback, as a component of the EIS.

Fish Habitat

Fish habitat is present in the Indian River. The EIS should contain a discussion of potential impacts to adjacent fish habitat and appropriate mitigation measures/best management practices to ensure no negative impact.

Species at Risk Considerations – Compliance with Endangered Species Act (ESA, 2007)

Eastern Whip-poor-will (EAWP) - Threatened: There are few records for EAWP in the regional area, and no NHIC records overlapping the Site; however, based on habitat characteristics and potential for this species to occur based on regional distribution, Cambium agrees that 3 surveys for this species should be undertaken in accordance with the MNRF Survey Protocol for this species.

Bobolink (BOBO) and Eastern Meadowlark (EAME) - Threatened: The habitat patch available on the Site is the minimum required habitat size to support these species. Due to NHIC records overlapping the Site, Cambium agrees that targeted surveys for these threatened species are warranted.

Blanding's Turtle - Threatened: Due to the record of Blanding's Turtle within the NHIC square overlapping the Site, observations of habitat conditions for turtle nesting should be documented, and mitigation measures recommended as necessary in the EIS. To ensure compliance with the ESA, MECP should be contacted directly to confirm whether targeted surveys for Blanding's Turtle are required, due to the occurrence record in the 1km grid square overlapping the Site (which is assumed to be related to the Indian River along the northwest boundary of the Site).

Township of Laurentian Valley Official Plan

To demonstrate consistency with the Township OP, the following sections should be discussed in the EIS, as appropriate:

- Section 2.2(9) – Forestry, Spawning Beds, Deer Yards and Wildlife Habitat
- Section 2.2(21) – Provincially Significant Wetlands – while no wetlands are presently identified on the Site, a statement about wetland significance should be included in the EIS should wetlands be confirmed on the Site or adjacent lands
- Section 2.2(28) – Water Setback and Protection of Shoreline Integrity (note 30 m setback requirement from high water mark for all structures and private waste disposal systems)

Best Management Practices

As per Section 2.2(23) of the County Official Plan, impacts that are anticipated from a proposed development application on the following natural heritage features and functions should be evaluated:

- Fish and aquatic habitat
- Significant Wetlands
- Significant Woodlands
- Significant Valleylands
- Significant Wildlife habitat
- Areas of Natural and Scientific Interest (ANSI's)
- Other Environmentally Significant Areas (ESA's)

This section of the OP is generally consistent with the PPS, and should be satisfied through addressing the PPS requirements. Standard EIS reporting requirements are outlined in the County OP Section 2.2(23) and Cambium *suggests* that these guidelines be integrated into the report submission.

General Considerations:

Soil characterization (in situ with soil auger) should be completed in support of wetland delineations, should any wetland areas be identified on the Site.

Cambium trusts that this meets with your needs to ensure that natural heritage features and functions are adequately considered in the development review process. Should you have any questions with respect to this correspondence, please do not hesitate to contact me.

Kind regards,
Andrea



Andrea Coppins, B.A. Hon., Dipl.
Project Manager/Senior Ecologist

Cambium - Peterborough

📱 705.768.1324



Appendix B

Bryana Kenny

From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: Tuesday, May 23, 2023 11:15 AM
To: Bryana Kenny
Subject: RE: Subdivision Proposal - Elgin St
Attachments: DRAFT-Proponents Guide to Preliminary Screening-May 2019.pdf

****EXTERNAL EMAIL**** Please use caution.

Hello Bryana,

Thank you for your submission to the Ministry of the Environment, Conservation and Parks (MECP) about species at risk (SAR).

MECP is responsible for the administration of the *Endangered Species Act, 2007* (ESA) ([Endangered Species Act, 2007, S.O. 2007, c. 6 \(ontario.ca\)](#)). The ESA provides for the protection and recovery of species on the Species at Risk in Ontario (SARO) List ([O. Reg. 230/08: SPECIES AT RISK IN ONTARIO LIST](#)). The ESA includes prohibitions against killing, harming, harassing, capturing or taking a living member of a species listed as extirpated, endangered, or threatened on the SARO List (section 9) and against damaging or destroying the habitat of a species listed as endangered or threatened on the SARO List (section 10), without an exemption or authorization.

Seeking an ESA authorization or exemption is a proponent-led process. **This means that the person carrying out an activity is responsible for determining whether SAR and their habitat are present on or around the site of the activity, and ultimately ensuring their actions do not contravene the ESA.**

For information about assessing which SAR may be present on or in the area of your site, please refer to the MECP's draft "Client's Guide to Screening for Species at Risk" (attached).

You may proceed with the screening on your own or you may wish to consider hiring a qualified professional to perform a screening on your behalf. MECP recommends that the services of a professional environmental consultant be retained to assist in the completion of a screening, field assessments and surveys. An environmental consultant will be able to provide advice and direction on the type of surveys that should be performed and will be able to interpret the results of any surveys carried out.

If after carrying out a thorough SAR screening, including any field assessments and surveys that might be necessary, there is **no evidence of SAR or SAR habitat located on or adjacent to the site of your activity** and your activity will therefore not cause any prohibited impacts, an exemption or authorization under the ESA would not be necessary to proceed. The ministry strongly recommends that you document your SAR screening and assessment and rationale for avoiding prohibited impacts for future reference if needed. Proponents are responsible for ensuring their actions do not contravene the ESA.

If there IS evidence of species at risk and/or habitat on or around the location of your activity, the ministry recommends that you carry out the work necessary to prepare an Information Gathering Form (IGF). This includes consideration of all the elements in your SAR screening data collection and further levels of assessment of impacts and potential to minimize adverse effects.

After considering all the data and information in the IGF, if you have determined that the activity can be carried out in such a way that you **WILL NOT** have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an exemption or

authorization under the ESA would not be necessary to proceed if the activity is carried out in that way. Again, proponents are responsible for ensuring their actions do not contravene the ESA.

If after considering all the data and information in the IGF you have determined that the proposed activities COULD POTENTIALLY have adverse impacts prohibited by sections 9 and/or 10 of the ESA, an exemption or authorization may likely be required before you proceed. If there is no applicable exemption in regulations under the ESA, submit the IGF to the ministry at SAROntario@ontario.ca to seek a permit or agreement. Please visit [How to get an Endangered Species Act permit or authorization | ontario.ca](#) to obtain information on how to get an ESA permit or authorization.

Please consider in your project planning that it takes an average of 12-15 months from the submission of a complete IGF to a decision about a permit, if one is needed. This considers the time required to conduct the technical review of the application as well as to carry out public and Indigenous consultation, along with factors such as project complexity, seasonal nature of field survey and data collection required, volume of applications and quality of submissions. It is recommended that proponents submit a complete IGF well in advance of the activity's proposed start date. Failure to submit a complete and accurate IGF with supporting rationale and not allowing adequate time for review and the issuance of any required authorizations could result in delays to the activity's anticipated start date.

Thank you,

Species at Risk Branch

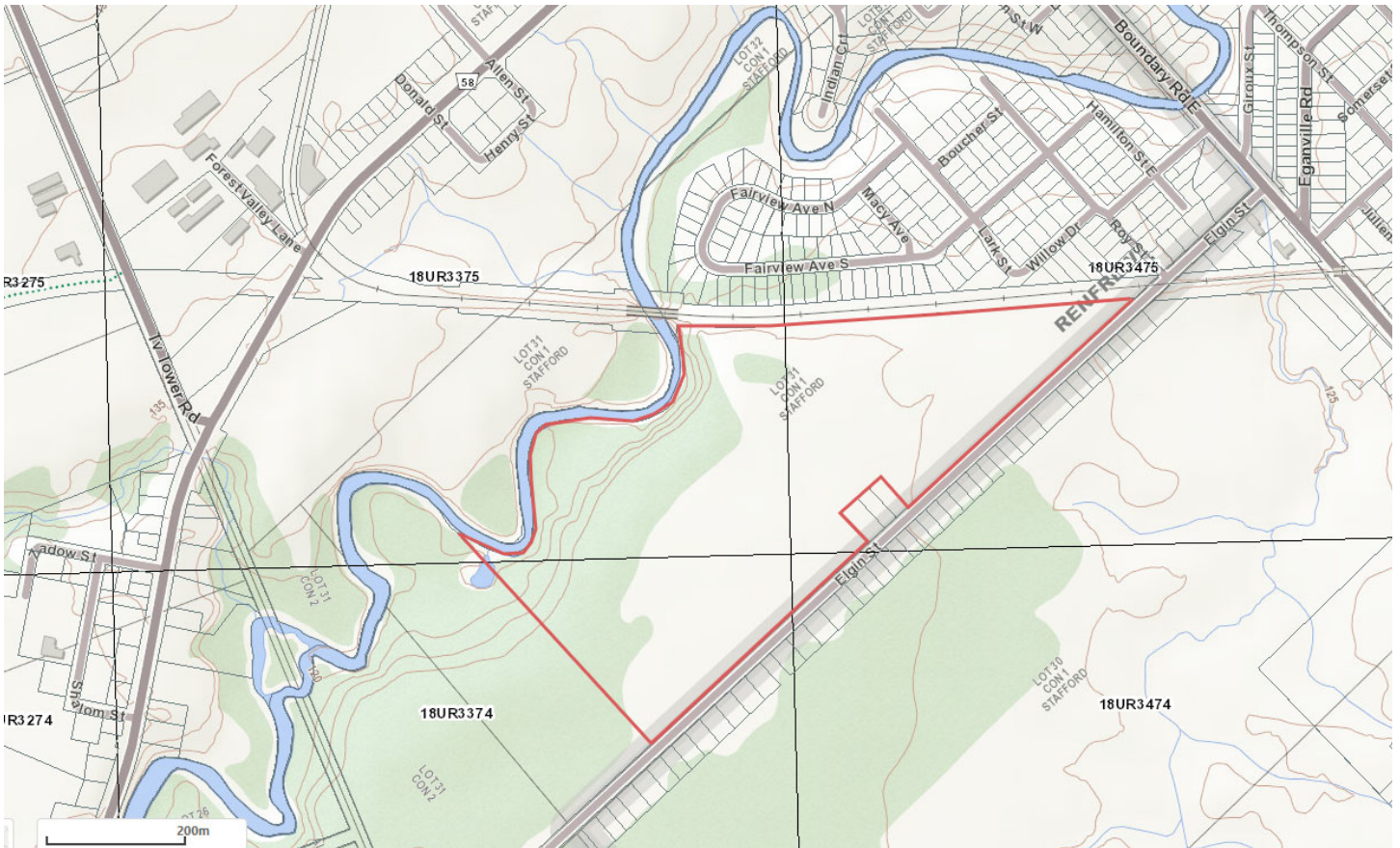
From: Bryana Kenny <bryanak@jp2g.com>
Sent: March 6, 2023 3:30 PM
To: Species at Risk (MECP) <SAROntario@ontario.ca>
Subject: Subdivision Proposal - Elgin St

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

Good Afternoon,

We are working on a subdivision proposal for a property between Elgin Street and the Indian River in the Township of Laurentian Valley (see map excerpt below). In completing a background review of the site, it is noted that there has been a Blanding's turtle occurrence in 18UR3475 which overlaps a portion of the site. Please advise if you have any regulated habitat mapping for this area.

Also, given the steep slope to the Indian River, any proposed development on the property will be at least 50 metres from the Indian River. Therefore, please advise if targeted surveys for Blanding's Turtle are required to be completed as part of the EIS.



Thank you,

Bryana Kenny, B.Sc. (Hons.)
Biologist | Planner
Jp2g Consultants Inc.

Email: bryanak@jp2g.com | Web: www.jp2g.com
T: 613.735.2507 | F: 613.735.4513
12 International Drive, Pembroke, Ontario, K8A 6W5



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Keep it Clean - Go Green



Appendix C



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		
	Deciduous trees 10-30 meters from building	0		
	Mixed wood (poplar, birch, spruce or pine) within 10 metres of buildings	30		
	Mixed wood 10 - 30 metres from buildings	10		
	Conifers (spruce, pine or fir) within 10 metres of buildings			
	- separated	30		
	- continuous	30		
What kind of vegetation grows (or will grow) in the zone around the building?	Conifers (spruce, pine or fir) within 10 - 30 metres of buildings			
	- separated	10		
	- continuous	30		
	Well watered lawn or non-combustible plants/landscaping material	0		
	Uncut wild grass or shrubs			
Are there (or will there be) abundant underbrush and ladder fuels (low-lying trees, tree branches and shrubs) in the surrounding forest?	- within 10 metres of buildings	30		
	- within 10 - 30 metres of buildings	5		
	Dead and down woody material within 10 metres of building			
- separated	30			
- continuous	30			
Are there (or will there be) abundant underbrush and ladder fuels (low-lying trees, tree branches and shrubs) in the surrounding forest?	Dead and down woody material within 10 - 30 metres of buildings			
	- scattered	5		
	- abundant	30		
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		
	Scattered			
	- within 10 -30 metres of buildings	5		
Are there (or will there be) abundant underbrush and ladder fuels (low-lying trees, tree branches and shrubs) in the surrounding forest?	Abundant			
	- within 10 - 30 metres of buildings	10		
Your Total (Page 1)				

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

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