**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING**
**APPLICATION NO. B-2026-011**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Joshua Morgan, Applicant** on behalf of **Gabriel Vigna, Owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property.

The subject properties are described legally as **PLAN 683 Lots 3 8 to 10 13 to 15 18 to 20 PT LOTS 2 7,** known municipally as **202 Big Bay Point Rd,** and is zoned **"Residential (R1)".**

The applicant is proposing a consent to sever the lands municipally known as 202 Big Bay Point Road into two approximately equal parcels for the purpose of a lot boundary adjustment involving the abutting properties at 218 and 220 Big Bay Point Road. The proposed Lot 1 will have a lot area of approximately 10,908 m² and a lot frontage of approximately 62.1 m. These lands are proposed to be conveyed to and consolidated with the property municipally known as 220 Big Bay Point Road. The proposed Lot 2 will have a lot area of approximately 10,915.6 m² and a lot frontage of approximately 62.1 m. These lands are proposed to be conveyed to and consolidated with the property municipally known as 218 Big Bay Point Road. The application also proposes a new driveway access from Grove Place to serve 218 Big Bay Point Road, while maintaining the existing driveway access to 220 Big Bay Point Road. No new residential lots or additional residential development are proposed as part of the application.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 19, 2026, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code: https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

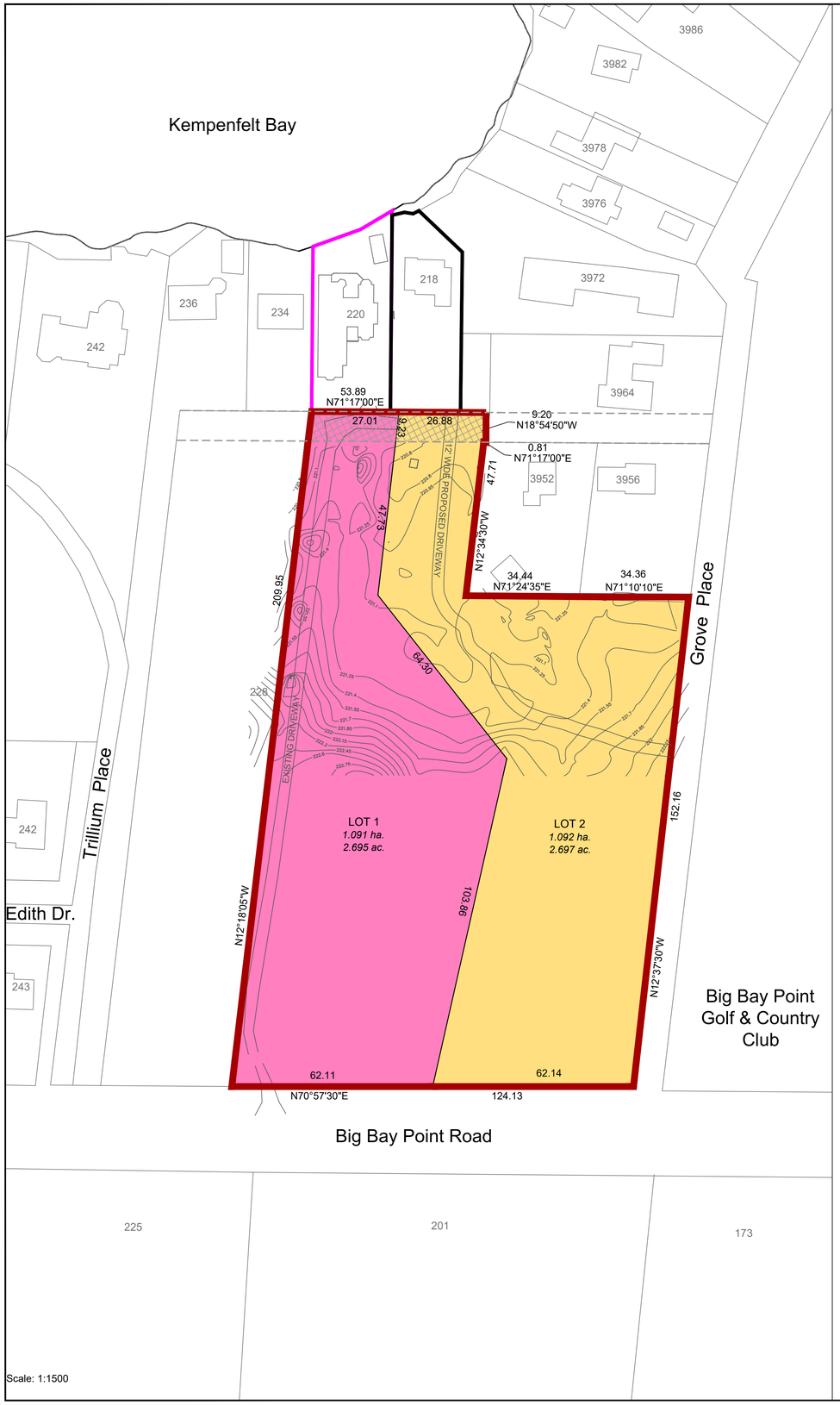
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

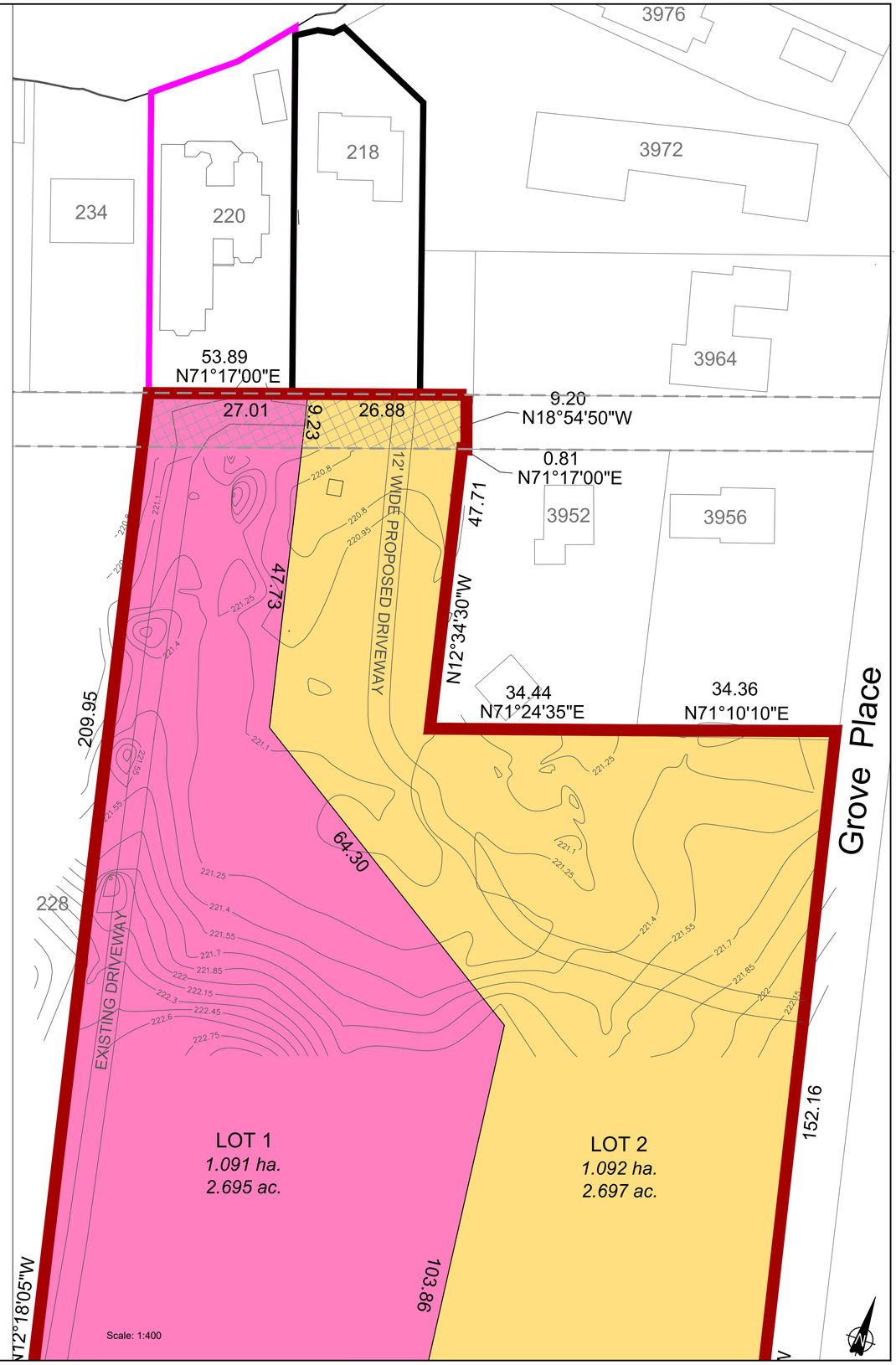


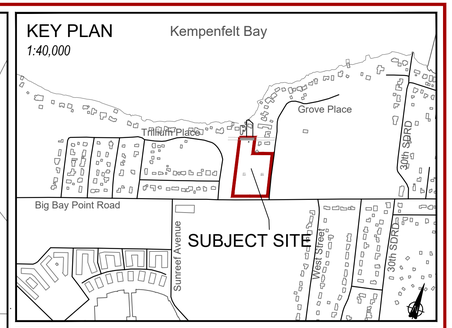

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **November 3, 2026**

Sarah Burton Hopkins, Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504




# SEVERANCE SKETCH

PART OF LOT 30,
CONCESSION 14
IN THE GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE

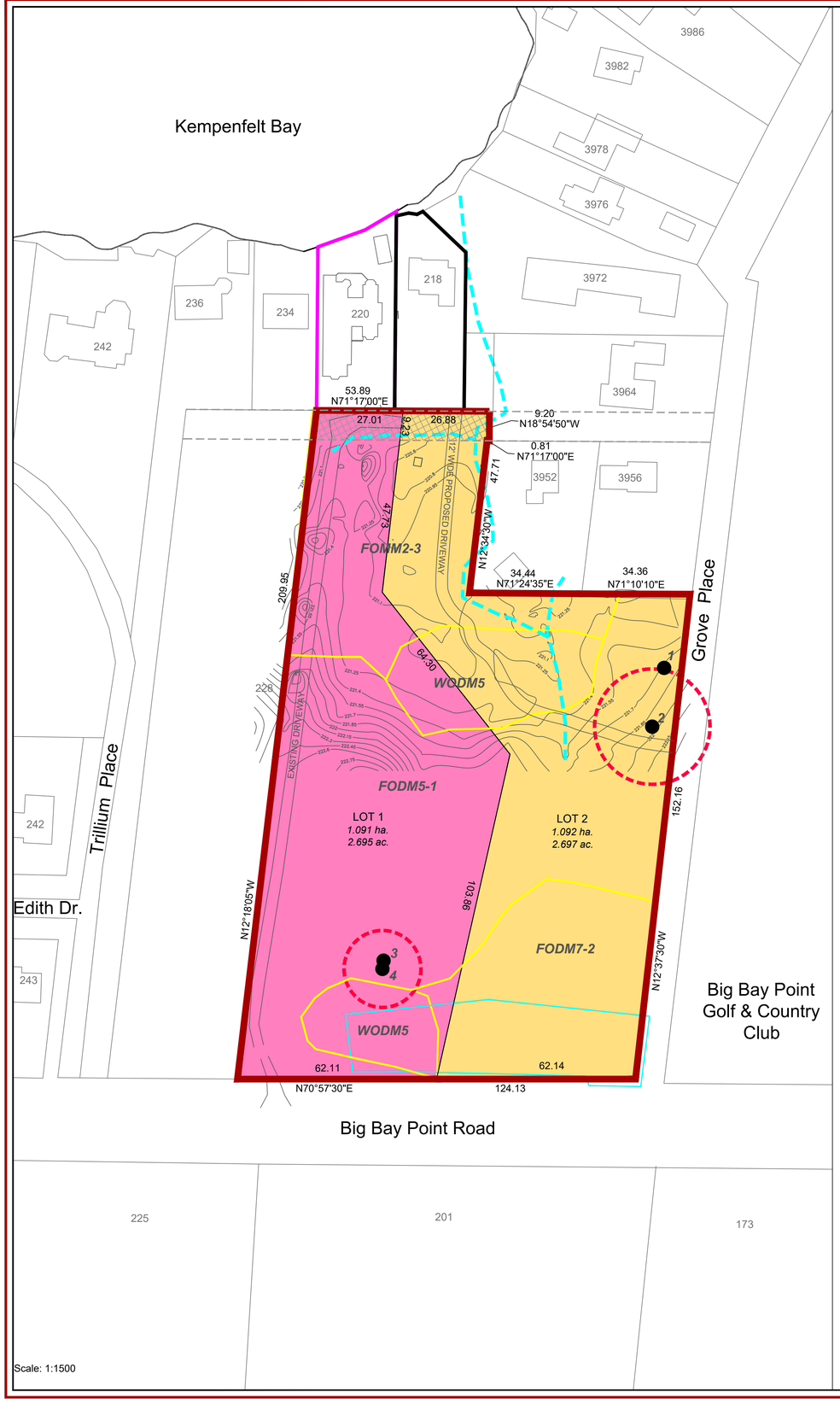
30 0 30 60 90 120 150
SCALE = 1:1500

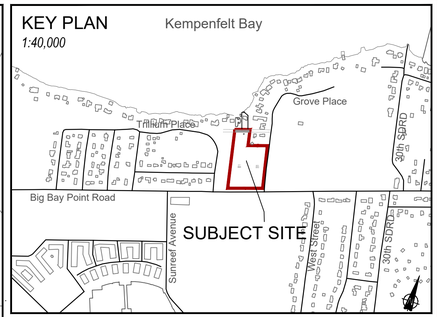
- LANDS SUBJECT TO CONSENT (21,823.6m² / 2.182 ha. / 5.392 ac.)
- OTHER LANDS OWNED BY APPLICANT (220 Big Bay Point Road)
- ADJACENT LANDS (218 Big Bay Point Road)
- LOT 1 (10,908.0m² / 1.091 ha. / 2.695 ac.)
- LOT 2 (10,915.6m² / 1.092 ha. / 2.697 ac.)

MORGAN
PLANNING & DEVELOPMENT
Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4

***FOR DISCUSSION PURPOSES ONLY***
***JULY 23, 2026***

Date: July 23, 2026
Scale: Various (Arch D)
Drawn By: B. H.




# SEVERANCE SKETCH

PART OF LOT 30,
CONCESSION 14
IN THE GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE

30 0 30 60 90 120 150
SCALE = 1:1500

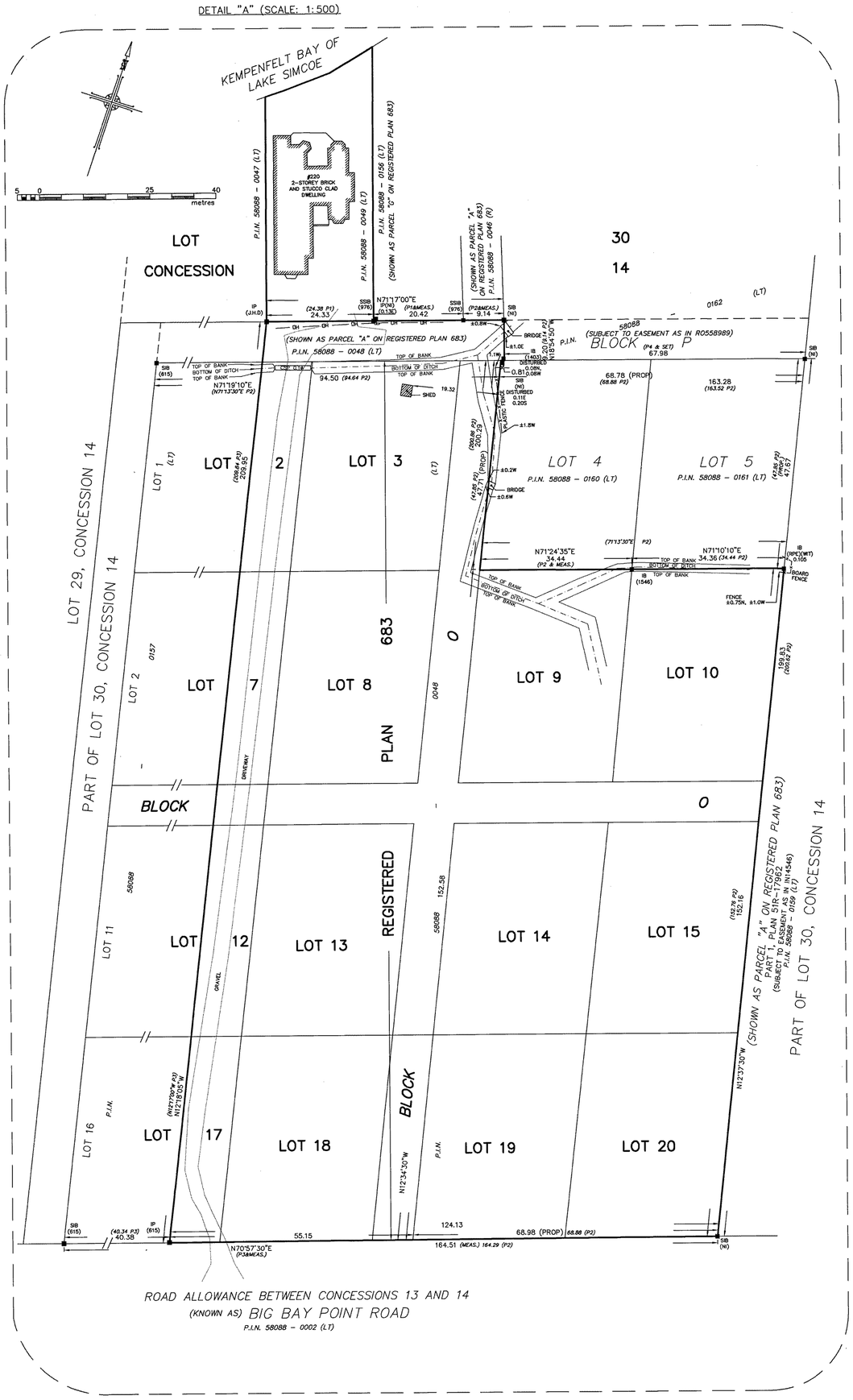
- LANDS SUBJECT TO CONSENT (21,823.6m² / 2.182 ha. / 5.392 ac.)
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- ADJACENT LANDS (218 Big Bay Point Road)
- LOT 1 (10,908.0m² / 1.091 ha. / 2.695 ac.)
- LOT 2 (10,915.6m² / 1.092 ha. / 2.697 ac.)
- ELC VEGETATION COMMUNITIES
- BLACK ASH AREA
- ROOT HARM PREVENTATION ZONE (2RHPZ)
- BUTTERNUT HEALTH ASSESSMENT - CATEGORY 1 (Birks NHC; Sept. 2024)
- BUTTERNUT HEALTH ASSESSMENT - CATEGORY 2 (Birks NHC; Sept. 2024)

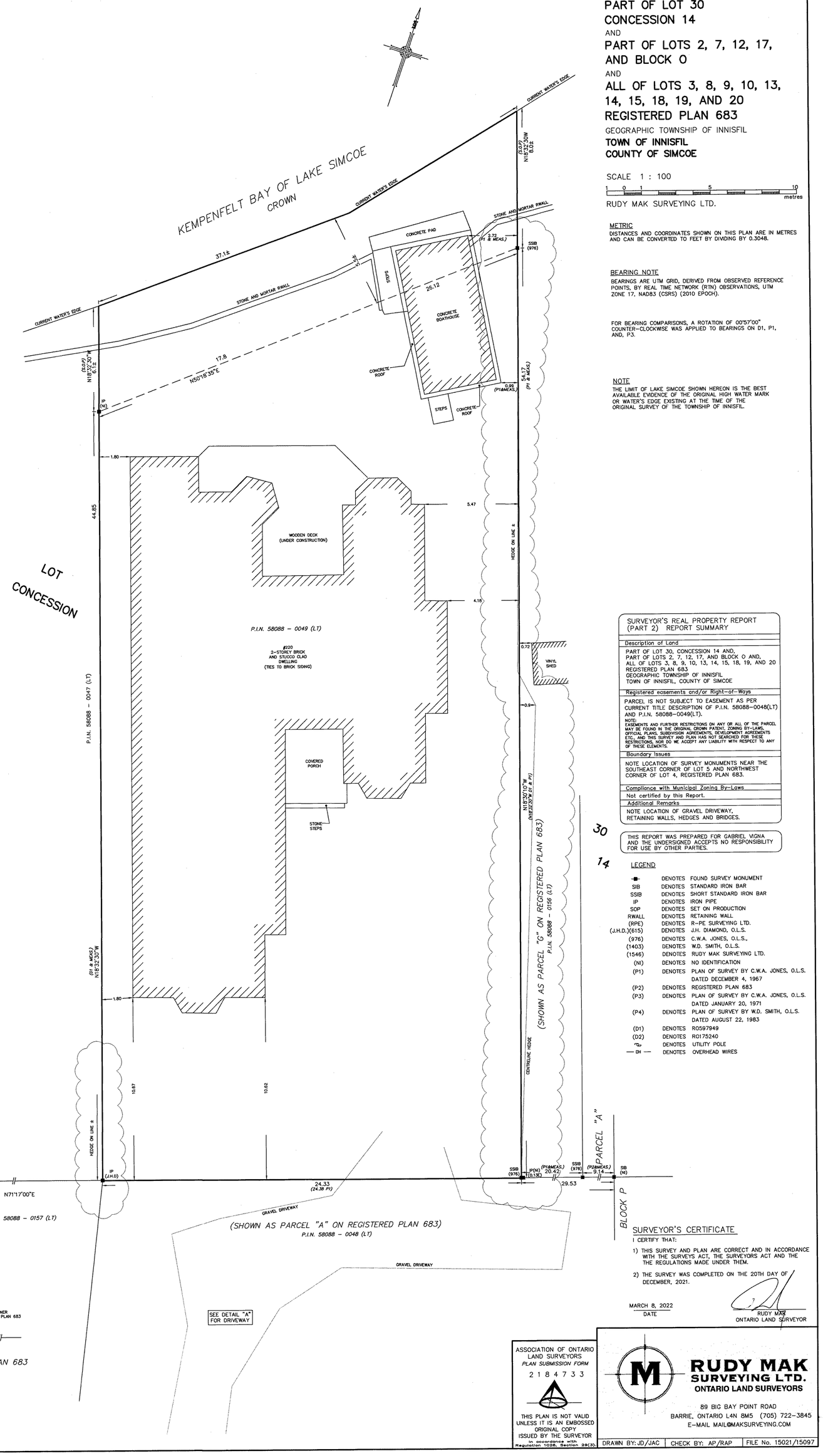
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***FOR DISCUSSION PURPOSES ONLY***
***JULY 23, 2026***

Date: July 23, 2026
Scale: Various (Arch D) | Drawn By: B. H.

DETAIL "A" (SCALE: 1:500)




SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF

# PART OF LOT 30 CONCESSION 14
AND
# PART OF LOTS 2, 7, 12, 17, AND BLOCK O
AND
# ALL OF LOTS 3, 8, 9, 10, 13, 14, 15, 18, 19, AND 20 REGISTERED PLAN 683

GEOGRAPHIC TOWNSHIP OF INNISFIL
**TOWN OF INNISFIL**
**COUNTY OF SIMCOE**

SCALE 1 : 100

1 0 1 5 10 metres

RUDY MAK SURVEYING LTD.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 00°57'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON D1, P1, AND, P3.

NOTE
THE LIMIT OF LAKE SIMCOE SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF INNISFIL.

SURVEYOR'S REAL PROPERTY REPORT (PART 2) REPORT SUMMARY

| |
|---|
| Description of Land |
| PART OF LOT 30, CONCESSION 14 AND, PART OF LOTS 2, 7, 12, 17, AND BLOCK O AND, ALL OF LOTS 3, 8, 9, 10, 13, 14, 15, 18, 19, AND 20 REGISTERED PLAN 683 GEOGRAPHIC TOWNSHIP OF INNISFIL TOWN OF INNISFIL, COUNTY OF SIMCOE |
| Registered easements and/or Right-of-Ways |
| PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 58088–0048(LT) AND P.I.N. 58088–0049(LT). NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC. UNLESS THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS. |
| Boundary Issues |
| NOTE LOCATION OF SURVEY MONUMENTS NEAR THE SOUTHEAST CORNER OF LOT 5 AND NORTHWEST CORNER OF LOT 4, REGISTERED PLAN 683. |
| Compliance with Municipal Zoning By-Laws |
| Not certified by this Report. |
| Additional Remarks |
| NOTE LOCATION OF GRAVEL DRIVEWAY, RETAINING WALLS, HEDGES AND BRIDGES. |

THIS REPORT WAS PREPARED FOR GABRIEL VIGNA AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEGEND

| | | |
|---|---|---|
| ● | DENOTES | FOUND SURVEY MONUMENT |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IP | DENOTES | IRON PIPE |
| SOP | DENOTES | SET ON PRODUCTION |
| RWALL | DENOTES | RETAINING WALL |
| (RPE) | DENOTES | R-PE SURVEYING LTD. |
| (J.H.D.)(615) | DENOTES | J.H. DIAMOND, O.L.S. |
| (976) | DENOTES | C.W.A. JONES, O.L.S., |
| (1403) | DENOTES | W.D. SMITH, O.L.S. |
| (1546) | DENOTES | RUDY MAK SURVEYING LTD. |
| (NI) | DENOTES | NO IDENTIFICATION |
| (P1) | DENOTES | PLAN OF SURVEY BY C.W.A. JONES, O.L.S. DATED DECEMBER 4, 1967 |
| (P2) | DENOTES | REGISTERED PLAN 683 |
| (P3) | DENOTES | PLAN OF SURVEY BY C.W.A. JONES, O.L.S. DATED JANUARY 20, 1971 |
| (P4) | DENOTES | PLAN OF SURVEY BY W.D. SMITH, O.L.S. DATED AUGUST 22, 1983 |
| (D1) | DENOTES | R0597949 |
| (D2) | DENOTES | R0175240 |
| | DENOTES | UTILITY POLE |
| — OH — | DENOTES | OVERHEAD WIRES |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 20TH DAY OF DECEMBER, 2021.

MARCH 8, 2022
DATE

RUDY MAK
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
*PLAN SUBMISSION FORM*
2184733

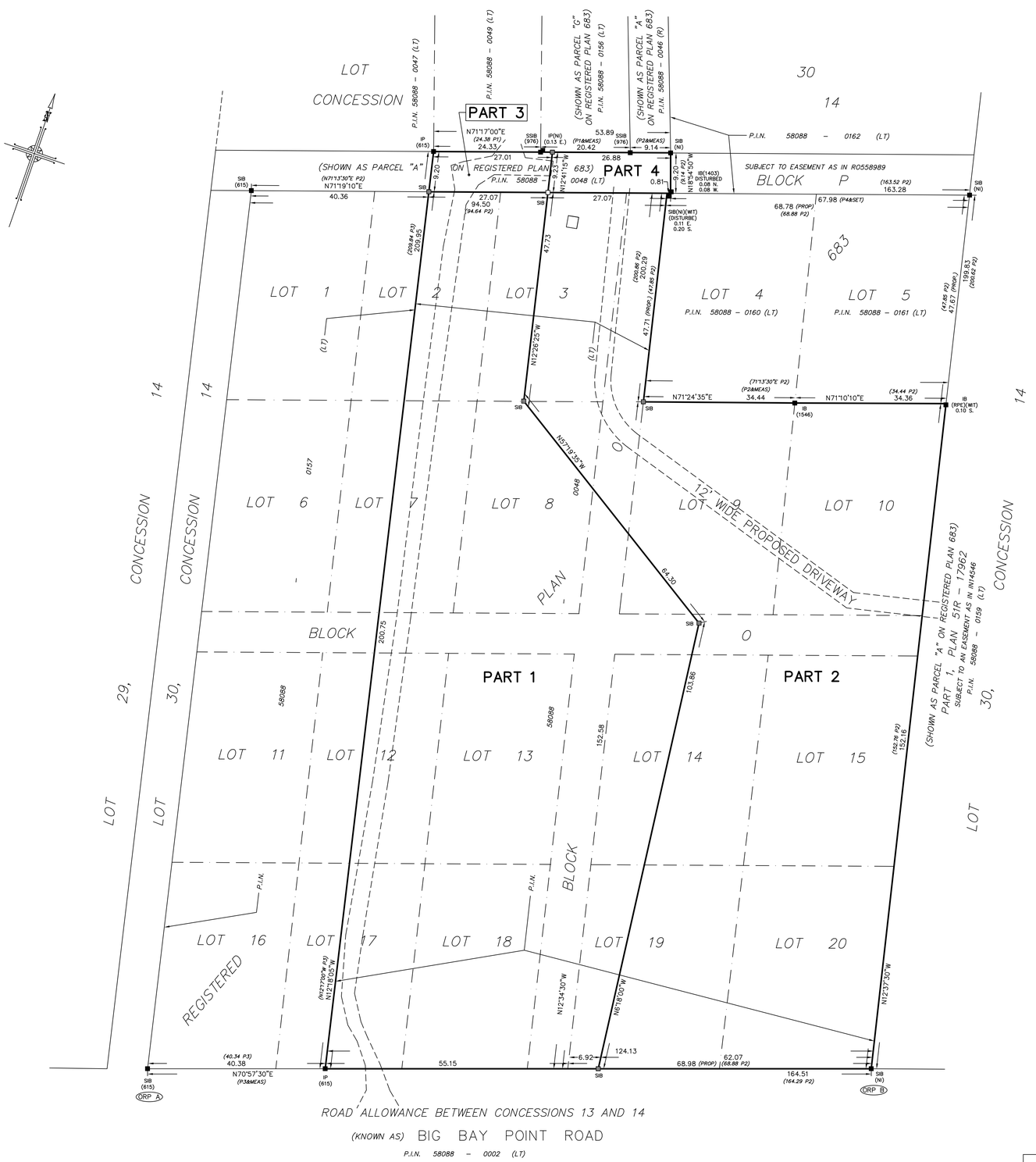
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).


**RUDY MAK SURVEYING LTD.**
**ONTARIO LAND SURVEYORS**
89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM


DRAWN BY: JD/JAC | CHECK BY: AP/RAP | FILE No. 15021/15097

©COPYRIGHT 2022, RUDY MAK SURVEYING LTD.

| SCHEDULE | | | | |
|---|---|---|---|---|
| PART | LOT/BLOCK | PLAN | P.I.N. | AREA (SQ.M.) |
| 1 | ALL OF LOTS 13 AND 18 AND PART OF LOTS 2, 3, 7, 8, 9, 12, 14, 17 AND 19 AND PART OF BLOCK O | REGISTERED PLAN 683 | PART OF P.I.N. 58088–0048 (LT) | 10660.6 |
| 2 | ALL OF LOTS 10, 15 AND 20 AND PART OF LOTS 3, 8, 9, 14 AND 19 AND PART OF BLOCK O | | | 10661.9 |
| 3 | PART OF BLOCK A | | | 248.0 |
| 4 | | | | 251.6 |




PLAN OF SURVEY OF

# ALL OF LOTS 3, 8, 9, 10, 13, 14, 15, 18, 19 AND 20 AND PART OF LOTS 2, 7, 12 AND 17 AND PART OF BLOCKS A AND O REGISTERED PLAN 683

GEOGRAPHIC TOWNSHIP OF INNISFIL

**TOWN OF INNISFIL**

**COUNTY OF SIMCOE**

SCALE 1 : 500

5 0 25 40 metres

RUDY MAK SURVEYING LTD.

THE INTENDED PLOT SIZE OF THIS PLAN IS 915MM IN WIDTH BY 610MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

LEGEND

| | | |
|---|---|---|
| ■ | DENOTES | FOUND SURVEY MONUMENT |
| □ | DENOTES | PLANTED SURVEY MONUMENT |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| IP | DENOTES | IRON PIPE |
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| (615) | DENOTES | J.H. DIAMOND, O.L.S. |
| (976) | DENOTES | C.W.A. JONES, O.L.S., |
| (1403) | DENOTES | W.D. SMITH, O.L.S. |
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| (NI) | DENOTES | NO IDENTIFICATION |
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| (P4) | DENOTES | PLAN OF SURVEY BY W.D. SMITH, O.L.S. DATED AUGUST 22, 1983 |
| (WIT) | DENOTES | WITNESS |

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 00°57'00" COUNTER–CLOCKWISE WAS APPLIED TO BEARINGS ON D1, P1, AND, P3.

DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999739.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK,UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|---|---|---|
| ORP A | 4917014.87 | 617168.90 |
| ORP B | 4917068.53 | 617324.38 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 14TH. DAY OF AUGUST, 2025.

_____, 2026
DATE

*GURJIT MAHANT*
ONTARIO LAND SURVEYOR

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO IMPERIAL USING THE FOLLOWING CONVERSIONS:
1 Ha. = 10,000 Sq.m = 2.471 Ac.
1 Ac. = 43,560 Sq.ft

| REVISION | BY | DATE |
|---|---|---|
| FIRST ISSUE | HFD | AUG. 06/25 |
| ADDED PARTS 3 AND 4 | HFD | JUL. 28/26 |
| | | |
| | | |

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____


**RUDY MAK SURVEYING LTD.**
**ONTARIO LAND SURVEYORS**
732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722–3845
E–MAIL MAIL@MAKSURVEYING.COM


DRAWN BY: HFD | CHECK BY: | FILE No. 15097_R

PROPOSED SEVERANCE SKETCH OF

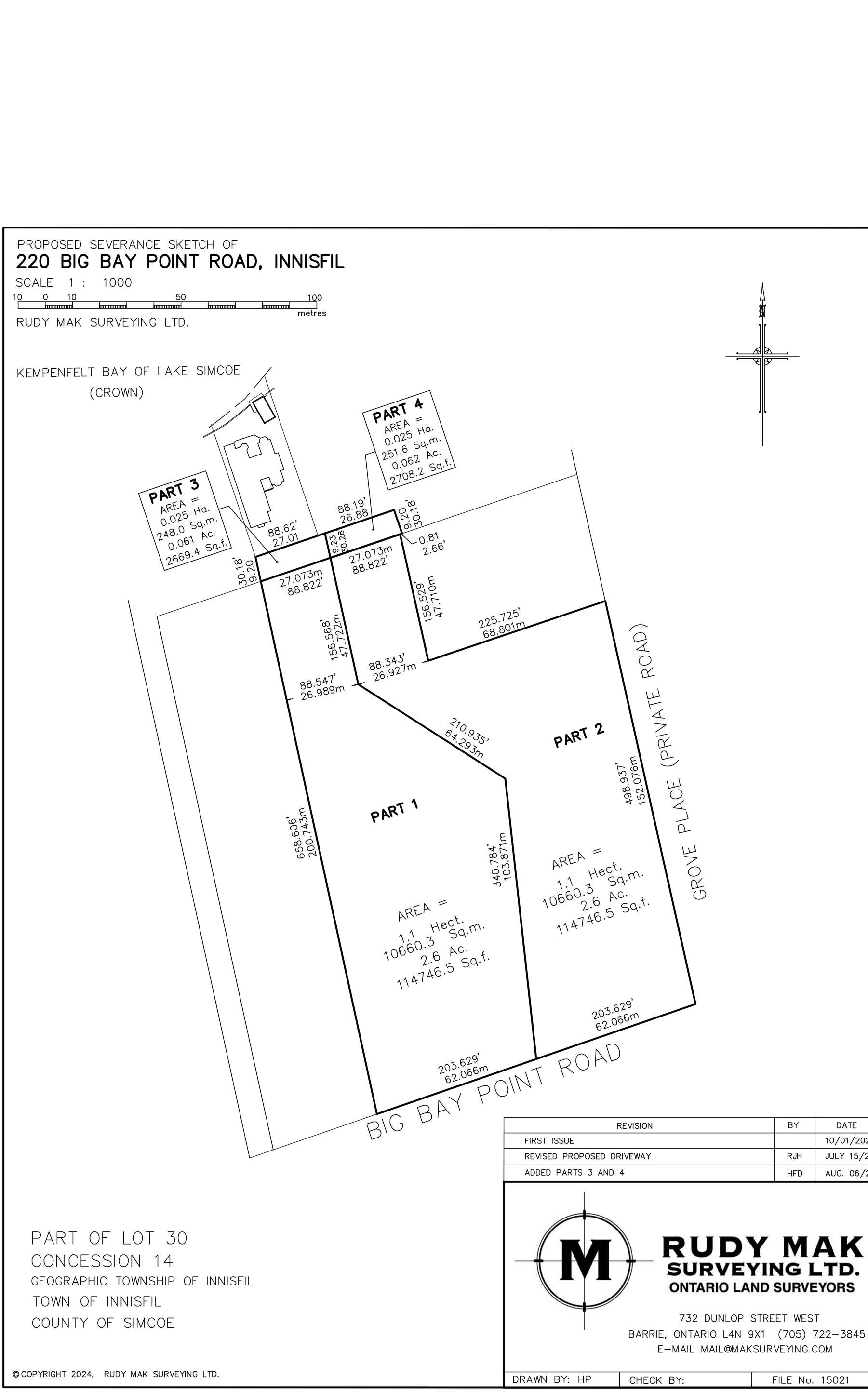
# 220 BIG BAY POINT ROAD, INNISFIL

SCALE 1 : 1000

10 0 10 50 100

metres

RUDY MAK SURVEYING LTD.




| REVISION | BY | DATE |
|---|---|---|
| FIRST ISSUE | | 10/01/2024 |
| REVISED PROPOSED DRIVEWAY | RJH | JULY 15/25 |
| ADDED PARTS 3 AND 4 | HFD | AUG. 06/26 |

PART OF LOT 30
CONCESSION 14
GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE

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RUDY MAK
SURVEYING LTD.
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

| DRAWN BY: HP | CHECK BY: | FILE No. 15021 |
|---|---|---|

MORGAN Planning & Development Inc.




# Consent Application
# Planning Justification Report

| | |
|---|---|
| To: | Town of Innisfil |
| Attention: | Andria Leigh, RPP MCIP, Director of Planning & Growth |
| From: | James Hunter, Senior Planner, BURPL, MCIP, RPP |
| Date: | September 2026 |
| Subject Property: | 202, 218 & 220 Big Bay Point Road<br>Town of Innisfil |

MORGAN Planning & Development Inc.
(705) 327-1873 / larsenault@morganplanning.ca

## 1.0 INTRODUCTION & APPLICATION OVERVIEW

MORGAN Planning & Development Inc. ("MP&D") has been retained by **Gabriel Vigna**, and authorized by **Ron Boyko**, the joint owners of the property municipally known as **202 Big Bay Point Road** in the Town of Innisfil (the "Town"), to assist with obtaining Consent approval to reconfigure the existing parcel and facilitate separate access arrangements for the abutting waterfront residential properties municipally known as 220 Big Bay Point Road, owned by Mr. Vigna, and 218 Big Bay Point Road.

The proposed Consent represents a technical division of the jointly held lands at 202 Big Bay Point Road to allocate approximately equal portions to the respective owners of the two abutting waterfront residential properties. The application proposes to divide the lands into two approximately equal parcels, with Lot 1 proposed to be conveyed to and consolidated with 220 Big Bay Point Road, and Lot 2 proposed to be conveyed to the owner of 218 Big Bay Point Road. The proposal therefore provides for the appropriate division and allocation of the existing common landholding between the two respective property owners and is not intended to create a new residential lot or establish an additional residential development opportunity.

The application will also facilitate independent access arrangements for the two abutting waterfront properties. The existing driveway serving 220 Big Bay Point Road from Big Bay Point Road will be maintained, while a new driveway from Grove Place is proposed to provide independent access to 218 Big Bay Point Road.

This Planning Report has been prepared in support of the Consent application and provides an overview of the existing conditions of the subject property and surrounding lands, the proposed lot reconfiguration and access arrangements, and the applicable planning policy and regulatory framework. The report also provides an assessment of the proposal in accordance with the relevant planning policies and considerations applicable to the Consent application.

## 2.0 LOCATION & DESCRIPTION OF LANDS

The subject property is municipally known as 202 Big Bay Point Road and is located within the Town of Innisfil. The property is situated approximately 100 metres northeast of Friday Harbour. The subject property has an area of approximately 21,823.6 m² (2.18 hectares / 5.39 acres) and is generally rectangular in configuration. The property has approximately 124 metres of frontage along Grove Place, with a depth of approximately 209 metres. The property is characterized by a generally wooded landscape with subtle changes in topography and areas of low-lying land where seasonal pooling of water occurs.

The subject property is currently vacant of buildings and contains an existing driveway that provides access to the two abutting waterfront residential properties municipally known as 218 and 220 Big Bay Point Road. The existing driveway serving 220 Big Bay Point Road traverses the subject property before continuing onto the 220 Big Bay Point Road lands. The subject property is otherwise predominantly undeveloped and heavily wooded.

The property is serviced by a private well and septic system, with propane heating and electrical service.

The subject property has historically been held in joint ownership in association with the two abutting waterfront properties. The lands have continued to provide access to the respective waterfront properties; however, the current ownership arrangement results in the owners sharing property taxes and other costs associated with the subject lands. **The proposed Consent is intended to facilitate a more appropriate division of the lands between the two waterfront properties and establish independent access arrangements.**

Under the proposed configuration, Lot 1 will be conveyed to and consolidated with 220 Big Bay Point Road, while Lot 2 will be conveyed to the owner of 218 Big Bay Point Road. The existing driveway serving 220 Big Bay Point Road will be maintained, while a new independent driveway connection from Grove Place is proposed to provide access to 218 Big Bay Point Road.

An existing **hydro easement** traverses the northern portion of the subject property and generally runs parallel to the rear lot lines of the abutting waterfront properties. The easement will be maintained through the proposed lot configuration and will continue to apply to the applicable portions of the proposed Lots 1 and 2.

The surrounding land uses are categorized as follows and are illustrated on **Figure 3** below:

- **North:** The subject lands abut two waterfront residential properties municipally known as 218 and 220 Big Bay Point Road, both of which have frontage on Lake Simcoe. These properties are currently accessed by an existing driveway that traverses the subject lands and provides access to the respective waterfront lots.

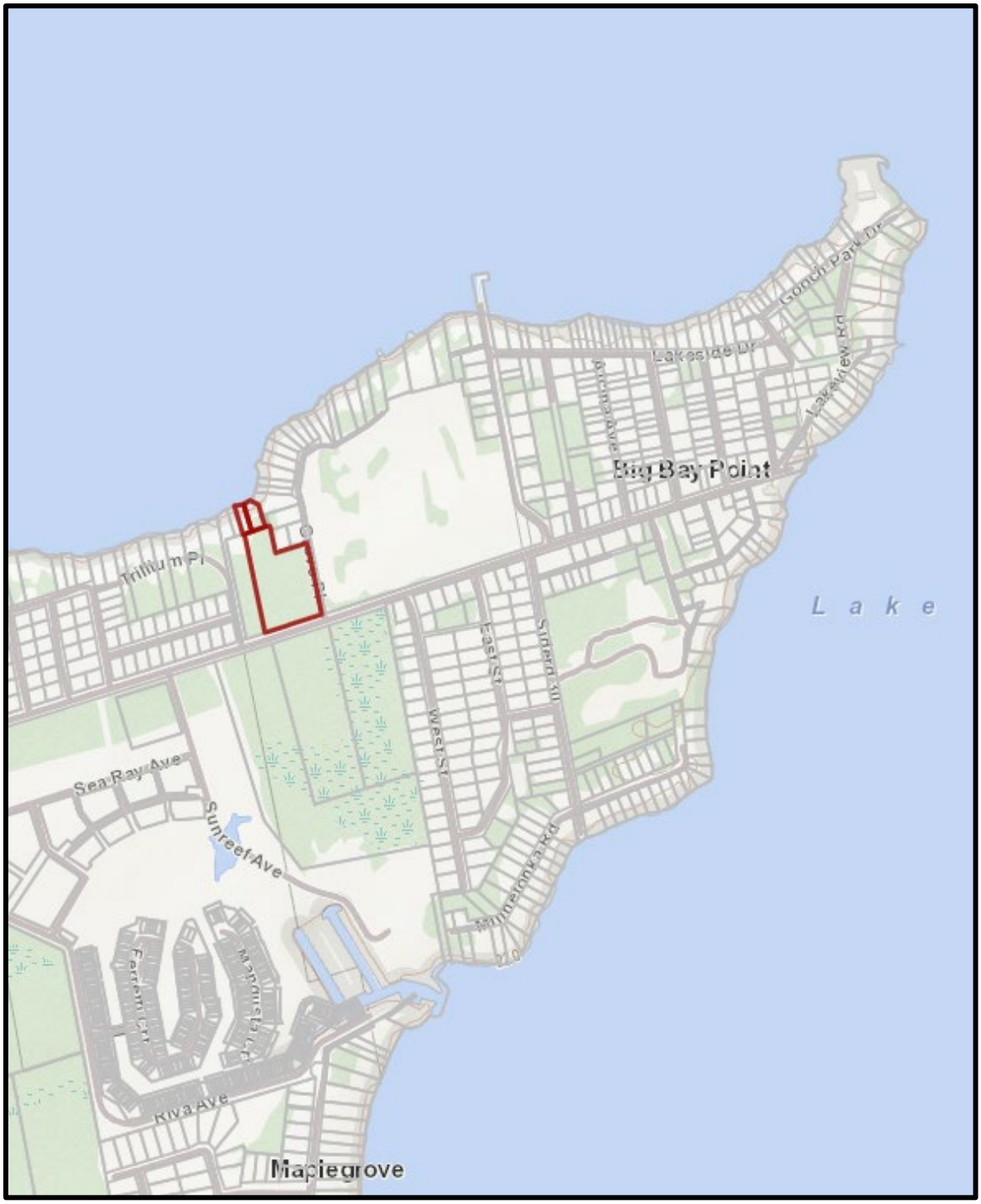
- **East:** The subject lands are bounded by Grove Place, a private road. On the opposite side of Grove Place is the Big Bay Point Golf and Country Club, which is characterized by open recreational lands and associated golf course facilities.

- **South:** The subject lands are bounded by Big Bay Point Road. On the opposite side of Big Bay Point Road are predominantly undeveloped wooded lands, surrounded by developed areas.

- **West:** The subject lands abut a similarly configured, narrow parcel that is predominantly undeveloped, with the exception of an existing driveway providing access to a waterfront residential property located toward the rear of the parcel. Further west, the surrounding area is characterized by waterfront residential and residential properties along Trillium Place.

**Appendix 1** of this report provides photographs illustrating the existing development and site conditions of the subject property and surrounding lands.

Figure 1. Location of Subject Property



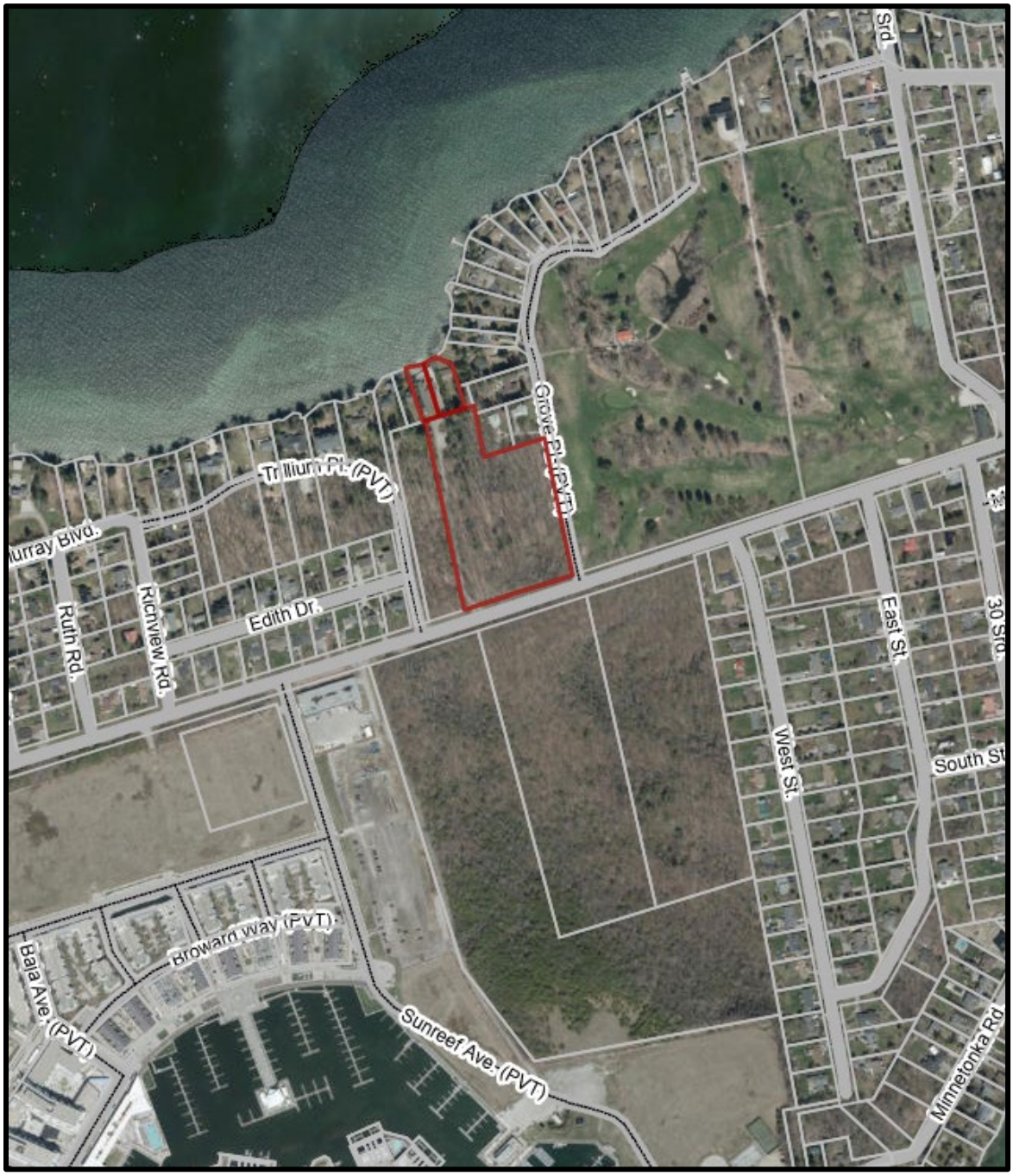

*Source: opengis.simcoe.ca*

Figure 2. Aerial Imagery of Subject Lands and Adjacent Uses




*Source: opengis.simcoe.ca*

Figure 3. Surrounding Land Uses




*Source: opengis.simcoe.ca*

## 3.0 OVERVIEW OF PROPOSAL & PLANNING INSTRUMENTS

### 3.1 OVERVIEW OF PROPOSAL

The subject application seeks Consent to facilitate the reconfiguration and conveyance of lands associated with the existing waterfront residential properties municipally known as 218 Big Bay Point Road and 220 Big Bay Point Road.

**The application proposes to divide the lands municipally known as 202 Big Bay Point Road into two approximately equal parcels, identified as Lot 1 and Lot 2.**

Lot 1 is proposed to be conveyed to and consolidated with the abutting property at 220 Big Bay Point Road, while Lot 2 is proposed to be conveyed to the owner of the abutting property at 218 Big Bay Point Road.

The proposed Consent is technical in nature and is intended to facilitate an appropriate reconfiguration of the existing lot fabric. No new residential lot is being created and no additional residential development is proposed through the application. The proposal does not seek to establish a new dwelling or other principal use, but rather to redistribute the existing lands between the two abutting waterfront residential properties.

The application also provides for an appropriate access arrangement for the affected properties. 220 Big Bay Point Road will continue to be accessed by the existing driveway from Big Bay Point Road, which traverses the 202 Big Bay Point Road lands before continuing to the 220 Big Bay Point Road property. No change to this established access arrangement is proposed.

A new driveway from Grove Place is proposed to provide independent access to 218 Big Bay Point Road. The proposed driveway will provide a direct connection to the private road and will establish an access arrangement separate from the existing driveway serving 220 Big Bay Point Road. A letter of support for the proposed driveway, signed by the owners of Grove Place, has been provided under separate cover.

The proposed Consent will therefore facilitate the orderly reconfiguration of the existing lands and associated access arrangements without introducing a new residential use or additional development opportunity.

## 3.2 CONSENT APPLICATION

A Consent application is required to facilitate the proposed division and conveyance of the lands municipally known as 202 Big Bay Point Road.

The application proposes to sever the existing parcel into two approximately equal parcels.

- **The proposed Lot 1 will have an area of approximately 10,908.0 m² (1.091 hectares / 2.695 acres) and approximately 62.1 metres of frontage along Big Bay. Lot 1 is proposed to be conveyed to and consolidated with the abutting property municipally known as 220 Big Bay Point Road.**

- **The proposed Lot 2 will have an area of approximately 10,915.6 m² (1.092 hectares / 2.697 acres) and approximately 62.1 metres of frontage along Big Bay. Lot 2 is proposed to be conveyed to the owner of the abutting property municipally known as 218 Big Bay Point Road. The associated conveyance and any subsequent consolidation with the 218 Big Bay Point Road lands will be addressed through the applicable legal and conveyancing process.**

The proposed Consent does not create an additional development parcel. Rather, the application involves the redistribution of lands currently associated with the existing properties at **202, 218, and 220 Big Bay Point Road**. The proposed severance and subsequent conveyances will redistribute the existing lands between the two abutting waterfront residential properties and are not intended to establish an additional residential development opportunity.

No new dwelling, accessory structure, or other development is proposed as part of the Consent application. The existing residential uses will continue, and there is no proposed change in the established land use of the surrounding properties.

The proposed lot fabric is summarized in **Table 1** below.

**Table 1:**
**Proposed Lot Fabric**

| Note | Lot Area | Lot Frontage |
|---|---|---|
| Required (R1) | 1,400 m² (0.3 ac.) | 22 m |
| Lot 1 | 10,908 m² (1.091 ha / 2.69 ac.) | 62.1 m |
| Lot 2 | 10,915 m² (1.092 ha / 2.69 ac.) | 62.1 m |

As demonstrated above, both proposed parcels substantially exceed the applicable minimum lot area and frontage requirements. The proposed Consent therefore maintains an appropriately sized lot fabric and does not result in the creation of undersized parcels.

An existing **hydro easement** traverses the northern portion of the 202 Big Bay Point Road property and runs generally parallel to the rear lot lines of the waterfront residential properties

at 218 and 220 Big Bay Point Road. The easement will be maintained through the proposed lot configuration and will continue to apply over the applicable portions of both Lot 1 and Lot 2. The easement has been identified by a separate Part on the proposed severance plan and does not prevent the proposed lot configuration or otherwise affect the purpose of the Consent application.

The proposed severance sketch, provided as **Figure 4**, illustrates the proposed lot configuration, surrounding properties, existing shoreline frontage, existing driveway serving 220 Big Bay Point Road, proposed driveway from Grove Place, and the location of the existing hydro easement.

## 4.0 PUBLIC CONSULTATION

Prior to submission of the current application, MORGAN Planning & Development Inc. (MP&D) undertook preliminary discussions and correspondence with the Town of Innisfil (the "Town") and Lake Simcoe Region Conservation Authority (LSRCA) to confirm the applicable approval process, identify submission requirements, and obtain preliminary comments regarding the proposed Consent.

MP&D consulted with Town and LSRCA staff through email correspondence regarding the plans, studies, and supporting information required to advance the application. As part of this process, the natural heritage features and potential regulatory constraints associated with the subject lands were reviewed. An Environmental Impact Study (EIS) was identified as a requirement to assess the natural heritage features of the property. Following preliminary site evaluation and soil sampling, it was determined that the subject property is not regulated by the LSRCA, as the drainage feature on the property is considered ephemeral and no wetlands were identified on the subject lands.

The comments and guidance provided by Town and LSRCA staff through the pre-application consultation process have been considered in the preparation of the subject application. This consultation has assisted in ensuring that the application is appropriately scoped and addresses the applicable municipal and conservation authority requirements.

Following submission of the application, the Town will undertake the required statutory circulation and public notice process, including the statutory public hearing.

In addition to the municipal consultation process, a letter of support for the proposed new driveway from Grove Place has been provided by the owners of Grove Place, the private road abutting the subject property. The letter has been enclosed under separate cover and confirms support for the proposed driveway arrangement serving 218 Big Bay Point Road.

## 5.0 SUPPORTING STUDY – ENVIRONMENTAL IMPACT STUDY

An **Environmental Impact Study (EIS)**, dated **July 24, 2026**, was prepared by **Birks Natural Heritage** in support of the proposed Consent application and associated access arrangements.

The EIS assessed key natural heritage and hydrologic features on the subject property and within 120 metres of the subject lands, including unevaluated wetlands, significant woodlands, fish habitat, significant wildlife habitat, and habitat of threatened or endangered species. Based on field investigations and a review of available background information, the subject property contains a mix of upland and lowland woodland communities, including areas containing endangered tree species such as Black Ash and Butternut. The EIS also identified potential habitat for species of special concern and endangered species, including certain bat and bird species. However, no critical habitat was identified on the subject lands.

The natural heritage features identified through the EIS include:

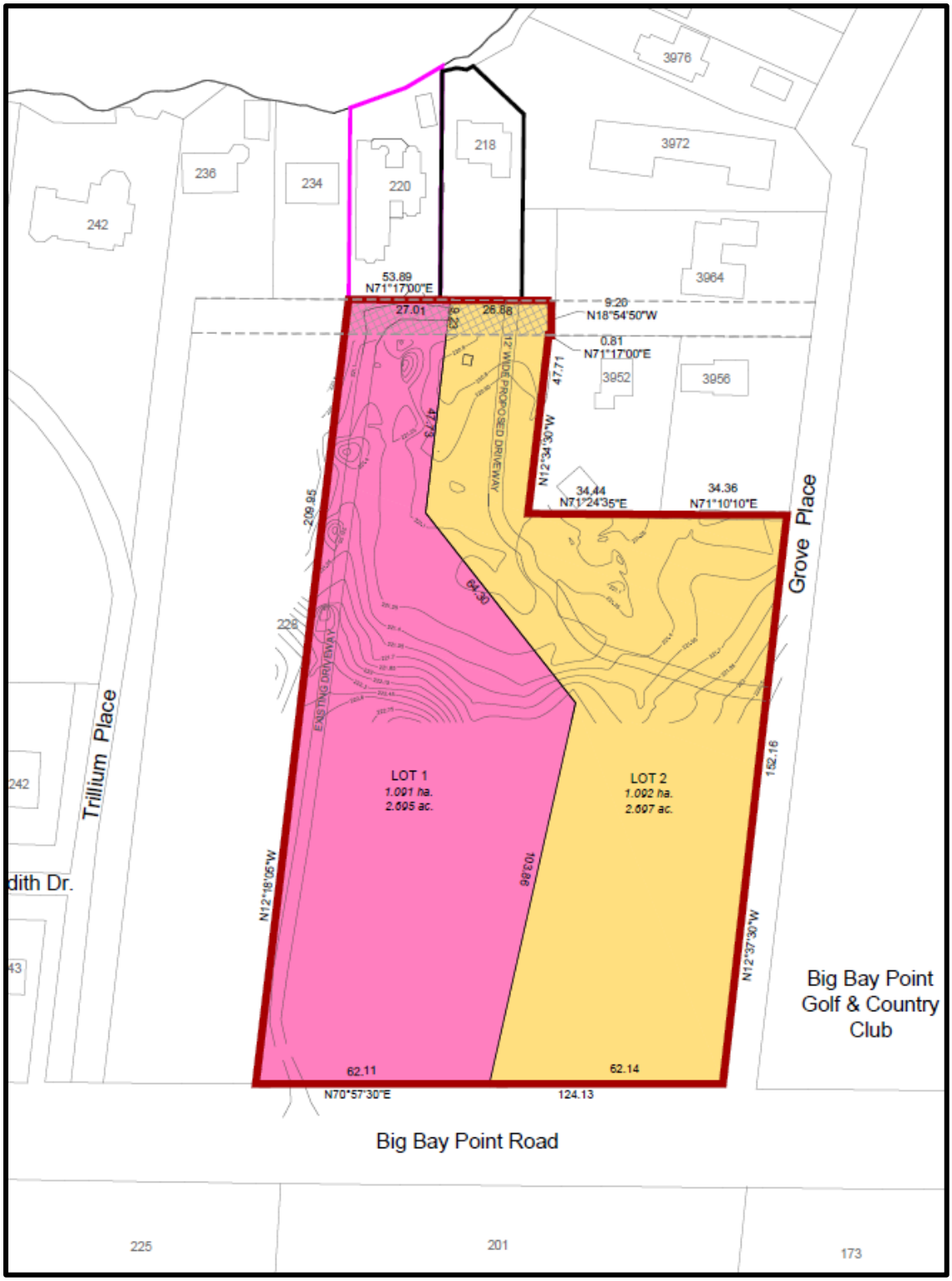
- ELC Vegetation Communities;
- Black Ash Area;
- Root Harm Prevention Zone (2RHPZ);
- Butternut Health Assessment – Category 1 (Birks NHC, September 2024); and
- Butternut Health Assessment – Category 2.

As the proposed Consent does not involve physical development or site alteration associated with the proposed lot configuration, potential impacts to the identified natural heritage features are expected to be limited to the proposed construction of a new driveway serving Lot 2. The EIS recommends that the final driveway alignment be confirmed in the field to limit disturbance to natural vegetation, minimize potential impacts to the woodland feature, and reduce the need for tree removals. The EIS also identifies appropriate timing considerations for any required tree removal and recommends that future site works be reviewed by qualified ecologists, where appropriate, to ensure the continued protection of sensitive species and habitats.

The EIS concludes that, provided the recommended mitigation measures are implemented, the proposed development and site alteration will **not result in negative impacts to the identified natural heritage or hydrologic features**. On this basis, the proposed Consent and associated driveway access arrangement are considered to conform with the applicable planning policies and regulatory requirements related to natural heritage and environmental protection.

The recommendations of the EIS will be considered in the final driveway design and construction, as applicable, to ensure that the proposed access arrangement is implemented in a manner that minimizes disturbance to the identified natural heritage features.

Figure 4. Severance Sketch



## 6.0 APPLICABLE PLANNING DOCUMENTS – OVERVIEW

The subject property is identified in the applicable planning policy documents as follows:

| Policy Document | Designation/ Zone |
|---|---|
| Provincial Planning Statement | *Rural Area* |
| County of Simcoe Official Plan | *Rural* |
| Town of Innisfil Official Plan | *Shoreline Residential Area* |
| Town of Innisfil Zoning By-law | *Residential One (R1)* |

The following subsections provide further detail of the most salient policies related to the proposed development.

## 6.1 THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13

The Planning Act (the Act) is provincial legislation that outlines the framework for land use control, specifying who is responsible for managing land use decisions. The Act supports sustainable development by balancing economic growth, environmental preservation, and the creation of healthy communities, all within a provincial framework that prioritizes provincial interests and fairness.

The following table provides an overview of the Provincial Interest as outlined in Section 2 of the Planning Act.

| Section 2 of the *Planning Act* (Provincial Interest) | |
|---|---|
| *The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,* | |
| | Morgan Planning Comment: |
| *(a) the protection of ecological systems, including natural areas, features and functions;* | The proposed Consent is technical in nature and does not introduce a new residential use or development opportunity. The existing land use associated with the waterfront residential properties will remain unchanged. An Environmental Impact Study ("EIS") prepared by Birks Natural Heritage was completed to identify natural heritage features and ecological functions associated with the subject lands and surrounding area. |

| | |
|---|---|
| | The only physical site alteration proposed is the new driveway from Grove Place, which has been considered through the EIS with recommendations to minimize vegetation disturbance and potential impacts to identified natural heritage features and functions. |
| *(b) the protection of the agricultural resources of the Province;* | Not applicable. The subject lands are not used for agricultural purposes, and the application does not remove agricultural lands from production or impact surrounding agricultural operations. |
| *(c) the conservation and management of natural resources and the mineral resource base;* | The proposed Consent is technical in nature and does not involve the extraction, development, or alteration of natural or mineral resources. The application does not introduce a new land use or development opportunity, and the existing land use of the subject and surrounding lands will remain unchanged. |
| *(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;* | The proposed Consent does not involve the alteration or removal of any buildings, structures, or other features of architectural, cultural, historical, archaeological, or scientific interest. The application is technical in nature and does not introduce a new land use or development opportunity. The only physical site alteration proposed is the new driveway from Grove Place, with no impacts to identified features of significant interest anticipated. |
| *(e) the supply, efficient use and conservation of energy and water;* | Not applicable. The application does not propose new residential development, new water services, or additional energy demand. |
| *(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;* | The proposed Consent is technical in nature and will not create a new developable lot or introduce a new residential use. The existing waterfront residential uses associated with 218 and 220 Big Bay Point Road will remain unchanged. The existing driveway serving 220 Big Bay Point Road will be maintained, while a new driveway from Grove Place |

| | |
|---|---|
| | will provide independent access to 218 Big Bay Point Road.<br><br>No new sewage, water, communication, or waste management services are proposed or required as a result of the Consent. |
| *(g) the minimization of waste;* | The proposed Consent does not introduce a new residential use or development opportunity and is not anticipated to generate additional ongoing waste. |
| *(h) the orderly development of safe and healthy communities;* | The proposed Consent will support the orderly reconfiguration and use of the existing lands by clarifying ownership and access arrangements for the two abutting waterfront residential properties. The application does not introduce a new residential use or development opportunity, and the established land use and character of the area will remain unchanged. |
| *(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;* | The proposed Consent does not create a new residential lot or introduce a new residential use. Accordingly, the application does not generate additional demand for educational, health, social, cultural, or recreational facilities. |
| *(j) the adequate provision of a full range of housing, including affordable housing;* | The proposed Consent does not create a new residential lot, introduce a new residential use, or remove any existing housing. The application will maintain the existing waterfront residential uses associated with 218 and 220 Big Bay Point Road and will not affect the existing supply of housing within the municipality. |
| *(k) the adequate provision of employment opportunities;* | The proposed Consent does not introduce employment-generating development or alter the existing land use of the subject or surrounding properties. Accordingly, the application will not affect the provision of employment opportunities within the Town. |

| | |
|---|---|
| *(l) the protection of financial and economic well-being of the Province and its municipalities;* | The proposed Consent is technical in nature and will regularize the ownership and access arrangements associated with the existing waterfront residential properties. The application does not introduce a new residential use or development opportunity and does not require new municipal infrastructure or services. Accordingly, the proposal is not anticipated to result in additional financial or servicing impacts for the Province or the municipality. |
| *(m) the co-ordination of planning activities of public bodies;* | The proposed Consent has been informed by preliminary consultation with the Town of Innisfil and Lake Simcoe Region Conservation Authority (LSRCA). The application has been prepared having regard to the comments and requirements identified through the pre-consultation process. |
| *(n) the resolution of planning conflicts involving public and private interests;* | The proposed Consent is intended to resolve the existing ownership and access arrangements associated with the two abutting waterfront residential properties. The application provides an appropriate planning mechanism to reconfigure the existing joint landholding and convey the resulting parcels to the respective property owners, without creating a new residential lot or introducing a new residential use. |
| *(o) the protection of public health and safety;* | The proposed driveway from Grove Place will provide independent access to 218 Big Bay Point Road. The proposed entrance location has been reviewed by the owners of Grove Place, who have provided a letter of support for the proposed driveway under separate cover. The existing driveway serving 220 Big Bay Point Road will be maintained. The proposed access arrangements will provide safe and functional access to the existing waterfront residential properties, with no change to the established residential uses. |
| *(p) the appropriate location of growth and development;* | The proposed Consent does not introduce new growth or residential development. The application is limited to the reconfiguration and conveyance of |

| | |
|---|---|
| | existing lands associated with the two abutting waterfront residential properties and does not create a new residential development opportunity. |
| *(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;* | The proposed Consent does not involve new residential development or a change in land use. The application is limited to the reconfiguration and conveyance of existing lands and the provision of a new driveway to serve an existing waterfront residential property. |
| *(r) the promotion of built form that,*<br>*(i) is well-designed,*<br>*(ii) encourages a sense of place, and*<br>*(iii)provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;* | The proposed Consent does not involve the construction of new buildings, changes to existing built form, or the creation of public spaces. The application is limited to the reconfiguration and conveyance of existing lands, with the only proposed physical site alteration being the new driveway from Grove Place to provide access to 218 Big Bay Point Road. |
| *(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate* | The proposed Consent does not introduce new residential development or a change in land use and will maintain the majority of the subject lands in their existing wooded and natural condition. The only proposed physical site alteration is the new driveway from Grove Place to provide access to 218 Big Bay Point Road. Limiting site disturbance and maintaining the existing natural features of the property will support climate resilience and minimize unnecessary site alteration. |

It is the professional opinion of the undersigned that the enclosed application, and resulting development, has regard for the applicable provincial interests outlined within the *Planning Act.*

## 6.2 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement, 2024 ("PPS, 2024") provides the provincial policy framework for land use planning in Ontario and establishes policies to guide the use and management of land and resources. The PPS promotes development that supports healthy, livable and safe communities, protects the environment and natural resources, and makes efficient use of land and infrastructure.

The proposed Consent has been reviewed in the context of the applicable policies of the PPS, 2024, with particular consideration given to the existing waterfront residential land use pattern, the reconfiguration of the existing landholding, and the protection of natural heritage features.

**Rural Areas and Rural Lands**

Sections 2.5 and 2.6 of the PPS, 2024 provide policy direction for rural areas and rural lands and recognize the importance of maintaining rural communities and supporting appropriate uses that are compatible with the surrounding area.

The subject property forms part of an established waterfront residential area and is currently associated with the abutting residential properties municipally known as 218 and 220 Big Bay Point Road. The proposed Consent does not introduce a new residential use or create a new residential development opportunity. Rather, the application is intended to reconfigure the existing landholding and redistribute the lands between the two abutting waterfront residential properties.

The proposed lot configuration maintains appropriately sized parcels, with each proposed lot substantially exceeding the applicable minimum lot area and frontage requirements. The existing driveway serving 220 Big Bay Point Road will remain, while the only new physical site alteration proposed is a driveway from Grove Place to provide access to 218 Big Bay Point Road.

The proposal therefore maintains the existing land use pattern and does not result in a change to the established residential character or function of the area.

**Sewage, Water and Stormwater**

The PPS, 2024 provides direction regarding the appropriate management of water and wastewater services and the efficient use of existing infrastructure.

The proposed Consent does not establish a new residential lot, dwelling, or other principal use. The existing residential uses associated with 218 and 220 Big Bay Point Road will remain unchanged. The application is limited to the reconfiguration and conveyance of lands and the establishment of a new driveway connection to Grove Place.

As there is no proposed change in land use or additional residential development resulting from the Consent, the proposal does not introduce a new residential servicing demand.

**Wise Use and Management of Resources – Natural Heritage**

Section 4.1 of the PPS, 2024 provides direction for the protection of natural heritage features and areas and requires development and site alteration to appropriately consider potential impacts to natural heritage systems and their ecological functions.

The subject property is predominantly wooded and contains areas of natural vegetation. An Environmental Impact Study ("EIS"), prepared by Birks Natural Heritage and dated July 24, 2026, was completed in support of the Consent application. The EIS considered natural heritage and hydrologic features on and surrounding the subject property, including woodland communities, wetlands, fish habitat, significant wildlife habitat, and habitat for threatened and endangered species.

The proposed Consent does not involve a change in land use or the establishment of new residential development. No new dwelling or accessory structure is proposed. The only physical site alteration contemplated through the application is the proposed driveway from Grove Place to provide access to 218 Big Bay Point Road.

The EIS considered the potential effects associated with the proposed driveway and identifies measures to minimize vegetation disturbance, reduce tree removal, and avoid impacts to identified natural heritage features and ecological functions. The proposed driveway can therefore be accommodated while maintaining the predominantly natural character of the subject property.

**Cultural Heritage and Archaeology**

The PPS, 2024 recognizes the importance of conserving significant built heritage resources, cultural heritage landscapes, and archaeological resources.

The proposed Consent is limited to the reconfiguration and conveyance of an existing parcel and does not involve a change in land use or the introduction of new residential development. No buildings or other significant site alteration are proposed, other than the driveway providing access from Grove Place to 218 Big Bay Point Road.

It is the professional opinion of the undersigned that the enclosed application is consistent with the policy direction of the Provincial Planning Statement, 2024.

## 6.3 COUNTY OF SIMCOE OFFICIAL PLAN

The subject property is designated "*Rural*" within the County of Simcoe Official Plan ("CSOP"), as identified on Schedule 5.1 – Land Use Designations.

The most directly applicable policies of the CSOP are reviewed below to assess the conformity of the proposed Consent with the County's planning framework.

| | |
|---|---|
| Section 3.3 | General Development Policies |
| *Policy 3.3.1* | *In the Rural, Agricultural, and Greenlands designations, only one detached dwelling may be located on a lot as permitted in this Plan and subject to appropriate local municipal official plan, zoning and municipal by-laws. Local municipal official plans shall include provisions for a range of housing types including additional residential units, accommodation for temporary or seasonal farm help, garden suites, or other temporary accommodations, with the provisions of adequate water and sewage treatment facilities, subject to the policies of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, if applicable.* |
| MP&D Comment: | The proposed Consent conforms with Policy 3.3.1. The application does not create a new residential lot or propose the construction of a new detached dwelling. Rather, the proposal facilitates the reconfiguration and conveyance of an existing landholding associated with the established waterfront residential properties at 218 and 220 Big Bay Point Road. The existing dwellings on those properties will remain unchanged.<br><br>Accordingly, the proposed Consent does not result in an increase in residential density or establish an additional residential development opportunity and is consistent with the intent of Policy 3.3.1. |
| *Policy 3.3.2* | *Subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies.* |
| MP&D Comment: | The proposed Consent conforms with Policy 3.3.2. The application facilitates the reconfiguration and conveyance of an existing landholding associated with established waterfront residential properties and does not introduce a new land use. No new residential lot or additional residential development opportunity is being created. The proposed lot configuration maintains the existing residential land use pattern and is consistent with the objectives and policies of the Rural designation. |

*Policy 3.3.3* *In the Rural, Agricultural and Greenlands designations consents to create separate lots for two dwellings established in accordance with Section 3.3.1 are expressly prohibited.*

MP&D Comment: Policy 3.3.3 is not applicable to the proposed Consent. The application does not seek to create separate lots for two dwellings established on the subject property. The subject property at 202 Big Bay Point Road is vacant of buildings, while the existing dwellings are located on the separate waterfront properties at 218 and 220 Big Bay Point Road. The proposed Consent simply facilitates the reconfiguration and conveyance of the existing landholding between these established properties.

*Policy 3.3.5* *Consents for the purpose of legal or technical reasons and consolidation of land holdings may be permitted but shall not be for the purpose of creating new lots except as otherwise permitted in this Plan, Provincial policies and legislation.*

MP&D Comment: The proposed Consent directly aligns with the intent of Policy 3.3.5. The application is technical in nature and is intended to facilitate the reconfiguration and conveyance of an existing landholding associated with the two abutting waterfront residential properties. Lot 1 is proposed to be conveyed to and consolidated with 220 Big Bay Point Road, while Lot 2 is proposed to be conveyed to the owner of 218 Big Bay Point Road. The proposal does not create a new lot for residential development and is therefore consistent with the policy's direction regarding technical consents and consolidation of land holdings.

Policy 3.3.15 *Despite anything else in this Plan, except Section 4.4 as it applies to mineral aggregate operations only, development and site alteration shall not be permitted:*

- *i. In significant wetlands and significant coastal wetlands.*
- *ii. In the following unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions: Significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest (ANSIs), and coastal wetlands (not covered by 3.3.15 i) above).*
- *iii. In the following regional and local features, where a local official plan has identified such features, unless is has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions:*

*wetlands 2.0 hectares or larger in area determined to be locally significant by an approved EIS, including but not limited to evaluated wetlands, and Regional areas of natural and scientific interest (ANSIs).*

iv. *In fish habitat except in accordance with provincial and federal requirements.*

v. *In habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

vi. ***On adjacent lands to the natural heritage features and areas listed above, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Adjacent lands shall generally be considered to be:***

a. *within 120 metres of habitat of endangered species and threatened species, significant wetlands, significant coastal wetlands, wetlands 2.0 hectares or larger determined to be locally significant by an approved EIS, significant woodlands, significant wildlife habitat, significant areas of natural and scientific interest – life science, significant valleylands, and fish habitat;*

b. *within 50 metres of significant areas of natural and scientific interest – earth science;*

c. *A reduced adjacent lands from the above may be considered based on the nature of intervening land uses. The extent of the reduced area will be determined by the approval authority in consultation with the applicant prior to the submission of a development application, and supported by an EIS, demonstrating there will be no negative impacts beyond the proposed reduced adjacent lands area.*

*Nothing in the above policies is intended to limit the ability of agricultural uses to continue.*

MP&D Comment: The proposed Consent conforms with Policy 3.3.15. An Environmental Impact Study ("EIS"), prepared by Birks Natural Heritage and dated July 24, 2026, was completed in support of the application. The EIS assessed the natural heritage and hydrologic features on the subject lands and within 120 metres, including wetlands, significant woodlands, fish habitat, significant wildlife habitat, and potential habitat for threatened and endangered species.

The EIS specifically considered the technical nature of the proposed lot boundary adjustment and the proposed access to 218 Big Bay Point Road. Based on the assessment, the EIS concludes that the proposed Consent and associated access can proceed without negative impacts to identified natural heritage features or their ecological functions, provided the recommendations of the EIS are followed. These recommendations include measures to minimize vegetation disturbance, appropriately time any necessary vegetation removal, implement applicable erosion and sediment controls, and protect identified species and habitat.

Accordingly, the required assessment of the subject lands and adjacent lands has been undertaken, and the proposed Consent is not anticipated to result in negative impacts to the natural heritage features or ecological functions identified through the EIS. The proposal therefore conforms with the applicable natural heritage policies of the CSOP.

*Policy 3.3.17* *Subject to the findings and recommendations of an EIS, satisfactory to the appropriate authorities, the County encourages an area of environmental constraint and buffer areas to be maintained as single ownership, where appropriate. Notwithstanding this policy, local municipalities may utilize alternative implementation measures to ensure the integrity of the environmental features and its buffers.*

MP&D Comment: The proposed Consent conforms with Policy 3.3.17. The application does not create a new residential lot or introduce new residential development. The proposed lot boundary adjustment is technical in nature and is intended to reconfigure an existing shared landholding associated with the established waterfront residential properties at 218 and 220 Big Bay Point Road.

The EIS prepared by Birks Natural Heritage assessed the natural heritage and hydrologic features associated with the subject lands and surrounding area, including the proposed access to 218 Big Bay Point Road. The EIS concludes that the proposal can proceed without negative impacts to identified natural heritage features or their ecological functions, provided the recommended mitigation measures are followed. These measures are intended to minimize vegetation disturbance and protect identified natural heritage features and their associated functions.

The proposed Consent therefore maintains the predominantly natural character of the subject lands and appropriately addresses the protection of environmental features and associated buffers. Given the technical

nature of the application and the findings of the EIS, the proposal is consistent with the intent of Policy 3.3.17.

Section 3.7 Rural Lands

*Policy 3.7.4* *The following are permitted in the Rural designation:*

*a) those land uses permitted in the Agricultural designation;*
*b) development related to the management or use of resources (subject to section 4.4 and other policies of this Plan as applicable);*
*c)resource-based recreational activities (including recreational dwellings);*
***d) limited residential development, subject to Section 3.7.11;***
*e) home occupations and home industries;*
*f) cemeteries; and,*
*g) other rural land uses.*

MP&D Comment: The proposed Consent conforms with Policy 3.7.4. No new use or residential development is proposed. The application facilitates the reconfiguration and conveyance of an existing landholding associated with the established waterfront residential properties at 218 and 220 Big Bay Point Road. The existing dwellings and residential uses will remain unchanged. The proposal therefore maintains the existing land use pattern and is consistent with the permitted uses of the Rural designation.

*Policy 3.7.8* *Limited residential development may be created by consent provided the following are satisfied:*

*a) Lots should be restricted in size in order to conserve other lands in larger blocks for agricultural uses or environmental purposes. Consent lots should be developed to an approximate maximum size of one hectare, except where larger sizes may be suitable because of environmental constraints or design considerations; and*

*b) The number of lots on the grid road system shall be restricted in order to maintain the rural character and road function and to avoid strip development.*

MP&D Comment: The proposed Consent is consistent with this policy. The application does not create a new residential lot or introduce new residential development. Rather, it reconfigures and conveys an existing landholding associated with the established waterfront residential properties at 218

and 220 Big Bay Point Road. Accordingly, the lot size and grid road considerations applicable to the creation of new residential lots are not engaged by the proposal. The resulting lots remain appropriately sized and do not create additional residential development opportunities.

*Policy 3.7.10* *Development in rural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and to minimize any negative impact on significant natural heritage features and areas and cultural features.*

MP&D Comment: The proposed Consent conforms with this policy. No new development or change in land use is proposed. The application is a technical reconfiguration of an existing landholding and will not adversely impact surrounding agricultural uses. Natural heritage considerations have been assessed through the EIS, which concludes that the proposal will not result in negative impacts to identified natural heritage features or their ecological functions, subject to the recommendations of the study.

*Policy 3.7.12* *The extensive shorelines within the County have historically attracted significant seasonal residential and related tourism development. More recently, shoreline areas have attracted a greater amount of permanent residential development and /or the conversion of seasonal residences into year-round housing. Historically shoreline areas have been developed on private individual services on small lots. Ecologically, shorelines perform and contain a variety of natural functions and features and are important components of the natural heritage system. The ecological sensitivity and importance of shorelines together with the implications of extensive permanent residential development on the ecological functions of shorelines and the growth management strategies of municipalities needs to be further assessed.*

MP&D Comment: The proposed Consent is consistent with this policy direction. The application does not create a new residential lot or introduce new seasonal or permanent residential development. The existing waterfront residential uses and dwellings at 218 and 220 Big Bay Point Road will remain unchanged. The proposed lot boundary adjustment is technical in nature and does not increase residential density or alter the established shoreline development pattern. Natural heritage considerations associated with the shoreline area have been assessed through the EIS, which concludes that the proposal will not result in negative impacts to identified natural heritage features or their ecological functions, subject to the recommendations of the study.

It is the professional opinion of the undersigned that the enclosed application, and resulting development, conforms with the applicable policies of the County of Simcoe Official Plan.

## 6.4 TOWNSHIP OF INNISFIL OFFICIAL PLAN

The subject property is designated ***'Shoreline Residential Area'*** within the Town of Innisfil Official Plan.

The *Shoreline Residential Area* designation recognizes existing residential development in the Lake Simcoe shoreline, outside of the Town's settlement areas.

The most directly applicable policy areas of the Official Plan affecting the subject applications are reviewed below.

| | |
|---|---|
| Section 19.2 | Shoreline Residential Area |
| *Policy 19.2.2* | *Within the Shoreline Residential Area…permitted uses shall be limited to single detached dwelling, accessory structures, accessory second dwelling units, home occupations, parks, and bed and breakfast establishments.* |
| MP&D Comment: | The proposed Consent complies with this policy. No new use is proposed on the subject lands, which are currently vacant of buildings. The existing single detached dwellings on the abutting waterfront properties at 218 and 220 Big Bay Point Road will remain unchanged. Any future development will be subject to the applicable permissions of the Shoreline Residential Area designation. |
| *Policy 19.2.3* | *Where municipal water services and/or municipal sewer services are not available, the lot density of the Shoreline Residential Area should generally be in the range of 2.5 units per net hectare to a maximum of 3 new lots except where zoning or designations existing as of June 16, 2006 permits a greater number of lots based on minimum lot size. The specific density should be confirmed through a hydrogeological study that assesses the assimilative capability of the soils and subject to Policy 9.4.2.9.* |
| *Policy 19.2.4* | *Larger lot sizes may be required for servicing purposes, environmental conservation considerations, or to fit with existing development or the lot pattern in the vicinity.* |
| MP&D Comment: | The proposed Consent complies with Policies 19.2.3 and 19.2.4. The application does not create a new residential lot or introduce new residential development within the Shoreline Residential Area. |

Accordingly, the proposed Consent does not represent infilling or an increase in residential density requiring a hydrogeological study to establish an appropriate density.

The proposed Consent will reconfigure the existing landholding, with Lot 1 to be conveyed to and consolidated with 220 Big Bay Point Road and Lot 2 to be conveyed to the owner of 218 Big Bay Point Road. The existing waterfront dwellings and private servicing arrangements on 218 and 220 Big Bay Point Road will remain unchanged. The only proposed physical alteration to the subject lands is a new driveway from Grove Place to provide access to 218 Big Bay Point Road.

The resulting lot fabric maintains appropriately sized parcels and is compatible with the established lot pattern in the surrounding Shoreline Residential Area. On this basis, the proposed Consent conforms with Policies 19.2.3 and 19.2.4 of the Town of Innisfil Official Plan.

Section 17 Natural Heritage Areas

*Policy 17.1.15* *Development and site alteration shall not be permitted on adjacent lands to Key Natural Heritage Features and Key Hydrologic Features unless the ecological function of the adjacent lands has been evaluated through a Natural Heritage Evaluation, and it is demonstrated that there will be no negative impacts on the Key Natural Heritage Features and Key Hydrologic Features or their ecological functions, and a vegetation protection zone has been identified.*

*Policy 17.1.15* *For the purpose of Policy 17.1.15, adjacent lands are deemed to be all lands within 120 metres of all features listed in Policies 17.1.4 and 17.1.5.*

MP&D Comment: The Land Use Schedule identifies lands on the south side of Big Bay Point Road as "Key Natural Heritage Features & Key Hydrologic Features." Appendix 9 – Natural Areas identifies the Lake Simcoe shoreline as a "Biological ESA," while Appendix 10 identifies lands on the south side of Big Bay Point Road as "Significant Woodlands." The subject lands also contain low-lying areas, which the proponent took the initiative to have reviewed by a qualified professional.

An Environmental Impact Study ("EIS") was prepared by Birks Natural Heritage in support of the enclosed application. The EIS evaluated the natural heritage and hydrologic features on the subject property and adjacent lands, including woodland communities, potential habitat for species at risk, drainage features, and potential wetland conditions. The

EIS recognizes that the proposed Consent is technical in nature and does not involve new residential development. The proposed access to 218 Big Bay Point Road was also considered as part of the EIS.

The EIS concludes that the proposed Consent, including the proposed access, will not result in negative impacts to Key Natural Heritage Features, Key Hydrologic Features, or their ecological functions, provided the recommendations of the EIS are followed. These recommendations include measures to minimize vegetation disturbance, protect identified species and habitat, and appropriately address the proposed driveway alignment and construction. The majority of the subject lands will remain in their existing naturally vegetated condition, with no new dwelling or residential development proposed.

On this basis, the proposed Consent conforms with the applicable Natural Heritage System policies of the Town of Innisfil Official Plan.

Section 22.8 Subdivision Control

*Policy 22.8.1* *Council shall give consideration to the following when reviewing plans of subdivision or consent:*

*i) the findings of all studies required through the complete application requirements in Section 22.16;*

*ii) confirmation of sufficient reserve sewage system capacity and reserve water system capacity, stormwater drainage, fire protection, roads, utilities, solid-waste collection and disposal, schools, libraries and parks without undue financial burden to the Town;*

*iii) a subdivision design which reduces the negative impact on surrounding land use, transportation system and natural environment;*

*iv) a subdivision design which creates walkable neighbourhoods, complete streets and enhances sense of place through the creation of key place making destinations;*

*v) the extent to which the plan achieves the four place making principles identified in Section 2.3 of this Plan;*

*vi) the extent to which the plan relates to the items on the sustainability checklist described in Policy 15.2.14;*

*vii) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

*viii) other requirements of Section 51(24) of the Planning Act.*

MP&D Comment:

i) The proposed Consent has been supported by the applicable studies and materials identified through the Town's review process. An Environmental Impact Study ("EIS"), prepared by Birks Natural Heritage and dated July 24, 2026, evaluated the natural heritage and hydrologic features associated with the subject lands and surrounding area, including the proposed access to 218 Big Bay Point Road. The EIS concludes that the proposal will not result in negative impacts to identified natural heritage features or ecological functions, subject to the recommendations of the study.

ii) The proposed Consent does not create a new residential lot or introduce a new residential use. The existing dwellings and private servicing arrangements at 218 and 220 Big Bay Point Road will remain unchanged. No new municipal water, sanitary, or other municipal infrastructure is proposed or required. The existing driveway serving 220 Big Bay Point Road will be maintained, while a new driveway from Grove Place will provide access to 218 Big Bay Point Road. Accordingly, the proposal is not anticipated to result in additional municipal servicing demands or undue financial burden to the Town.

iii) The proposed Consent is compatible with the surrounding land use and transportation network and does not introduce a new residential development opportunity. The resulting parcels are appropriately sized and consistent with the established waterfront residential lot pattern.

iv) The proposed Consent does not create a new neighbourhood, public street, or development block. The application is limited to the reconfiguration and conveyance of an existing landholding associated with two established waterfront residential properties. The proposed driveway from Grove Place is a private access arrangement to an existing residential property and does not establish a new street or neighbourhood. The proposal therefore maintains the existing community character and does not undermine the intent of this policy.

v) The proposed Consent maintains the established character and sense of place of the surrounding waterfront residential area. No new buildings, public streets, or development pattern are proposed, and the existing dwellings at 218 and 220 Big Bay Point Road will remain unchanged. The proposal is therefore consistent with the applicable placemaking principles having regard to the nature and scale of the application.

vi) The proposed Consent does not involve new building construction or a change in land use and therefore does not materially engage building design and energy-related sustainability considerations. The proposal maintains the majority of the subject lands in their existing natural condition and does not require new municipal servicing or infrastructure. The application is therefore consistent with the applicable sustainability objectives having regard to its limited scope.

vii) The proposed Consent does not involve new buildings or development that would generate additional building-related energy demand. The existing dwellings at 218 and 220 Big Bay Point Road will remain unchanged. The application facilitates an appropriate reconfiguration of the existing landholding without introducing a new residential development opportunity or requiring new energy-related infrastructure.

viii) The proposed Consent has been reviewed having regard to the applicable matters set out in Section 51(24) of the Planning Act. The application is technical in nature and facilitates the reconfiguration and conveyance of an existing landholding associated with the established waterfront residential properties at 218 and 220 Big Bay Point Road. The resulting lots are appropriately sized and configured, with suitable frontage and access, and are compatible with the surrounding land use pattern. The proposal does not create a new residential development opportunity, and the existing residential uses will remain unchanged. The natural heritage context of the lands, including the proposed access, has also been evaluated through the EIS. On this basis, the proposed Consent appropriately addresses the applicable considerations under Section 51(24) of the Planning Act.

It is the professional opinion of the undersigned that the enclosed application, and resulting development, conforms with the applicable policies of the Town of Innisfil Official Plan.

## 6.5 TOWN OF INNISFIL ZONING BY-LAW (080-13)

The subject property at 202 Big Bay Point Road is zoned '***Residential One (R1)'*** within the Town of Innisfil Zoning By-law.

The subject property at 202 Big Bay Point Road is currently vacant of buildings and has historically functioned in association with the abutting waterfront residential properties municipally known as 218 and 220 Big Bay Point Road, including providing access to those properties.

The existing dwellings and residential uses on 218 and 220 Big Bay Point Road will remain unchanged. No dwelling or new residential use is proposed on the lands subject to the Consent. The only physical alteration proposed to the subject lands is a driveway from Grove Place to provide access to 218 Big Bay Point Road. Any future use or development of the resulting lots will remain subject to the permissions and applicable provisions of the Zoning By-law.

As illustrated in ***Table 2*** below, the resulting lots comply with the applicable provisions of the R1 Zone.

| Table 2:<br>Zoning Compliance Matrix<br>R1 Zone – Private Services | | |
|---|---|---|
| **Provision** | **Required** | **Proposed** |
| **Permitted Uses** | **Single detached dwelling.<br>Accessory buildings and structures** | **No change.<br>Single detached dwelling and accessory uses.** |
| **Minimum Lot Area** | **1,400 m² (0.3 ac.)** | **Lot 1:<br>10,908 m² (1.091 ha / 2.69 ac.)<br><br>Lot 2:<br>10,915 m² (1.092 ha / 2.69 ac.)** |
| **Minimum Lot Frontage** | **22 m** | **62.1 m** |
| **Minimum Front Yard** | **8 m** | **+8 m** |
| **Minimum Interior Side Yard** | **1.5 m** | **+1.5 m** |
| **Minimum Exterior Side Yard** | **6 m** | **+6 m** |
| **Minimum Rear Yard** | **6 m** | **+6 m** |
| **Maximum Lot Coverage** | **35%** | **Max. 35%** |
| **Minimum Landscaped Open Space** | **30%** | **Min. 30%** |
| **Maximum Building Height** | **9 m** | **Max. 9 m** |

Figure 5. Zoning By-law Schedule


GROVE PLACE
R1
R1
R1

## 7.0 CONCLUSION

The Consent application seeks to facilitate the division and reconfiguration of the jointly owned property municipally known as 202 Big Bay Point Road in association with the abutting waterfront residential properties municipally known as 218 and 220 Big Bay Point Road. The application is technical in nature and does not create a new residential lot, establish a new residential dwelling, or introduce a change in land use. Rather, the proposed Consent will redistribute the existing lands between the two abutting waterfront properties while maintaining the established character and function of the area.

The proposed lot configuration will maintain appropriately sized parcels that exceed the applicable minimum lot area and frontage requirements of the Town's Zoning By-law. The existing driveway serving 220 Big Bay Point Road will be maintained, while a new driveway from Grove Place is proposed to serve 218 Big Bay Point Road.

The application is supported by an Environmental Impact Study prepared by Birks Natural Heritage and will maintain the majority of the subject lands in their existing natural condition. Potential site alteration associated with the proposal is limited primarily to the construction of the new driveway. The recommendations and mitigation measures identified through the EIS will be considered in the final driveway alignment and construction to minimize potential impacts to identified natural heritage features.

It is the professional planning opinion of the undersigned that the proposed Consent application and resulting lot configuration have regard for matters of Provincial interest under the Planning Act, are consistent with the Provincial Planning Statement, conform with the applicable policies of the County of Simcoe Official Plan and Town of Innisfil Official Plan, meet the applicable provisions of the Town of Innisfil Zoning By-law, and represent good land use planning.

The proposed Consent represents an appropriate reconfiguration of the existing landholding without creating a new residential development opportunity or resulting in significant changes to the established character or function of the surrounding area.

We trust that this submission provides the necessary information to support consideration of the application and respectfully request that the Consent application be considered by the Committee of Adjustment at its next available meeting.

Respectfully submitted,
MORGAN Planning & Development Inc.

James Hunter

James Hunter, BURPL, MCIP, RPP
*Senior Planner*

# Appendix 1

*Site Photos*

***Photo 1*** *Front Lot line of Subject Property abutting Big Bay Point Road*



***Photo 2*** *Existing Driveway*



***Photo 3*** *Interior of Subject Property*



***Photo 4*** *Proposed location of driveway*



***Photo 5*** *Drainage Feature*



***Photo 6*** *Existing Hydro Easement*



# Appendix 2

*Severance Sketch & Survey*

Prepared By:

BIRKS
NATURAL HERITAGE CONSULTANTS

# 202 Big Bay Point Road

## Town of Innisfil, County of Simcoe

## Environmental Impact Study

**Project No. 05-005-2024**

**July 24, 2026**

**23 HERRELL AVENUE, BARRIE ON L4N 6T5**
**WWW.BIRKSNHC.CA**

23 Herrell Ave
Barrie, Ontario
L4N 6T5

July 24, 2026

Gabriel Vigna
202/220 Big Bay Point Road
Town of Innisfil, Ontario
L9S 2P5

**RE: Environmental Impact Study – 202 Big Bay Point Road, Town of Innisfil**
**Birks NHC File #05-005-2024**

Dear Mr. Vigna:

Thank you for retaining Birks Natural Heritage Consultants, Inc. ('Birks NHC') to prepare an Environmental Impact Study ('EIS') for the property identified as 202 Big Bay Point Road in the Town of Innisfil. We understand that this assessment has been requested by the Town of Innisfil as part of a consent application to divide the 202 Big Bay Point Road property into two equal parcels where the western parcel would be merged with the existing 220 Big Bay Point Road shoreline lot to create one unified property and the eastern parcel would be retained. An EIS is required because the property is situated within the Lake Simcoe Protection Plan boundary and Key Natural Heritage Features/Key Hydrologic Features are mapped on adjacent lands associated with woodlands and Lake Simcoe.

Site specific data was collected by Birks NHC staff during desktop background review and on-site surveys. This report outlines the process by which features are considered for their natural heritage function and value and an assessment of potential impacts associated with the proposed activity. Assuming the mitigation measures recommended in this report are implemented, there is no expectation that Natural Heritage Features/Key Hydrologic Features associated with the study area defined herein would be negatively impacted.

If you have any questions or concerns regarding this report, please do not hesitate to contact the undersigned.

Birks Natural Heritage Consultants, Inc.

Heather Marcks, H.B.Sc., M.F.C.
Ecologist

Reviewed by:

Brad Baker, H.B.Sc.
Ecologist

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# 1 INTRODUCTION

## 1.1 PURPOSE

Birks Natural Heritage Consultants, Inc. ('Birks NHC') was retained by Gabriel Vigna to prepare an Environmental Impact Study ('EIS') for the lands located at 202 Big Bay Point Road in the Township of Innisfil (the 'property'). It is our understanding that a consent application is being submitted for a lot line adjustment/lot addition and easement for an access driveway and that an EIS is required due to the presence of natural features (woodlands, Lake Simcoe) within 120 m of the property.

The purpose of this EIS is to identify and characterize Key Natural Heritage Features ('KNHF') and Key Hydrologic Features ('KHF') and functions that are present on the property and adjacent lands and evaluate potential impacts to those features that may be associated with the proposed consent application. Where appropriate, recommendations have been made to mitigate the risk of negative impacts to the identified features and their functions, and to ensure that the proposed lot line reconfiguration and easement driveway complies with the municipal and provincial policies and regulations.

## 1.2 STUDY AREA

For this EIS, the 'Study Area' is focused within an area approximately 120 meters ('m') surrounding the property, as illustrated in Figure 1. The Ministry of Natural Resources ('MNR') recommends a distance of 120 m for consideration of development and/or site alteration impacts to adjacent features, as outlined within the Natural Heritage Reference Manual (MNR, 2010).

## 1.3 SITE DESCRIPTION

The property is in a shoreline residential area in the Town of Innisfil, with developed lots along the Lake Simcoe shoreline. Adjacent lands to the west and south contain natural woodlands. Grove Place, a private road, runs adjacent to the eastern property line, with manicured golf lands to the east of the road.

The property is approximately 2.18 hectares ('ha') in size and fronts Big Bay Point Road to the south. A laneway providing access to shoreline lots 220 and 218 Big Bay Point Road is located along the western portion of the property. The remainder of the property is undeveloped comprising natural lowland and upland woodlands (Figure 1).




202 Big Bay Point Road

Town of Innisfil

Property Limit (approximate)

Un-evaluated Wetland (Ontario GeoHub)

120m Study Area

Figure 1:
Study Area

MAP DRAWING INFORMATION:
DATA PROVIDED BY: SIMCOE COUNTY

MAP CREATED BY: SB
MAP CHECKED BY: HM
MAP PROJECTION: NAD 1983 UTM ZONE 17N

40 20 0 40 80 120 160
Meters

FILE LOCATION:

Path: C:\Users\S_Brady\BirksNHC\Birks NHC Team for all - Documents\Project Folders\04 - SBrady Projects\ArcGIS - Projects here\Projects - here\05-005-2024 Big Bay Point

PROJECT: 05-005-2024 STATUS: DRAFT DATE: 09/07/2026

# 2 ENVIRONMENTAL POLICY FRAMEWORK

The following section identifies the applicable land use planning policies associated with typical development applications in the Province of Ontario that apply to the property and associated natural heritage features.

## 2.1 PROVINCIAL PLANNING STATEMENT (2024)

Ontario's *Planning Act* requires that planning decisions shall be consistent with the Provincial Planning Statement ('PPS'). The PPS provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario. The 2024 PPS is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.

Section 4.1 of the PPS (2024) specifies policy related to protection of natural heritage features and functions.

According to Section 4.1.4 of the PPS, development and site alteration shall not be permitted in the following features:

a) Significant wetlands in Ecoregions 5E, 6E, and 7E; and,
b) Significant coastal wetlands.

Section 4.1.5 of the PPS states that, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, development and site alteration shall not be permitted in:

a) Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;
b) Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
c) Significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
d) Significant wildlife habitat ('SWH');
e) Significant areas of natural and scientific interest ('ANSI's); and,
f) Coastal wetlands in Ecoregions 5E, 6E, and 7E that are not subject to policy 4.1.4(b).

Many of the features listed above are mapped by the province and/or municipality and direction is available to allow for candidate features and functions to be identified. The Natural Heritage Reference Manual (MNR, 2010), Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF, 2015), and criteria for identifying KNHF for the LSPP (MNRF, 2015) were used within this report to further identify candidate features and functions in the Study Area not currently identified by the province and/or municipality. We note that it remains the responsibility of the province and/or the municipality to designate areas identified within Section 4.1.4 and 4.1.5 of the PPS as significant.

## 2.2 Species Conservation Act (2025)

As of March 30, 2026, Ontario's *Species Conservation Act, 2025* ('SCA') came into force and the provincial *Endangered Species Act, 2007* was repealed. The SCA provides regulatory protection to Endangered and Threatened species as listed within Ontario Regulation ('O. Reg.') 60/26 Protected Species in Ontario List.

Section 16 of the SCA prohibits activities which would result in killing or harming a protected species, damaging or destroying their habitat, and possessing, transporting, buying, or selling protected species. The activities described in Section 16 may proceed through a registration, permit or exemption mechanism provided that the requirements as described in O. Reg. 75/26, O. Reg. 74/26 and O. Reg. 61/26 respectively are implemented prior to initiation of that activity.

As noted above, only species listed as Endangered and Threatened on the Protected Species in Ontario List receive species and habitat protection through the SCA. Special Concern species do not receive protection under the SCA. Further, aquatic species and migratory bird species listed as either Threatened, Endangered or Extirpated under the federal *Species at Risk Act* ('SARA') are not eligible for protection under the SCA. Activities impacting aquatic and migratory bird species not listed in the Protected Species in Ontario List must comply with federal legislation including SARA, the *Fisheries Act*, and the *Migratory Birds Convention Act.*

## 2.3 Species at Risk Act (2002)

At a federal level, Species at Risk designations are assessed by the Committee on the Status of Endangered Wildlife in Canada ('COSEWIC'). If approved by the federal Minister of Environment and Climate Change, species are added to Schedule 1, the federal list of wildlife Species at Risk.

Species listed on Schedule 1 as Endangered or Threatened are afforded protection of critical habitat on federal lands under the SARA. This habitat protection extends to all lands regardless of ownership where the habitat of a species listed in Schedule 1 is also protected by the *Migratory Breeding Birds Convention Act*, 1994 or the *Fisheries Act*, 1985 and in certain circumstances where provincial laws do not effectively protect the species or its residence, through an order issued by the Minister.

Sections 32 and 33 of SARA are vital for protection of wildlife Species at Risk in Canada. Section 32 states that the killing, harming, harassing, capturing, or taking a listed species is prohibited, as are possessing, buying, selling or trading a protected at-risk species. Section 33 provides critical habitat protection and states that *"No person shall damage or destroy the residence of one or more individuals of a wildlife species that is listed as an endangered species or a threatened species, or that is listed as an extirpated species if a recovery strategy has recommended the reintroduction of the species into the wild in Canada."*

## 2.4 Migratory Birds Convention Act (1994)

The *Migratory Birds Convention Act*, 1994 protects migratory birds, their nests, and eggs anywhere they are found in Canada and prohibits the dumping of harmful substances to birds in water or areas that they frequent. The *Migratory Birds Convention Act*, 1994 is implemented through two regulations: Migratory Birds Regulations and Migratory Bird Sanctuary Regulations.

The Migratory Birds Regulations (ECCC, 2022) prohibit the following (unless a person possesses authorization to do so):

- capture, kill, take, injure or harass a migratory bird or attempt to do so;
- destroy, take or disturb an egg; and,
- damage, destroy, remove or disturb a nest, nest shelter, eider duck shelter or duck box.

Exceptions include a nest that was built by a species not listed in Schedule 1 that does not contain a live bird or viable egg; a nest shelter, eider duck shelter or duck box that does not contain a live bird or a viable egg; and, a nest that has not been used by migratory birds for a number of months beforehand that corresponds to the number of months set out in the relevant Table to that Schedule for the species.

The Migratory Bird Sanctuary Regulations (ECCC, 2022) provides protection in a migratory bird sanctuary. In a bird sanctuary, no personal shall hunt migratory birds, destroy, damage or take the nests of migratory birds, or, have in possession a live migratory bird, or a carcass, nest or egg of a migratory bird. Further, no dog or cat shall be permitted to run "at large" in a migratory bird sanctuary.

Recent changes to the regulations associated with the *Migratory Birds Convention Act*, 1994 have added eighteen species of birds that are protected by the act year-round. There are certain conditions that must be met prior to destroying or disturbing a nest of these species.

## 2.5 Lake Simcoe Protection Plan (2009)

The Lake Simcoe Protection Plan ('LSPP') builds upon provincial plans and legislations that apply to all or part of the Lake Simcoe watershed (*i.e.,* Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Conservation Authorities Act, Planning Act) with the goal to protect, improve, and restore elements that contribute to the ecological health of the Lake Simcoe watershed.

Policies in Chapter 6 of the LSPP promote and protect shorelines and natural heritage features and functions within the Lake Simcoe watershed. The minimum vegetation protection zone in a shoreline built-up area is 30 m from the shoreline (LSPP, 2009, 6.2-DP). Given that the property is not located on the shoreline, does not contain streams, and is located over 30 m from the shore, LSPP Lake Simcoe shoreline and streams policies do not apply to the property itself.

Key Natural Heritage Features ('KNHF') and Key Hydrologic Features ('KHF') policies 6.20 through 6.29 apply to areas outside of existing settlement areas and outside of the Greenbelt area and the Oak Ridges Moraine area and therefore are applicable to the property.

KNHFs are wetlands, Significant Woodlands, Significant Valleylands, and natural areas abutting Lake Simcoe. KHFs are wetlands, permanent and intermittent streams, and lakes other than Lake Simcoe. Development or site alteration is not permitted within a KNHF/KHF and within a related 30 m vegetation protection zone, except in relation to the following:

- Forest, fish, and wildlife management;
- Stewardship, conservation, restoration and remediation undertakings;
- Existing uses, as specified in policy 6.45;
- Flood or erosion control projects demonstrated to be necessary in the public;
- Retrofits of existing stormwater management works;
- New mineral aggregate operations and wayside pits and quarries;
- Infrastructure, but only if the need for the project has been demonstrated through an Environmental Assessment of other similar environmental approval and there is no reasonable alternative; and
- Low-intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures.

(LSPP, 2009, 6.23-DP)

Within shoreline built-up areas, an application for development or site alteration within 120 m of the Lake Simcoe or a KNF/KHF shall be accompanied by a Natural Heritage Evaluation/EIS (LSPP, 2009, 6.3-DP and 6.25-DP).

All existing uses lawfully used for such purposes on the date the LSPP came into force are permitted. Development or expansion to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses are permitted and may be considered within a KNF/KHF and any minimum protection zone subject to demonstration that there is no alternative in which case any expansion shall be limited in scope and impact to the feature and its functions is minimized to extent possible (LSPP, 2009, 6.45-DP).

## 2.6 Conservation Authorities Act (1990)

Ontario's Conservation Authorities fall under the jurisdiction of the *Conservation Authorities Act*, 1990, which was most recently amended in April of 2026. The purpose of Conservation Authorities Act is to "provide for the organization and delivery of programs and services that further the conservation, restoration, development and management of natural resources in watersheds in Ontario".

An authority may issue a permit to a person to engage in an activity specified in the permit if, in the opinion of the authority, the activity is not likely to: a) affect the control of flooding, erosion, dynamic beaches or pollution or the conservation of land; b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and, (c) any other requirements that may be prescribed by the regulations are met.

A portion of the property is mapped as regulated by Lake Simcoe Region Conservation Authority ('LSRCA') under O. Reg. 41/24 *Prohibited Activities, Exemptions and Permits* due to a mapped drainage feature (Appendix A). Note that an on-site review of the drainage feature illustrated on the regulation mapping resulted in the conclusion that it is a man-made seasonal, ephemeral feature that would not be considered a watercourse or a LSRCA regulated feature (Site visit occurred on June 17, 2025. In attendance were the following: Jessica Chan LSRCA, Natural Heritage Ecologist; Steven Payne, LSRCA Planner; Heather Marcks, Birks NHC Ecologist). LSRCA correspondence is provided in Appendix A.

## 2.7 County of Simcoe Official Plan (2023)

The County of Simcoe Official Plan Land Use map (Schedule 5.1) identifies the property with Rural land use designation, with adjacent lands on the south side of Big Bay Point Road designated as Greenlands (Appendix B). The following are permitted in the Rural designation: land uses permitted in the Agricultural designation; development related to the management or use of resources; resource-based recreational activities (including recreational dwellings); limited residential development, subject to Section 3.7.11; home occupations and home industries; cemeteries; and, other rural land uses (County of Simcoe, 2023, Section 3.7.4). Development in rural areas should wherever possible be designed and sited on a property so as to minimize any negative impact on significant natural heritage features and areas and cultural features (County of Simcoe, 2023, Section 3.7.10). Local municipalities may continue to consider applications and plan for shoreline development or restrictions thereto in accordance with other policies of the County of Simcoe's Official Plan.

The Greenlands designation is the County of Simcoe Natural Heritage System ('NHS') and is comprised of the following features: habitat of endangered and threatened species; Significant Wetlands, Significant coastal wetlands, other coastal wetlands, wetlands 2 ha or larger which has been determined to be locally significant; Significant Woodlands, Significant Valleylands, SWH, ANSIs, fish habitat, and linkage areas (County of Simcoe Official Plan, 2023, Section 3.8.10).

Section 3.3.15 of the County of Simcoe Official Plan indicates that development and site alterations shall not be permitted in Significant Wetlands and Significant Coastal Wetlands, and not in the following unless it has been demonstrated that there will be no negative impacts on the natural features or functions: Significant Woodlands, Significant Valleylands, SWH, ANSIs, coastal wetlands, and locally significant wetlands. Adjacent lands to natural heritage features and areas are to be evaluated and it is to be demonstrated that there will be no negative impacts on their features or ecological function.

## 2.8 Town of Innisfil Official Plan (2020)

The property is mapped by the Town of Innisfil Official Plan as within a Shoreline Residential Area (Appendix C). Parks and Open Space are located on adjacent lands to the east and KNHF & KHF is mapped on adjacent lands to the south side of Big Bay Point Road which is further identified on the Town's Official Plan Natural Areas mapping as Significant Woodlands (Appendix C).

Shoreline built-up areas are outside of settlement areas where development is concentrated, or lands which have been designated and zoned by the Town of Innisfil for development as of the date the LSPP came into effect.

# 3 STUDY APPROACH

KNHFs and KHFs within the Study Area lands were characterized through completion of background data review and on-site field surveys to evaluate existing natural heritage conditions. The following activities and assessments were undertaken to fulfill the objectives of this study:

## 3.1 Background Data Review

Background documents provide information on site characteristics, habitat, wildlife, rare species and communities, and other aspects of the Study Area. For the purpose of this EIS, the following sources were considered:

- Atlas of the Breeding Birds of Ontario (Birds Canada, accessed June 2025)
- Ontario GeoHub (MNR/GEO, accessed June 2025)
- Natural Heritage Information Centre (NHIC; MNR, accessed June 2025)
- Ontario Reptile and Amphibian Atlas (Ontario Nature, accessed May 2025)
- O. Reg. 60/26 Protected Species in Ontario List
- Species at Risk Act, 2002, Schedule 1 List of Wildlife Species at Risk

## 3.2 Field Surveys

KNHFs, KHFs and functions within the Study Area were characterized through completion of of field surveys. The following sections outline the methods used for each of the surveys, including specific provincial protocols utilized. Incidental wildlife, plant and habitat observations were considered during all surveys. Searches were also conducted to document the presence or absence of suitable habitat, based on habitat requirements of Threatened or Endangered species with habitat ranges overlapping the Study Area.

The dates when all surveys were completed are included in Table 1 below.

**Table 1: Summary of Field Surveys Conducted**

| Dates | Start/End Time | Type of Survey | Birks NHC Ecologist |
|---|---|---|---|
| June 3,2024<br>June 28, 2024 | 6:00 am – 6:25 am<br>6:36 am – 6:59 am | Dawn Breeding Bird Survey | H. Marcks, H.B.Sc., M.F.C.<br>B. Baker, H.B.Sc. |
| May 27, 2024<br>June 10, 2024<br>August 2, 2024 | 10:20 am – 12:50 pm<br>7:40 am – 12:00 pm<br>10:00 am – 1:00 pm | Vegetation Community Mapping and Plant Survey | H. Marcks, H.B.Sc., M.F.C. |
| September 17, 2024 | 10:00 am – 1:00 pm | Black Ash and Butternut Health Assessments | H. Marcks, H.B.Sc., M.F.C.<br>M. Fuller, H. B.Sc. |

**Table 1: Summary of Field Surveys Conducted**

| Dates | Start/End Time | Type of Survey | Birks NHC Ecologist |
|---|---|---|---|
| May 27, 2024<br>June 17, 2025 | 10:20 am – 12:50 pm<br>10:00 am – 12:00 pm | Assessment of drainage feature | H. Marcks, H.B.Sc., M.F.C.<br>(June site visit with LSRCA) |
| July 2, 2025 | 10:30 am – 11:30 am | Soil Auger Sampling | H. Marcks, H.B.Sc., M.F.C.<br>B. Baker, H.B.Sc. |

### 3.2.1 Vegetation Community Mapping and Plant Surveys

The ecological community boundaries were determined through a review of aerial photography and then further refined during the site visits. The Ecological Land Classification ('ELC') system for Southern Ontario (Lee *et al.,* 1998) was used with modifications. In early 2007, the MNR refined their original vegetation type codes to encompass the vast range of natural and cultural communities across Southern Ontario. These updated ELC codes have also been used for reporting purposes in this study.

In addition to an inventory of the plant community composition, substrate sampling was conducted in the northern portion of the property to confirm the moisture gradient of the parent soils and whether the lowland community would be considered a wetland.

The resulting mapping from the vegetation community classification is illustrated in Figure 2; a formal list of vegetation species is included in Appendix D.

### 3.2.2 Breeding Bird Surveys

Dawn breeding bird surveys followed methods outlined in the Ontario Breeding Bird Atlas Guide for Participants (Cadman *et al*., 2001). Specifically, breeding bird surveys consisted of ten-minute point counts that were used to establish species presence and breeding activity in habitat types with potential to be impacted. Surveys were conducted on June 3 and June 28 of 2024. A formal list of species encountered during the breeding bird surveys, and incidentals recorded during completion of the field program, is included in Appendix G.

### 3.2.3 Wildlife Habitat Assessment

A wildlife habitat assessment for the Study Area was completed through incidental observations while on site. Any incidental observations of wildlife were noted, as well as other wildlife evidence such as tracks, and scat. These observations also helped validate our conclusions regarding the ecological function of the ecosystems identified within the Study Area.

Wildlife habitat functions were evaluated according to provincial criteria outlined in the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF, 2015). SWH functions were assessed utilizing expert knowledge of the site; habitat and species data sources were reviewed in addition to field data gathered by Birks NHC.

### 3.3 Species at Risk

Birks NHC staff reviewed data obtained through desktop review and the field site investigation related to potential habitat, notably for Species at Risk listed as Threatened or Endangered. The Species at Risk assessment included an analysis of the habitat requirements of Species at Risk known to occur in the region to identify those having potential to occur within the Study Area.

#### 3.3.1 Black Ash Health Assessment

Birks NHC staff conducted a health assessment of Black Ash trees within the property on September 17, 2024. The Black Ash health assessment was conducted by qualified professionals following the methods outlined in the Black Ash Assessment Guidelines (MECP, 2024). The assessment occurred during leaf-on conditions in order to reliably determine health and canopy condition. An initial measurement of tree size was taken to determine if the prohibitions under the provincial legislation for Species at Risk applied. To determine tree size, diameter measurements were taken with tree calipers at a height of 1.37 m from the base of the tree ('DBH'). The presence and severity of EAB infestation was assessed by visual surveys, based on direct observation of EAB individuals, EAB exit holes and/or larval galleries beneath the bark. The health assessment further took into consideration tree canopy condition and signs of other stressors that may be contributing to the tree's overall health. A Black Ash health assessment Technical Memorandum was prepared (Birks NHC, 2024) and is provided in Appendix E.

#### 3.3.2 Butternut Health Assessment

Butternut Health Assessment was conducted by Birks NHC staff certified Butternut Health Assessors on September 17, 2024 following the Butternut Assessment Guidelines (MECP, 2021). The assessment occurred during leaf-on and dry conditions in order to reliably assess butternut canker and live crown. Diameter measurements (DBH) were taken with tree calipers at a height of 1.37 m from the base of the tree. The Butternut Data Collection Form was completed and included in the Butternut Health Evaluation Report which assigned the trees as either Category 1, 2, or Category 3. The Butternut Data Form is provided as Appendix F to this EIS.

## 4 EXITING CONDITIONS

Existing conditions were determined through the on-site assessment and background research described in Section 3. The following sections present an examination of our observations and findings as they relate to KNHFs, KHFs and functions of the Study Area.

### 4.1 Vegetation Communities and Plants

The property contains a mix of upland and lowland woodlands, with upland Sugar Maple forest central to the property, bordered by lowlands at the southern end of the property adjacent to Big Bay Point Road and a lowland pocket in the northern portion of the property.

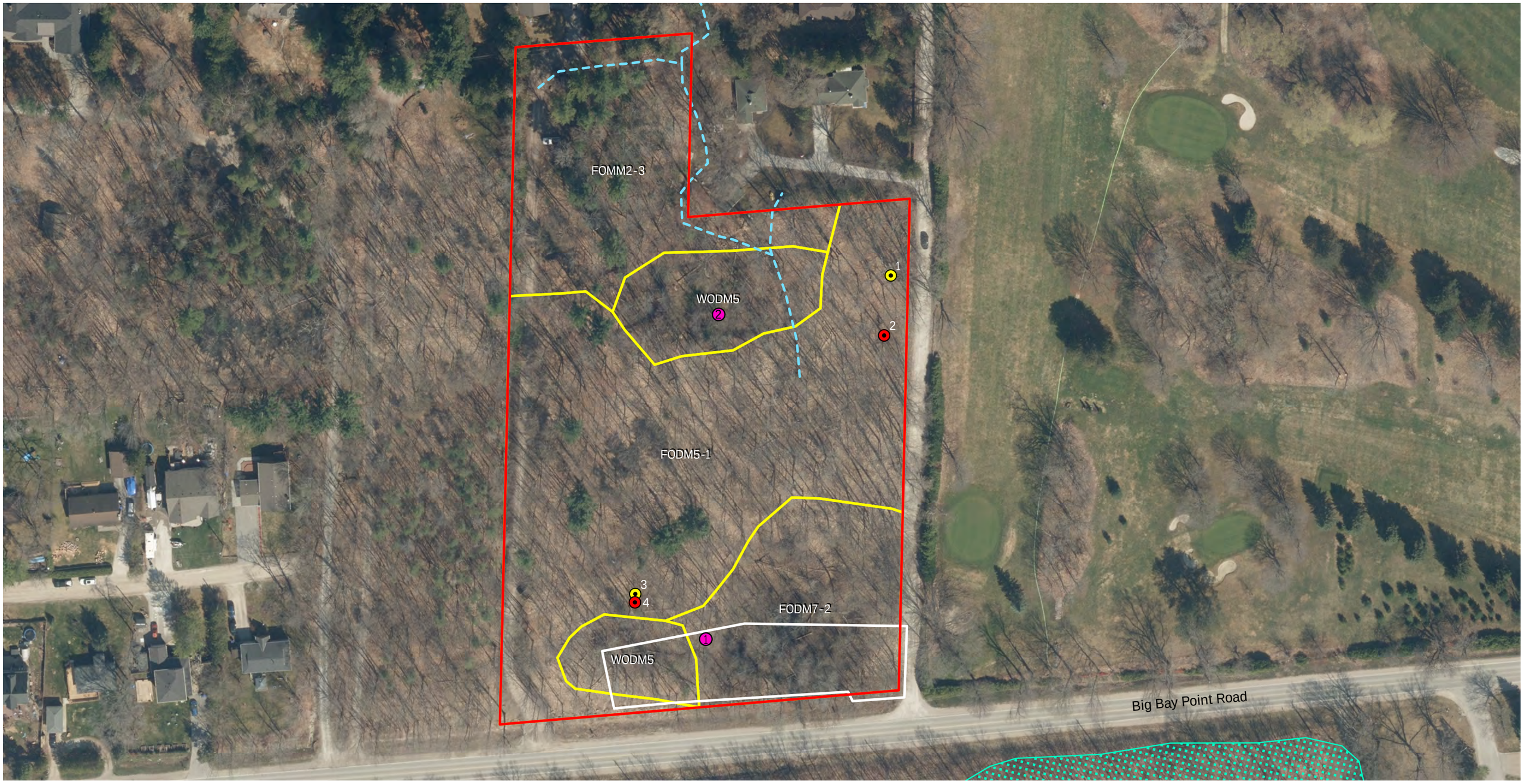
The vegetative species observed in the FODM5-1 (Dry-Fresh Sugar Maple Deciduous Forest) and FOMM2-3 (Dry-Fresh White Pine – Hardwood Forest) communities were reflective of the upland conditions in the central to the property and the most north-western lands, with species such as Sugar Maple, Butternut, Eastern White Pine, Black Cherry, and White Ash.

The communities classified as WODM5 Lowland Deciduous Woodland consisted of a more open canopy than the forested components of the property, with a significant amount of standing and fallen dead trees, particularly Red Ash affected by the Emerald Ash Borer. The composition of the woodlands was a mix of wetland plant species and species that occur in both wetlands and uplands, with Red Ash being the dominant species. In addition to an inventory of the plant community composition, substrate sampling was conducted in the northern ash / hardwood woodland to confirm the moisture gradient of the parent soils and whether the community would be considered a wetland. As per the Ontario Wetland Evaluation System ('OWES') protocol, hydric substrates (moisture regime of 6 or greater – Very Moist to Very Wet) or near hydric substrates (moisture regime 5 - Moist) in combination with over 50% coverage of wetland plant species would be considered a wetland community. Results of the substrate sampling in the northern woodland community indicated a moisture regime of 4 - Moderately Moist. The community was therefore classified as WODM5 (Fresh-Moist Green Ash – Hardwood Lowland Deciduous Woodland). Similarly, the low woodland community in the southern portion of the property was classified as WODM5. Due to a difference in canopy cover, the southern lowland community was divided into woodland and forest classifications, with the south-eastern corner of the property being FODM7-2 (Fresh-Moist Green Ash – Hardwood Lowland Deciduous Forest).

Plant species recorded by Birks NHC are provincially and locally common, with the exception of Black Ash and Butternut, while both are common, they are provincially designated as Endangered. Further discussion of Species at Risk is provided in Section 5.7 of the report.

Non-native 'exotic' species identified in the ground layers consisted of species such as Bittersweet Nightshade, Garlic Mustard, Lesser Periwinkle, and European Lily-of-the-valley. Poison Ivy was present throughout the property, most prominent in the southern woodland where both climbing and ground Poison Ivy was identified in abundance.

A list of all vegetative species identified is provided in Appendix D and community mapping is presented in Figure 2.




202 Big Bay Point Road

Town of Innisfil

Figure 2:
Existing Conditions & Survey Locations

Property Limit (approximate)
Un-evaluated Wetland (Ontario GeoHub)
Drainage Channel
Black Ash Area

Butternut Health Assessment (Birks NHC; Sept 2024)
Category 1
Category 2

ELC Vegetation Communities
Dawn Breeding Bird Survey

MAP DRAWING INFORMATION:
DATA PROVIDED BY: SIMCOE COUNTY

MAP CREATED BY: SB
MAP CHECKED BY: HM
MAP PROJECTION: NAD 1983 UTM ZONE 17N

20 10 0 20 40 60 80 Meters

FILE LOCATION:
Path: C:\Users\S_Brady\BirksNHC\Birks NHC Team for all - Documents\Project Folders\04 - SBrady Projects\ArcGIS - Projects here\Projects - here\05-005-2024 Big Bay Point

PROJECT: 05-005-2024 STATUS: DRAFT DATE: 09/07/2026

### 4.2 Wildlife Habitat

The Study Area is primarily habitat for species common to developed lands occupied by people and woodland habitats. All bird species recorded while on site are considered locally and provincially common, including American Goldfinch, Northern Cardinal, Downy Woodpecker, and Black-capped Chickadee. A list of bird species heard and/or seen in the Study Area during the dawn breeding bird surveys and as incidental observations is provided as Appendix G.

No targeted amphibian call surveys were conducted given the absence of wetland and open water habitats on the property. While seasonal pooling was observed within the northern and southern lowlands of the property, the ephemeral nature of the drainage feature and rapidly draining sandy soils create an environment whereby water is only present during and shortly after precipitation events or snowmelt, therefore not conducive to amphibian breeding habitat. The following species however could be expected to utilize habitats in the Study Area: American Toad, Gray Treefrog, Spring Peeper, Green Frog.

Common mammal species that are expected to utilize habitats in the Study Area include Racoon, Gray Squirrel, and small rodents. Based on available background mapping from Ontario GeoHub, no deer wintering habitat is mapped by the MNR within the Study Area (MNR/GEO, 2025). Further, given the presence of woodlands and dead/dying trees, bats are expected to utilize the habitats present in the Study Area for foraging and potential roosting. Additional discussion regarding Endangered bat species is provided in Section 5.7 of this EIS.

No watercourses are present on the property or adjacent lands; Lake Simcoe is located approximately 55 m to the north and is direct fish habitat.

## 5 KEY NATURAL HERITAGE FEATURES AND KEY HYDROLOGIC FEATURES AND FUNCTIONS

The following sections present an examination of our findings as they relate to KNHFs, KHFs and functions on the Study Area.

### 5.1 Provincially Significant Wetland (PSW)

No PSWs are mapped by MNR within the Study Area.

### 5.2 Other Wetlands

Un-evaluated wetlands are mapped on adjacent lands by MNR on the south side of Big Bay Point Road, outside of the property (Figure 1).

## 5.3 Significant Woodlands

The woodlands on the property are not mapped by the Town of Innisfil Official Plan (as consolidated 2020) or by the County of Simcoe Official Plan (as consolidated 2023) as part of their KNHF/Greenlands designations which encompasses Significant Woodlands; woodlands located on the south side of Big Bay Point Road are mapped as Significant Woodlands by the Town of Innisfil Official Plan and designated Greenlands by the County of Simcoe. The significance of the woodland features in the Study Area were further assessed according to the provincial Natural Heritage Reference Manual (MNR, 2010, Section 7.3.1) and criteria for identifying KNHF for the LSPP (MNRF, 2015).

The woodland feature on the property extends beyond the property limits and has been measured as approximately 6.5 ha in size (Figure 3). In accordance with the criteria outlined within the Natural Heritage Reference Manual (MNR, 2010), the feature would not qualify as candidate Significant Woodlands as it would not meet the 20 ha size criteria (based on 26% woodland cover in the Innisfil Creeks Subwatershed; LSRCA, 2012), is not located within a defined natural heritage system, does not contain interior habitat 100 m from the edge, does not contain a unique species composition, and is not characteristic of an older woodland greater than 100 years old.

In accordance with the LSPP, a woodland outside of existing settlement areas that meets any one of the following criteria to be considered Significant Woodlands in the 'North Area' (in which the Study Area is located):

- Size – Woodlands 10 ha or more in size;
- Natural Composition – Woodlands 4 ha or more that meet the definition of woodland and contain naturally occurring trees listed in *Appendix B – Mid-Late Successional or Site Restricted Tree Species* (MNRF, 2015);
- Age/Tree Size – Woodlands 4 ha or more with either 10 or more trees per ha that are greater than 100 years old (or 50 cm or more diameter) or containing at least 8 square metres per ha in native trees that are 40 cm or more in diameter;
- Proximity – Woodlands 4 ha or more within 30 m of a Significant Woodland, a naturalized lake, a permanent stream, a PSW, Significant Valleyland, or habitat of an Endangered or Threatened species;
- Rarity – Woodlands 0.5 ha or more containing a rare vegetation community (S1, S2 or S3) or habitat of a rare plant species consisting of 10 or more individual stems or 100 or more square metres of leaf coverage.

The woodland feature was measured to be approximately 6.5 ha in size (Figure 3) and within the property limits contained naturally occurring trees of Sugar Maple, Butternut, Basswood, Eastern Hop-hornbeam, and Black Walnut which are listed in the 'Natural Composition' LSPP criteria for Significant Woodlands. The woodland feature is also within 30 m of a mapped Significant Woodland to the south of Big Bay Point Road. The woodland feature would therefore meet the LSPP Natural Composition and Proximity criteria for significance.

Lake Simcoe

6.5ha

20m

Big Bay Point Road

15.8 ha

202/220 Big Bay Point Road

Town of Innisfil

Property Limit (approximate)

Un-evaluated Wetland (Ontario GeoHub)

Woodland Mapping (Birks NHC)

100m Woodland Interior

Figure 3:
Woodland Mapping

MAP DRAWING INFORMATION:
DATA PROVIDED BY: SIMCOE COUNTY

MAP CREATED BY: SB
MAP CHECKED BY: HM
MAP PROJECTION: NAD 1983 UTM ZONE 17N

80 40 0 80 160 240 320 Meters

FILE LOCATION:

Path: C:\Users\S_Brady\BirksNHC\Birks NHC Team for all - Documents\Project Folders\04 - SBrady Projects\ArcGIS - Projects here\Projects - here\05-005-2024 Big Bay Point

PROJECT: 05-005-2024 STATUS: DRAFT DATE: 25/06/2025

## 5.4 Significant Valleylands

No Significant Valleylands are mapped within the Study Area by the Town of Innisfil Official Plan (as consolidated 2020) or by the County of Simcoe Official Plan (as consolidated 2023) and no features were identified in the Study Area by Birks NHC as candidate Significant Valleylands.

## 5.5 Significant Wildlife Habitat

The Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF, 2015) was reviewed by Birks NHC as part of this study to determine whether any portion of the Study Area would meet the criteria for candidate or confirmed SWH. SWH functions were assessed utilizing expert knowledge of the site; habitat and species data sources were reviewed in addition to field data gathered by Birks NHC. The SWH assessment table is provided as Appendix H. Based on that assessment, the following candidate SWH functions have been carried forward for consideration within the EIS:

### 5.5.1 Bat Maternity Colonies

Bat Maternity Colonies is identified as SWH because known locations of forested bat maternity colonies are extremely rare in Ontario. According to Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF, 2015), maternity colonies located in mature deciduous or mixed forest stands with more than 10 large diameter (greater than 25 cm dbh) wildlife trees (snags) per ha are candidates for SWH designation.

As mentioned, dead ash trees affected by the Emerald Ash Borer were noted on the property and overall there were standing dead and decaying trees. Therefore, candidate bat roosting trees are presumed present in the Study Area which could provide roosting habitat for bat maternity colonies if at a sufficient density.

### 5.5.2 Turtle Wintering Areas

For most turtles, overwintering occurs in the same general area as their core habitat. Lake Simcoe is located within approximately 55 m to the north of the property, and observations of Snapping Turtle and Midland Painted Turtle confirm presence in the general area (NHIC square 17PK1717; Ontario Nature, square 17PK11). Snapping Turtles and Midland Painted Turtles have also been documented to overwinter at the bottom of the lake. Therefore, candidate Turtle Wintering Areas SWH is present outside of the property, in Lake Simcoe. No core turtle habitat was noted on the property, and no feature was observed on the property to contain suitable habitat (*i.e.,* permanent deep water) for turtle wintering.

### 5.5.3 Reptile Hibernaculum

Snakes overwinter in Ontario by accessing underground hibernation sites below the frost line. They will utilize rock crevices, rodent burrows, tree root systems and structures such as old building foundations to get below ground deep enough so they will not freeze. Because of the variability in features that snakes will use for hibernation, snake hibernaculum may be found in almost any habitat (except for very wet ones). Within the Study Area, reptiles may gain access to below the frost line for hibernation through rodent burrows and tree root systems. Since features associated with this function appear to

be common in the landscape, reptile overwintering sites may be present within the Study Area. Notwithstanding, this SWH function is intended to protect areas where large congregations of reptiles overwinter and there is limited expectation that any features present on the property or within the Study Area could be considered SWH. No snakes were observed on the property during the site investigations.

### 5.5.4 Amphibian Breeding Habitat

Potential amphibian breeding habitat was presumed to be present in the Study Area due to the presence of Lake Simcoe to the north of the property and seasonal pooling within the northern lowland woodlands and in the southern portion of the property adjacent to Big Bay Point Road. While seasonal pooling was observed within the lowlands of the property, the ephemeral nature of the site creates an environment whereby water is only present during and shortly after precipitation events or snowmelt and therefore is not conducive to amphibian breeding habitat. No amphibians were observed on the property and no standing water was observed in the drainage feature or low-lying lands on the property during the summer 2024/2025 site visits.

Amphibian breeding may occur within edge habitats along Lake Simcoe, particularly in shallow, wetland and marsh habitats, however suitable habitat was not observed at the Lake Simcoe shoreline that falls within the Study Area. Therefore, candidate Amphibian Breeding Habitat SWH was assessed as being absent from the Study Area.

### 5.5.5 Habitat for Species of Conservation Concern

Habitat of all Special Concern and provincially Rare (S1-S3, SH) plant and animal species, not including Endangered or Threatened species, is considered SWH. When an element occurrence is identified within a survey grid square for a Special Concern or provincially rare species, consideration for candidate habitat associated with the property is required.

Eastern Wood-Pewee (Special Concern)

The Eastern Wood-pewee is a small forest bird that lives in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It is most abundant in intermediate-aged forest stands with little understory vegetation. Eastern Wood-pewee is listed as a Special Concern Species under Schedule 1 of the federal SARA. Eastern Wood-Pewee has occurrences and probable breeding evidence in Ontario Breeding Bird Atlas square 17TPK11 that encompasses the Study Area. Eastern Wood-pewee was heard to the south-west of the property during one of the breeding bird surveys.

Snapping Turtle (Special Concern)

Snapping Turtle is listed as a Special Concern Species under Schedule 1 of the federal SARA. The Snapping Turtle occurs in almost any freshwater habitat including lakes, rivers, small wetlands, ponds, and ditches. This species has occurrences recorded in survey grid squares which encompass the Study Area (NHIC square 17PK1717; Ontario Reptile and Amphibian Atlas square 17PK11) and has potential to utilize habitats in the area.

## 5.6 Areas of Natural and Scientific Interest (ANSI)

No ANSIs are mapped by MNR in the Study Area.

## 5.7 Habitat of Threatened and Endangered Species

The habitat requirements of species listed as Threatened and Endangered under the SCA and/or SARA were considered in relation to the habitat features noted within the property and the adjacent lands. Based on habitat use, site knowledge and data available, it was determined that the following species have the potential to occur in the area:

### 5.7.1 Wood Thrush (Threatened)

Wood Thrush is listed as Threatened under Schedule 1 of the federal SARA. It is a medium sized songbird that lives in mature deciduous and mixed forests. These birds prefer larger forests but will also use smaller stands of trees. Probable breeding evidence for Wood Thrush has been reported for the Ontario Breeding Bird Atlas square that encompasses the Study Area (17TPK11). No Wood Thrush individuals were seen or heard on site during breeding bird surveys or as an incidental.

### 5.7.2 Golden-winged Warbler (Threatened)

Golden-winged Warbler is listed as Threatened under Schedule 1 of the federal SARA. This species tends to nest in groups of up to ten pairs of breeding birds and often return to the same areas to nest year after year (MECP, 2021). Golden-winged Warblers prefer to nest in areas with young shrubs surrounded by mature forest – areas that have recently been disturbed, such as field edges, hydro or utility right-of-ways, and logged areas (MECP, 2021). Golden-winged Warbler has occurrence reported for NHIC grid square 17PK1717 that encompasses the Study Area; Ontario Breeding Bird Atlas reports no observations in the area during the past 5 years (square 17TPK11). Suitable habitat was considered absent from the Study Area and Golden-winged Warbler was not seen or heard on site during breeding bird surveys or as an incidental. Therefore, no further consideration for this species is warranted.

### 5.7.3 Red-headed Woodpecker (Endangered)

The Red-headed Woodpecker is a medium sized bird that can be found in a variety of treed habitats, particularly those that contain snags (dead or partially dead trees) for nesting. Red-headed Woodpecker can be found in deciduous treed habitats, woodland edges, open woodlands, and areas such as orchards, parks, golf courses, and cemeteries. This species is found across southern Ontario, where it is widespread but rare. NHIC data (square 17PK1717) and the Ontario Breeding Bird Atlas (square 17TPK11) indicate observations in the area. Given that there are woodlands and standing snags in the Study Area, the Red-headed Woodpecker has been considered for this site however no Red-headed Woodpeckers were identified during breeding bird surveys or as an incidental.

### 5.7.4 Black Ash (Endangered)

Black Ash is a deciduous tree that is predominantly found in rich moist soils. As with all ash species, this tree has been impacted by the Emerald Ash Borer, an invasive beetle which has devastated large

numbers of ash trees. Black Ash is highly susceptible to the invasive Emerald Ash Borer. It is expected that Emerald Ash Borer will cause declines in the total number of Black Ash trees by greater than 70% over the next two generations (MECP, 2024). As per O. Reg. 61/26, Section 17, the prohibitions of the SCA apply to living Black Ash trees with a stem height greater than 1.37 m or with a DBH of 8 centimeters ('cm') or more unless a report identifies the tree as "unhealthy" in accordance with the regulation. A total of 26 Black Ash trees were identified on the property. Of those 26 trees, 15 (58%) measured less than 8 cm DBH and 11 trees (42%) were measured to be 8 cm DBH or greater. All Black Ash trees with a DBH was 8 cm or greater were assessed as unhealthy and no healthy Black Ash trees protected under the SCA would be impacted by the proposed lot line adjustment and driveway easement.

### 5.7.5 Butternut (Endangered)

Butternut is a small to medium sized deciduous tree that is listed as an Endangered species in Ontario. The Endangered status of Butternut is based on observed declines due to a fungal disease known as Butternut Canker that often results in tree mortality. This tree species can grow in a variety of treed and open habitats, individually or in small groups. Disturbed areas (*i.e.*, fencerow, road, trail) are more likely to have Butternut because the tree species is intolerant of shade and requires open sunlight, however Butternut can also occur in forested communities in a canopy opening or near the forest edge. NHIC square 17PK1717 reports Butternut in the area and Butternut trees were observed on the property. A Butternut Health Assessment ('BHA') was conducted on September 17, 2024 for four standing Butternut trees on the property; two Category 1 trees (advanced stages of Butternut Canker) and two Category 2 trees (Butternut Canker is not as advanced). The Butternut Data Form is provided as Appendix F.

### 5.7.6 Endangered bat species

Eight species of bats live in Ontario, seven of which are currently listed as Endangered in the province. Eastern Red Bat, Hoary Bat and Silver-haired Bat were added as Endangered species in January of 2025, along with Eastern Small-footed Myotis, Little Brown Myotis, Northern Myotis, and Tri-colored bat which have been listed as Endangered since 2013. The main threats to populations of these bat species are wind energy turbines, White Nose Syndrome (a fungal disease), and loss of forested roosting habitats.

For most of Ontario's bat species, maternity roosting habitat is found in woodlands providing a relatively high density of larger diameter wildlife cavity trees. As previously discussed, candidate bat roost trees were identified in the Study Area woodlands and possibly at a density that could provide habitat for bat maternity roosting.

Eastern Small-footed Myotis are thought to primarily roost in open, sunny rocky habitats, including cracks and crevices in cliffs and boulders, in talus slopes, beneath stones on rock barrens and in rocky outcrops containing crevices; they have also been found in buildings and anthropogenic structures. The Study Area does not contain suitable rocky habitat or cliffs/slopes or structures and therefore is not considered suitable habitat for Eastern Small-footed Myotis roosting. The residential buildings in the

Study Area were not identified as potential roosting habitat and would not be removed as part of the proposed lot line adjustment.

Day roosts are those that are used by males and non-reproductive females as they move across the landscape and can take the form of any mature tree with appropriate features such as loose bark, cracks, or crevices. Therefore, bat day roosting habitat is considered potentially present.

Hibernacula for bats in Ontario are often found in caves, abandoned mine shafts, underground foundations, and karsts. These features were not documented within the Study Area.

## 5.8 Fish Habitat

No fish habitat within the property; Lake Simcoe is located approximately 55 m to the north and is direct fish habitat.

## 5.9 Key Natural Heritage Features, Key Hydrologic Features and Functions Summary

The results of on-site field assessment, review of background information and analysis indicate that confirmed and candidate KNHFs, KHFs and functions are associated with the Study Area. Our impact assessment will consider potential impacts only to features and functions summarized in Table 2.

**Table 2: Key Features and Functions Summary Table**

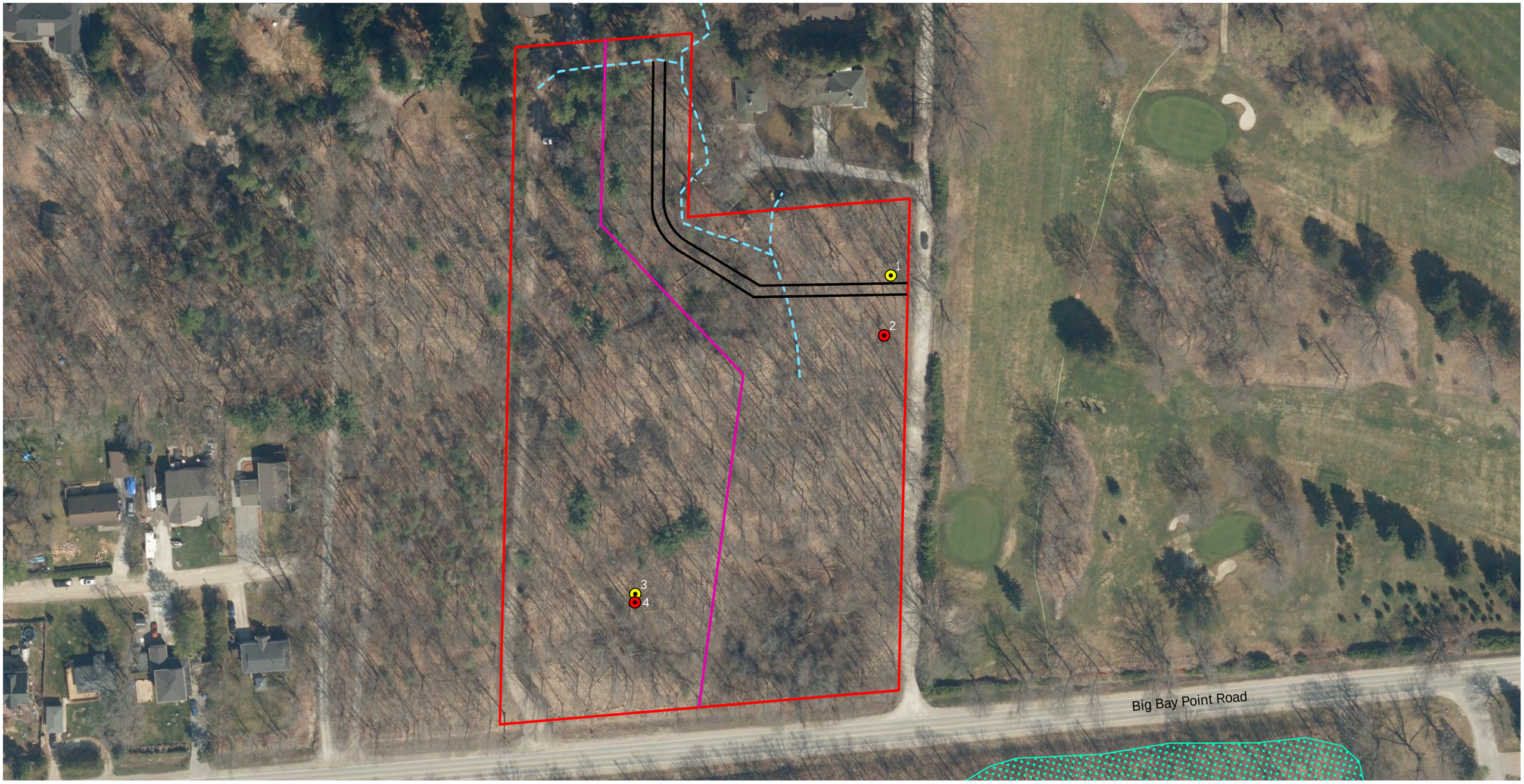
| KNHF, KHF, or Function | Within 202 Big Bay Point Road Property | Within 120 m of the Property | Actions Required |
|---|---|---|---|
| **Provincially Significant Wetland** | None | None | No further consideration required. |
| **Other Wetland** | None | Un-evaluated wetlands mapped by MNR on lands to the south of Big Bay Point Road | Further consideration required for indirect potential impacts. This is provided in the following sections. |
| **Significant Woodlands** | Candidate Significant Woodlands as per LSPP KNHF Criteria | Candidate Significant Woodlands as per LSPP KNHF Criteria | Further consideration required for potential impacts. This is provided in the following sections. |
| **Significant Valleylands** | None | None | No further consideration required. |
| **Significant Wildlife Habitat** | Candidate:<br>• Bat Maternity Colonies | Candidate:<br>• Bat Maternity Colonies | Further consideration required for potential |

**Table 2: Key Features and Functions Summary Table**

| KNHF, KHF, or Function | Within 202 Big Bay Point Road Property | Within 120 m of the Property | Actions Required |
|---|---|---|---|
| | | • Turtle Wintering Areas<br>• Habitat for Special Concern Species (Eastern Wood-pewee, Snapping Turtle) | impacts. This is provided in the following sections. |
| **Provincial Areas of Natural and Scientific Interest** | None | None | No further consideration required. |
| **Fish Habitat** | None | Lake Simcoe | Further consideration required for potential impacts. This is provided in the following sections. |
| **Habitat of Threatened or Endangered Species** | <u>Confirmed:</u><br>• Black Ash<br>• Butternut<br><br><u>Potential:</u><br>• Endangered bat species | <u>Potential:</u><br>• Black Ash<br>• Butternut<br>• Endangered bat species | Further consideration required for potential impacts. This is provided in the following sections. Incorporate recommendations to avoid contraventions of relevant legislation. |

# 6 PROPOSED SITE ALTERATION

The proposed plan involves a lot line adjustment/lot addition where 202 Big Bay Point would be divided into two equal portions, with the western parcel would be merged with the existing shoreline property identified as 220 Big Bay Point Road. An easement over the retained eastern portion of the 202 Big Bay Point Road is proposed to provide a new driveway access to the existing waterfront property at 218 Big Bay Point Road. The proposed plan is illustrated on Figure 4.




202 Big Bay Point Road

Town of Innisfil

Figure 4:
Proposed Lot Adjustment

Property Limit (approximate)

Un-evaluated Wetland (Ontario GeoHub)

Drainage Channel

Butternut Health Assessment (Birks NHC; Sept 2024)

Category 1

Category 2

Proposed Driveway

Proposed Lot Adjustment

MAP DRAWING INFORMATION:
DATA PROVIDED BY: SIMCOE COUNTY

MAP CREATED BY: SB
MAP CHECKED BY: HM
MAP PROJECTION: NAD 1983 UTM ZONE 17N

20 10 0 20 40 60 80 Meters

FILE LOCATION:

Path: C:\Users\S_Brady\BirksNHC\Birks NHC Team for all - Documents\Project Folders\04 - SBrady Projects\ArcGIS - Projects here\Projects - here\05-005-2024 Big Bay Point

PROJECT: 05-005-2024 STATUS: DRAFT DATE: 09/07/2026

As the lot addition is an administrative alteration, there would be no on-the-ground development/site alteration activities relating to the reconfiguration of the property lines. The general location of the driveway/easement is illustrated on Figure 4; the exact location would be determined on site, considering existing topography, vegetation and other site constraints.

# 7 IMPACT ASSESSMENT

The purpose of this EIS is to identify and characterize KNHFs, KHFs and functions that are present in the Study Area and evaluate potential impacts to those features that may be associated with the proposed lot line adjustment and driveway easement. Impacts are evaluated based on current knowledge of the Study Area as acquired through background information review and data collected on site by Birks NHC, in consideration of the proposed lot line adjustment. The following section we assess the potential for negative ecological impacts to the identified KNHFs, KHFs and functions within the Study Area.

Because functions are generally grouped into features, impacts will be considered as they relate to the following key features and their associated functions:

- Woodlands (property and adjacent lands)
    - Candidate Significant Woodlands as per LSPP KNHF Criteria
    - Candidate SWH Bat Maternity Colonies
    - Candidate SWH Habitat for Special Concern Species (Eastern Wood-pewee)
    - Candidate and Confirmed Species at Risk Habitat (Endangered bat species, Butternut, Black Ash)
    - Un-evaluated wetlands mapped by MNR - woodlands to the south of Big Bay Point Road

- Lake Simcoe (adjacent lands only)
    - Direct Fish Habitat
    - Habitat for Special Concern Species (Snapping Turtle)

## 7.1 NATURAL HERITAGE IMPACT ASSESSMENT

Direct impacts are those that are immediately evident as a result of a development. Typically, the adverse effects of direct impacts are most evident during the site preparation and construction phase of a development. Indirect impacts are those that do not always manifest in the core development area but in the lands adjacent to the development. Based on our review, potential direct and indirect impacts of the proposed lot line adjustment and driveway easement include the following:

### 7.1.1 Tree Removals

The woodlands on the property are not mapped by the Town of Innisfil Official Plan (as consolidated 2020) or by the County of Simcoe Official Plan (as consolidated 2023) as part of their KNHF/Greenlands

designations which encompasses Significant Woodlands. Further, the woodlands associated with the Study Area would not qualify as candidate Significant Woodlands in accordance with the criteria outlined within the Natural Heritage Reference Manual (MNR, 2010). The woodland feature would however meet the LSPP Natural Composition and Proximity criteria for significance and will therefore be treated as a candidate Significant Woodland feature for this assessment.

Provincial and local policies dictate that development and site alteration shall not be permitted in Significant Woodlands unless it has been demonstrated that there will be no negative impacts on the natural feature or its ecological functions. Further, the LSPP indicates that development or expansion to existing buildings or structures and uses, and conversions of legally existing uses are permitted and may be considered within a KNHF (*i.e.*, Significant Woodland) subject to demonstration that impact to the feature and it's functions is minimized to extent possible (LSPP, 2009, 6.45-DP).

The proposed lot line adjustment/lot addition is an administrate reconfiguration of the property lines and therefore would not require any on-the-ground site alteration or tree removals. As proposed, the easement driveway would be located within the northeastern corner of the property. The location and alignment allow access to the existing waterfront property at 218 Big Bay Point Road and takes advantage of a natural opening, minimizing the need for vegetation removals and reducing potential impacts to the surrounding woodland habitat. As mentioned, the exact location would be determined considering existing vegetation and other site constraints and will aim to minimize tree removals to the extent possible. Based on this review of existing conditions, any minimal tree removals potentially required for the driveway construction would not result in a significant impact to the woodland feature or the associated functions. That is, the woodland is expected to continue to be of similar size, natural composition and proximity to other natural features (*i.e.* Lake Simcoe, Significant Woodlands to the south of Big Bay Point Road) and retain existing wildlife habitat functions.

Two Butternut trees (one Category 1 tree - advanced stages of Butternut Canker; and one Category 2 tree - Butternut Canker is not as advanced) are located along Grove Place at the northeastern edge of the property woodlands, in the vicinity of the proposed driveway. As a proponent driven legislation, it is the property owner's responsibility to ensure that the driveway construction proceeds in accordance with SCA, 2025, O. Reg. 61/26 *Excepted Activities*, Section 18, pertaining to Butternut legislation as an Endangered species. Prior to any site works, it is recommended that the proposed driveway alignment be reviewed by a qualified ecologist to confirm compliance with applicable provincial Endangered species legislation. The proposed activity should be registered with the MECP with the required Butternut report and supporting documentation submitted, and any additional regulatory requirements satisfied before construction proceeds.

No Black Ash trees protected under the SCA would be impacted by the proposed site alteration as they were located in the southern portion of the property, approximately 75 m or more from the proposed driveway.

### 7.1.2 Erosion and Sedimentation into Natural Heritage Features

Construction activities, especially operations involving the handling of earthen material, increases the availability of sediment for erosion and transport by surface drainage. Any potential direct impacts to habitats which could result from sedimentation can be mitigated through the application of erosion and sediment control plans around the perimeter of the proposed soil disturbance.

Recommendations are provided in Section 8.3.2 to address sediment and erosion control relating to future construction work of the driveway. Assuming sedimentation is controlled during construction, there should be no potential for later introduction of soils or sediment into the retained natural heritage features.

### 7.1.3 Changes to the Hydrology/Water Quality Entering Sensitive Features

The proposed driveway easement is to be located over 50 m from the Lake Simcoe shoreline and over 100 m from unevaluated wetlands mapped by MNR on the opposite side of Big Bay Point Road. No negative impacts are expected to occur to those features in relation to the proposal, provided that mitigation measures and recommendations provided in this report are applied accordingly.

We understand that there is an existing drainage feature on the 202 Big Bay Point Road property that appears to be man-made and conveys water that accumulates in the lower lying portion of the property during precipitation and snowmelt events north toward Lake Simcoe. As mentioned above, measures for erosion and sediment control will be required for the future construction of the driveway to minimize the potential for sediment transport associated with site disturbance. In addition, the driveway design and construction are to account for existing site topography and drainage conditions, including overland flow through the woodlands in the area of the easement toward Lake Simcoe, in order to ensure that existing drainage patterns are maintained, or improved, to the extent feasible.

### 7.1.4 Disturbance to Wildlife and Wildlife Habitat

A variety of common wildlife utilize the habitats within the Study Area. In addition, the woodlands may function as SWH for bat maternity colonies and habitat for Special Concern (Eastern Wood-pewee) and at-risk species (Endangered bat species). Lake Simcoe, on adjacent lands, is known to be fish habitat and habitat for Snapping Turtle (Special Concern species). The proposed lot addition/lot line adjustment is an administrative alteration that does not involve any physical disturbance to the land and therefore would not be removing or disturbing habitat features required for the functions listed above.

The future construction of the easement driveway would be located within the northeastern edge of the property woodlands, outside of any aquatic habitats and providing over a 50 m setback to Lake Simcoe. The location of the driveway easement was selected to minimize interference with the woodland feature and potential tree removals. Timing windows are provided in Section 8 of this report for any tree removals required for the driveway construction, in order to avoid bat roosting/bird nesting season

and ensure that no at-risk nesting birds or bats actively roosting in trees will be killed or harmed accidentally as a result of tree cutting activities.

Further, given the current existing conditions, it is generally expected that wildlife present in the Study Area have been exposed to anthropogenic influence and will be tolerant to human activity in relation to use associated with the proposed driveway. Based on this review it is anticipated that the habitat functions would remain intact and wildlife would continue to access and utilize adjacent habitats.

# 8 RECOMMENDATIONS AND MITIGATION MEASURES

Mitigation refers to the avoidance or reduction of impacts associated with the proposed activity through best practices. As previously discussed, potential impacts were identified which could affect that identified KNHFs, KHFs and functions associated with the Study Area. Where applied correctly, mitigation is intended to reduce the potential for impacts to ensure that the features and functions will continue uninhibited by the proposed development/site alteration. Thus, mitigation would be required to ensure that there is no negative impact, and the proposed lot line adjustment and access driveway can proceed in conformity with the relevant planning documents and in compliance with environmental law.

The following mitigation measures are recommended to minimize the potential natural heritage impacts identified within this report.

## 8.1 Species at Risk

Given the dynamic character of the natural environment, as well as changes to policy (*i.e.,* new species listing, changes in species health or habitat conditions), annual consideration of current legislation and Species at Risk habitats is recommended in the interpretation of potential presence of Threatened or Endangered species.

This report was produced based on the most up-to-date policy information however, it is not intended to act as a long-term assessment of potential Species at Risk. Should a considerable length of time and/or sudden change in policy occur prior to driveway construction, it is recommended that a review of the assessment provided within this report be undertaken by a qualified ecologist to ensure compliance with the Species at Risk legislations at that time.

### 8.1.1 Timing Windows – Tree Removals

Tree removals should occur outside of the active breeding/bat roosting/bird nesting season for all Species at Risk that may utilize habitats in the area. Any required tree cutting should therefore be timed to occur during the period between November 1 to March 31 and no removals outside of the designated development area should occur. This will ensure that no At-Risk nesting birds or bats actively roosting in

trees will be killed or harmed as a result of clearing activities. If the work schedule requires that site alteration be completed during the active season, screening by an ecologist with knowledge of species present in the area should be undertaken to ensure that the risk of impacting Species at Risk has been evaluated and assumed to be low to non-existent.

### 8.1.2 Butternut

An exemption exists under SCA, 2025, O. Reg. 61/26 Section 18, pertaining to Butternut legislation as an Endangered species, whereby a permit is not required for *an activity that results or is likely to result in the killing, harming or taking of a member of the Butternut species that is identified by a qualified Butternut professional as being impacted by butternut canker to such an advanced degree that retaining the member would not support the protection or recovery of the Butternut species in the area where the member is located*. It is therefore recommended that the driveway be aligned to avoid the Category 2 Butternut tree and be in closer proximity to the Category 1 Butternut tree, as it is considered to have "advanced stages of Butternut Canker". No person shall engage in such an activity, however, unless the MECP is notified of the activity through the Registry prior to any work commenced and a Butternut report is submitted in accordance with the regulations.

Prior to any site works, it is recommended that the proposed driveway alignment be reviewed by a qualified ecologist to confirm compliance with applicable provincial Endangered species legislation. Registration will be required with a Butternut report and supporting documentation submitted, and depending on the driveway location in relation to the Butternut trees, additional regulatory requirements may be required before construction proceeds.

## 8.2 Breeding Birds

Construction activities involving the removal of vegetation should be restricted from occurring during the bird breeding season. Migratory birds, nests, and eggs are protected by the *Migratory Birds Convention Act,* 1994 and the *Fish and Wildlife Conservation Act*, 1997. Environment and Climate Change Canada ('ECCC') provides information and guidelines to reduce the risk and avoid harm to migratory birds. The following ECCC webpage outlines dates when activities in any region have potential to impact nesting birds https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html.

For this location, vegetation removal should be avoided between April 1st and August 31st of any given year for protection of breeding birds. If vegetation clearing is required between these dates, screening by an ecologist with knowledge of bird species present in the area should be undertaken to ensure that the vegetation has been confirmed to be free of nests prior to clearing.

Note: Species at Risk timing window above for tree removals includes the breeding bird timing window.

## 8.3 Natural Habitat Protection and Mitigation

### 8.3.1 Access Driveway Design

Appropriate mitigation techniques must be followed throughout the planning, design, construction, and maintenance of the proposed driveway to address areas of concern such as sediment transport, Endangered tree species (Butternut), water flow and preservation of woodland. The final location of the driveway easement will aim to limit disturbance to natural vegetation, minimize interference with the woodland feature and reduce potential tree removals. Timing windows and SCA legislation set out in Section 8.1 above are to be adhered to for protection of Endangered species and potential nesting birds.

The driveway design and construction are to account for existing site topography and drainage conditions, including overland flow through the woodlands to ensure that existing drainage patterns are maintained, or improved, to the extent feasible and prevent flooding of the woodlands and the driveway. Adequate cross drainage will be required so water does not build up adjacent to the driveway.

Persons responsible for the construction must ensure the necessary approvals and permits are in place before physical site work begins.

### 8.3.2 Sediment and Erosion Control

Any potential impacts to adjacent habitats which could result from sedimentation can be mitigated through the application of erosion and sediment controls around the perimeter of the proposed soil disturbance. It is therefore recommended that in advance of any work relating to the proposed easement driveway, protection sediment and erosion controls/fencing be installed to demark the limits of disturbance and to mitigate potential of sediment release into any potential receiving natural communities (*i.e.*, Lake Simcoe, woodlands). Protection fencing is to be in place prior to any construction activities and remain in place, and maintained, until site works have been completed and the risk of sedimentation is no longer a concern. Post construction, where necessary, disturbed lands should be stabilized to ensure no offsite sediment transfer into natural heritage features on adjacent lands.

### 8.3.3 Equipment

Equipment maintenance during and post construction should be undertaken in an appropriate area. Tool and vehicle maintenance and cleaning should be completed away from the retained natural areas in a manner that does not encourage the movement of cleaning or maintenance products including cleaners, oils or fuel into the woodlands. Fuel and chemical storage should follow appropriate legislation to ensure that it is maintained and stored in a way that will not result in accidental release or spills to the neighboring natural areas.

Potentially contaminated materials shall be controlled and moved by equipment during construction to prevent the spread of invasive plants. Vehicles and equipment shall be inspected and cleaned prior to allowing access to the property to prevent the spread of invasive plant species into the site.

# 9 CONCLUSIONS

This EIS was prepared for the proposed lot line adjustment and driveway easement pertaining to 202 Big Bay Point Road, in the Town of Innisfil. This EIS assessment is required as part of the application submission due to the property being within the LSPP area and in proximity to Lake Simcoe.

The results of this EIS demonstrate that there is limited potential for negative ecological impacts to the identified KNHFs, KHFs and functions and where appropriate, recommendations have been made to mitigate the risk of negative impacts to ensure that the proposed development complies with the municipal and provincial policies and regulations.

Provided the mitigation measures recommended in this report are followed, the proposed development/site alteration will not impact any identified features negatively. Thus, the proposed would conform with the applicable planning policies and regulations related to natural heritage that apply to the proposed lot line adjustment and driveway easement.

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# Appendix A: LSRCA Regulation Map and Correspondence

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Lake Simcoe Region conservation authority

# 202 Big Bay Point, Innisfil




**Features**

- LSRCA Watershed Boundary
- Watercourse
- Regulation Limit
- Address Labels
- Road Labels
- Assessment Parcel
- Roads
  - Hwy 400 Series
  - Highway, Arterials
  - Local Road
- Railway

Printed On:
6/26/2025

WGS_1984_Web_Mercator_Auxiliary_Sphere

Mapped By: HM

This product was produced by the Lake Simcoe Region Conservation Authority and some information depicted on this map may have been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes from an interactive web mapping site. LSRCA GIS Services DRAFT printed 2024. © LAKE SIMCOE REGION CONSERVATION AUTHORITY, 2024. All Rights Reserved. The following data sets of Assessment Parcel, Roads, Upper & Lower Tier Municipalities, Wetlands are © Kings Printer for Ontario. Reproduced with Permission, 2024. The Current Regulation Limit and Boundary data sets are derived products from several datasets. Orthophotography 2002, 2005, 2007-2009, 2011-2024, © First Base Solutions, Inc.

Scale 1: 3,539

180 0 90 180 Meters

Outlook

## RE: 220 Big Bay Point Rd - drainage feature

**From** Steven Payne <S[redacted]
**Date** Tue 2025-07-15 4:33 PM
**To** Heather Marcks <[redacted]
**Cc** Jessica Chan <J.C[redacted]

Hi Heather,

It was nice to meet you in person last month.

I can confirm that the on-site drainage feature is not regulated by the LSRCA as it is considered to be ephemeral. Thank you for conducting the requested soil sampling in the areas suspected of being wetland on the property. If the soil sampling has concluded that there is not a wetland present on the property, then I can confirm 202 Big Bay Point Road does not appear to be regulated by the LSRCA, this it to be confirmed through the formal submission the EIS in support of the application. Please note that the adjacent properties to the north (220 & 218 Big Bay Road) are regulated for shoreline hazards associated with Lake Simcoe.

LSRCA would not support the creation of a new lot (a severance application) within a significant woodland. I can confirm that LSRCA would not consider a lot line adjustment to meet the definition of development under the LSPP within the context of this application.

Please feel free to reach out if you have any additional questions about this.

Thank you,

**Steven Payne, BES**
Planner 1
**Lake Simcoe Region Conservation Authority**
120 Bayview Parkway
Newmarket, Ontario L3Y 3W3
Cell: 1-416-294-6973
s.payne@LSRCA.on.ca | www.LSRCA.on.ca

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**From:** Heather Marcks <hmarcks@birksnhc.ca>
**Sent:** July 14, 2025 9:04 AM
**To:** Steven Payne <S.Payne@lsrca.on.ca>
**Cc:** Jessica Chan <J.Chan@lsrca.on.ca>
**Subject:** Re: 220 Big Bay Point Rd - drainage feature

**CAUTION: This email originated outside of LSRCA. DO NOT** click links or open attachments unless you recognize the sender and trusted content. If in doubt, contact the IT Helpdesk at ITHelpdesk@lsrca.on.ca

Good morning Jessica and Steven,

Thank you for taking the time to meet on June 17, 2025 on site regarding the 220 Big Bay Point Road property.

As discussed during the on-site review, the drainage feature in the northern portion of the property is a man-made seasonal, ephemeral feature that would not be considered a watercourse or a LSRCA regulated feature. Further, as requested, in addition to an inventory of the plant community composition, substrate sampling was conducted on July 2, 2025 in the northern Ash / hardwood lowland area to confirm the moisture gradient of the parent soils and determine whether the community would be considered a wetland. Results of the substrate sampling in the northern lowland community indicated a moisture regime of 4 - Moderately Moist. The community therefore has been classified as Fresh-Moist Green Ash – Hardwood Lowland Deciduous Woodland and confirmed not to be a wetland. Therefore, confirming that the property would not be regulated by LSRCA in terms of wetland or watercourse features.

In accordance with Lake Simcoe Protection Plan (LSPP) criteria, the woodland feature on the property that extends beyond the property limits would be considered Significant Woodlands. However, it was discussed that while a severance of the lot would not be permitted under the LSPP (as it would be considered 'development'), a lot line adjustment/lot addition would not result in "development" and therefore would be permitted under LSPP policies.

Please review and confirm that the above accurately reflects our conversation. A written response confirming agreement—or noting any corrections—would be appreciated to ensure we're fully aligned moving forward.

Thanks You,

**Heather Marcks, HB.Sc, M.F.C. /Ecologist**

**Birks Natural Heritage Consultants, Inc.**

**p. (705)321-3743**

**w. www.birksnhc.ca**

**a. 23 Herrell Avenue, Barrie L4N 6T5**

---

**From:** Steven Payne <S.Payne@lsrca.on.ca>
**Sent:** Wednesday, May 28, 2025 9:43 AM
**To:** Heather Marcks <hmarcks@birksnhc.ca>
**Cc:** Jessica Chan <J.Chan@lsrca.on.ca>
**Subject:** RE: 220 Big Bay Point Rd - drainage feature

Good morning Heather,

# Appendix B: County of Simcoe Official Plan

# Schedule 5.1 Land Use Designations

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NATURAL HERITAGE CONSULTANTS

# SCHEDULE 5.1

To the County of Simcoe Official Plan

## LAND USE DESIGNATIONS

**Designations**

- Settlements
- Greenlands
- Agricultural
- Rural
- Strategic Settlement Employment Areas and Economic Employment Districts
- Lands not subject to this plan
- Settlement Area Boundary Under Appeal
- (1) General Location of Site-Specific Appeals
- Lands Subject to Non-Decision

**Reference Data**

- Settlement Area Boundary
- Built Boundaries
- Special Development Area: Friday Harbour Resort
- Greenbelt Plan - Protected Countryside (Refer to Schedule 5.3.3 For Details)
- Niagara Escarpment Plan Area (Refer to Schedule 5.3.1 For Details)
- Oak Ridges Moraine Conservation Plan Area (Refer to Schedule 5.3.2 For Details)
- Provincial Highway
- County Road
- Trans Canada Pipeline
- Lake Simcoe Protection Plan - Watershed Boundary

** Greenbelt Plan – Protected Countryside, Oak Ridges Moraine Conservation Plan Area and Niagara Escarpment Plan Area are included within the Greenbelt Plan Area*

*This schedule must be referred to in conjunction with the text of the County of Simcoe Official Plan*

*Office Consolidation February 2023*

Printed: 2023/02/14

For land use designations refer to South of Division Road Secondary Plan in the Township of Severn Official Plan and refer to Section 3.7.13 of this Plan

202 Big Bay Point Rd.

Refer to Schedule 5.1a and Section 3.14 Special Development Area: Friday Harbour Resort

N W E S

1:250,000

0 5 10 Km

GEOGRAPHICAL INFORMATION SYSTEMS

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*This map may not be suitable for use beyond the map scale specified, has been produced using data from a variety of sources and contains cartographic elements that may obscure some detail.*
*THIS IS NOT A PLAN OF SURVEY.*

Information outside Simcoe County is shown on this schedule for illustrative purposes to display inter-regional linkages

BEAUSOLEIL FIRST NATION
Georgian Bay
Nottawasaga Bay
North Bay
South Bay
Gloucester Pool
MUSKOKA DISTRICT
Severn Falls
Port Severn
Little Lake
Sparrow Lake
SEVERN
PENETANGUISHENE
Severn Sound
Penetanguishene Harbour
Tteanche
Port McNicoll
Victoria Harbour
Hogg Bay
Midland Bay
Sturgeon Bay
Waubaushene
Matchedash Bay
Midland
Lafontaine
Perkinsfield
TINY
TAY
Wyebridge
Wyevale
Waverley
Moonstone
Coldwater
Orr Lake
Elmvale
Hillsdale
Craighurst
Sugarbush
Horseshoe Valley
Phelpston
Edgar
Anten Mills
Mad Lake
Wasaga Beach
Long Lake
WASAGA BEACH
SPRINGWATER
COLLINGWOOD
Collingwood
Batteaux
Nottawa
Stayner
Sunnidale Corners
Duntroon
CLEARVIEW
Glen Huron
Singhampton
Creemore
Old Sunnidale
New Lowell
Brentwood
Avening
Glencairn
Mad River
Dunedin
GREY COUNTY
ORO-MEDONTE
Guthrie
Oro Station
Hawkestone
Midhurst
Minesing
Snow Valley
Centre Vespra
Shanty Bay
Kempenfelt Bay
BARRIE
Lake Simcoe
Stroud
Alcona
Lefroy / Belle Ewart
Churchill
Gilford
INNISFIL
Cookstown
Thornton
Ivy
Angus
Pine River
Utopia
Colwell
CFB BORDEN
Lisle
Baxter
Nottawasaga River
ESSA
Everett
Boyne River
Alliston
Rosemont
ADJALA-TOSORONTIO
NEW TECUMSETH
Newton Robinson
Beeton
Tottenham
Loretto
Hockley
Colgan
Bond Head
Bradford
BRADFORD WEST GWILLIMBURY
Holland River
DUFFERIN COUNTY
PEEL REGION
YORK REGION
DURHAM REGION
CITY OF KAWARTHA LAKES
Coopers Falls
Washago
Severn River
Lake St. George
North River
West Shore
RAMARA
Sebright
Lake St. John
Longford Mills
Ardtrea
CHIPPEWAS OF RAMA FIRST NATION
Lake Couchiching
Marchmont / Bass Lake
Warminster
Prices Corners
Bass Lake
ORILLIA
Forest Hom
Rugby
East Oro
Atherley-Uptergrove
Udney
Dalrymple Lake
Lagoon City
Brechin
Gamebridge

# Appendix C: Town of Innisfil Mapping

## Official Plan Schedule B11: Land Use
## Official Plan Appendix 10: Natural Areas
## Zoning By-law Map

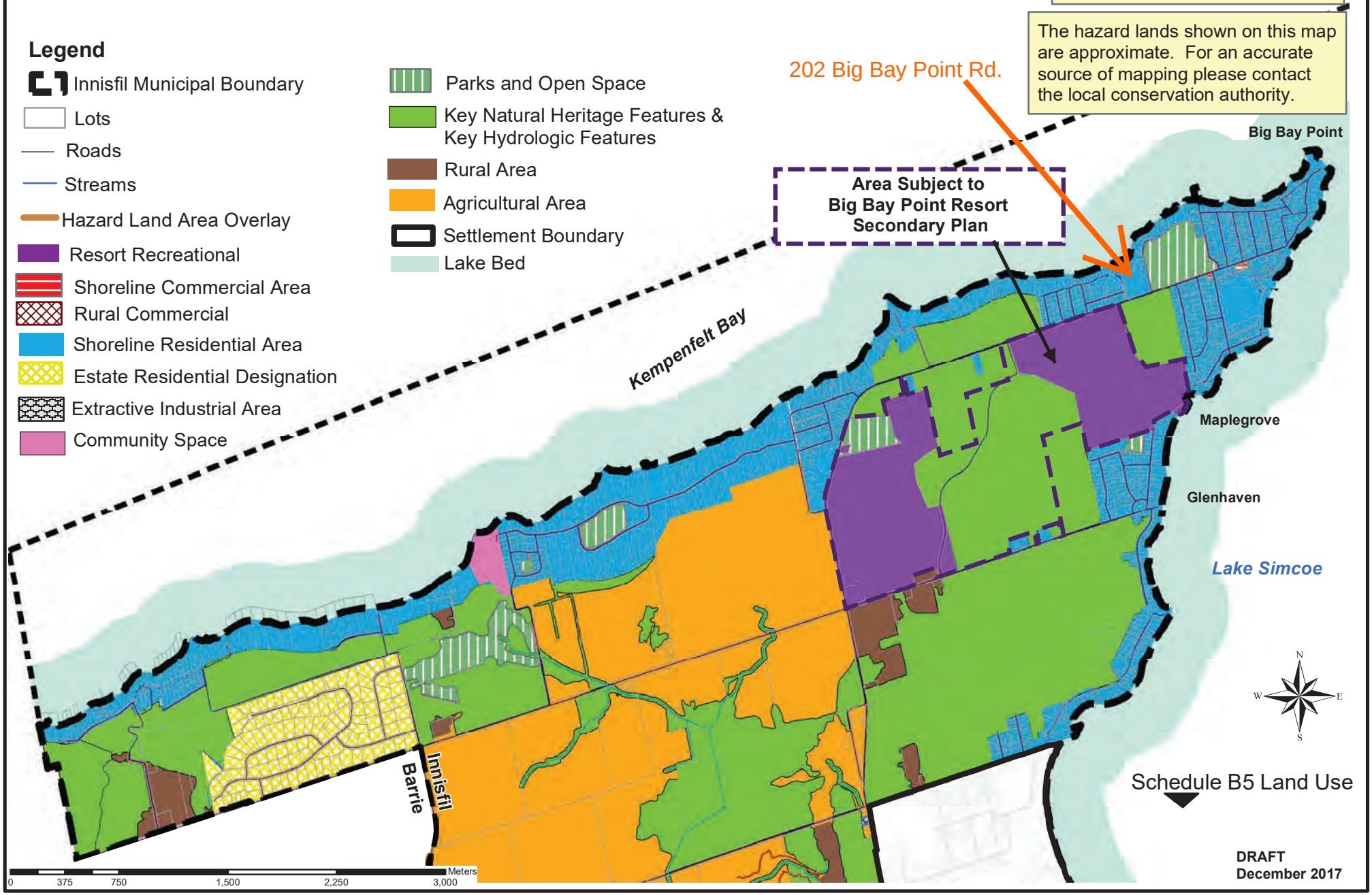
BIRKS
NATURAL HERITAGE CONSULTANTS

# Schedule B11 Land Use: Kempenfelt Bay / Big Bay Point Shoreline

**Innisfil Official Plan**

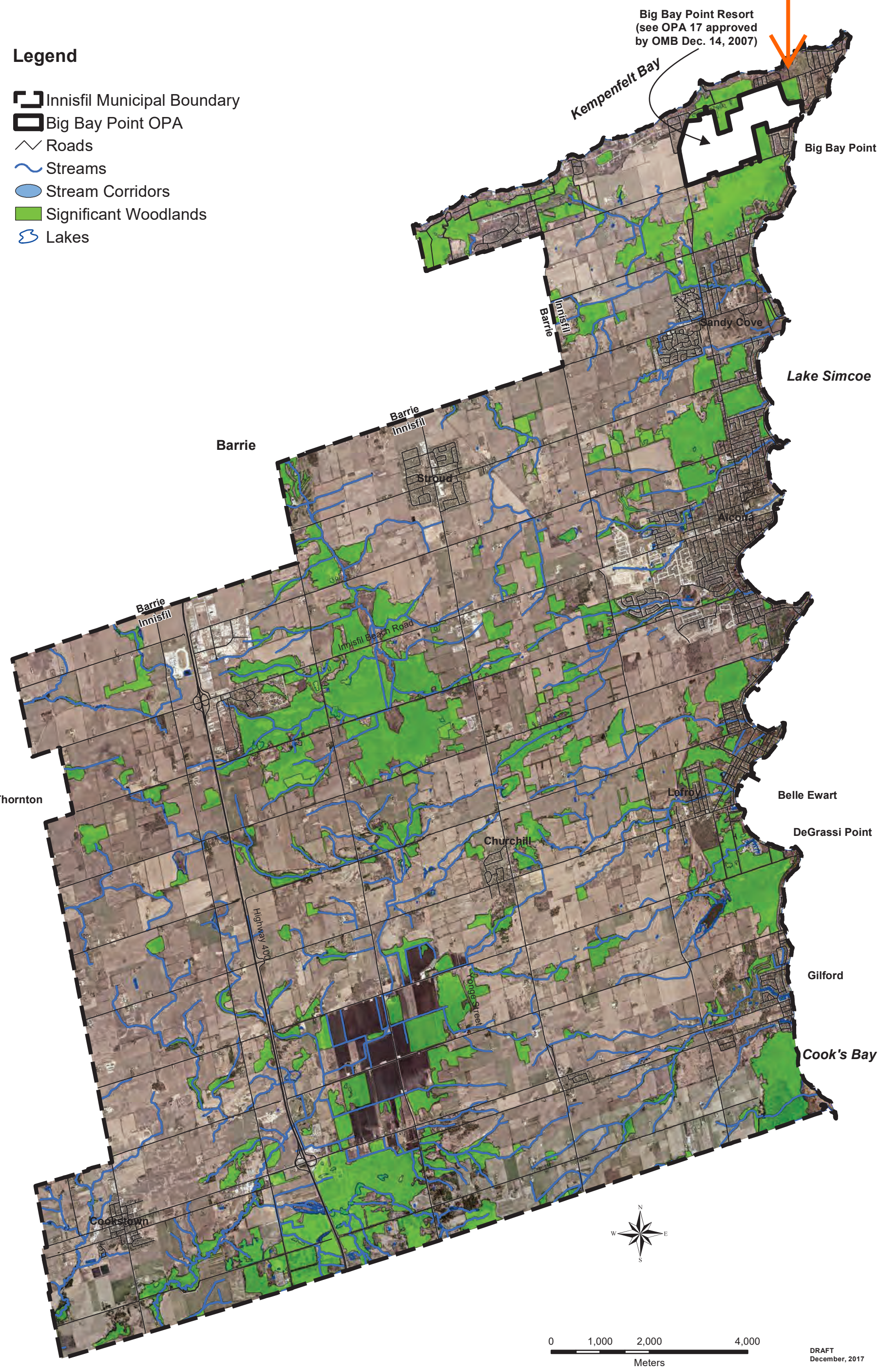
For the lands within Sandy Cove, please refer to Schedule B5 for the land use designations.

The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.



# Appendix 10: Natural Areas

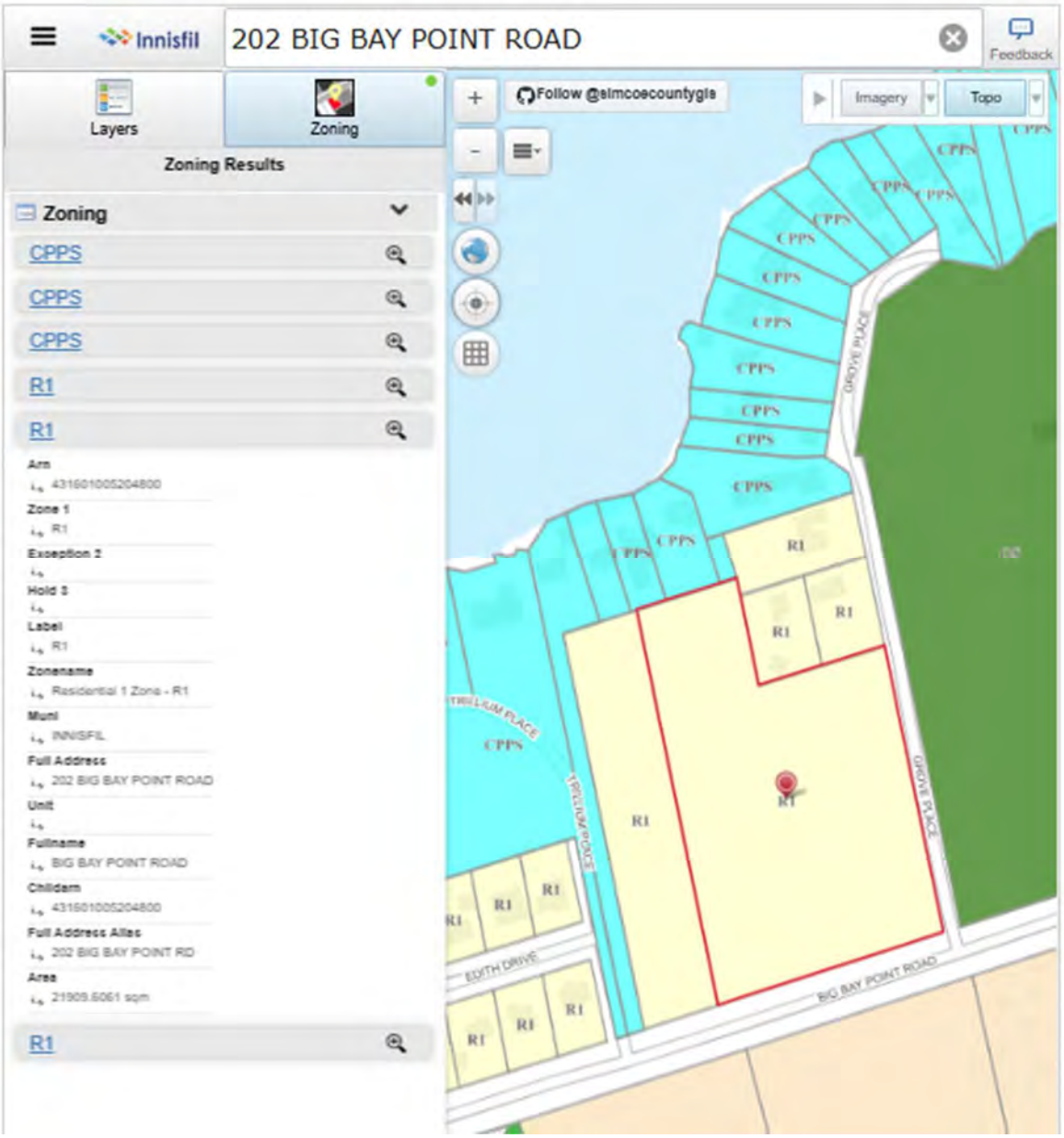
## Innisfil Official Plan




### Legend

- Innisfil Municipal Boundary
- Big Bay Point OPA
- Roads
- Streams
- Stream Corridors
- Significant Woodlands
- Lakes

Town of Innisfil Interactive Zoning By-law Map



# Appendix D: Vegetation List

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**Vascular Plant List**

| Scientific Name | | Green Ash Lowland Deciduous Woodland<br>WODM5 | Green Ash Lowland Deciduous Forest<br>FODM7-2 | Sugar Maple Deciduous Forest<br>FODM5-1 | White Pine - Hardwood Mixed Forest<br>FOMM2-3 | Exotic Status[1] | Coefficient of Wetness[2] | Subnational (Provincial) S_Rank[3] | National N_Rank[4] | Protected Species in Ontario[5] | Federal Wildlife Species at Risk[5] |
|---|---|---|---|---|---|---|---|---|---|---|---|
| *Acer negundo* | Manitoba Maple | | X | | | | 0 | S5 | N5 | | |
| *Acer rubrum* | Red Maple | | | X | | | 0 | S5 | N5 | | |
| *Acer saccharum* | Sugar Maple | X | X | X | X | | 3 | S5 | N5 | | |
| *Alliaria petiolata* | Garlic Mustard | | X | X | X | SE5 | 0 | SNA | NNA | | |
| *Arisaema triphyllum* | Jack-in-the-pulpit | | | | X | | -3 | S5 | N5 | | |
| *Betula papyrifera* | Paper Birch | X | | X | X | | 3 | S5 | N5 | | |
| *Boehmeria cylindrica* | Small-spike False Nettle | X | | | | | -5 | S5 | N5 | | |
| *Carex intumescens* | Bladder Sedge | X | | | | | -3 | S5 | N5 | | |
| *Carex rosea* | Rosy Sedge | X | | X | | | 5 | S5 | N5 | | |
| *Carya ovata* | Shagbark Hickory | X | | | X | | 3 | S5 | N5 | | |
| *Chelidonium majus* | Greater Celandine | | | | X | SE5 | 5 | SNA | NNA | | |
| *Circaea canadensis* | Broad-leaved Enchanter's Nightshade | | | X | X | | 3 | S5 | N5 | | |
| *Convallaria majalis* | European Lily-of-the-valley | X | X | X | X | SE5 | 5 | SNA | NNA | | |
| *Cornus alternifolia* | Alternate-leaved Dogwood | X | | X | X | | 3 | S5 | N5 | | |
| *Daucus carota* | Wild Carrot | | | | X | SE5 | 5 | SNA | NNA | | |
| *Dryopteris carthusiana* | Spinulose Wood Fern | X | | | | | -3 | S5 | N5 | | |
| *Echinocystis lobata* | Wild Cucumber | | | | X | | -3 | S5 | N5 | | |
| *Equisetum hyemale* | Common Scouring-rush | X | X | X | | | 0 | S5 | N5 | | |
| *Euonymus alatus* | Winged Euonymus | | | | X | SE2 | 5 | SNA | NNA | | |
| *Frangula alnus* | Glossy Buckthorn | | X | | | SE5 | 0 | SNA | NNA | | |
| *Fraxinus americana* | White Ash | X | | X | | | 3 | S4 | N4 | | |
| ***Fraxinus nigra*** | **Black Ash** | **X** | **X** | | | | **-3** | **S4** | **N4** | **END** | |
| *Fraxinus pennsylvanica* | Red Ash | X | X | X | X | | -3 | S4 | N5 | | |
| *Galium mollugo* | Smooth Bedstraw | X | | | X | SE5 | 5 | SNA | NNA | | |
| *Galium odoratum* | Sweet-scented Bedstraw | X | | X | X | SE1 | 5 | SNA | NNA | | |
| *Geranium robertianum* | Herb-Robert | X | X | X | X | | 3 | S5 | N5 | | |
| *Geum aleppicum* | Yellow Avens | X | | X | | | 0 | S5 | N5 | | |
| *Hydrophyllum virginianum* | Virginia Waterleaf | X | | | | | 0 | S5 | N5 | | |
| *Impatiens capensis* | Spotted Jewelweed | X | X | | | | -3 | S5 | N5 | | |
| ***Juglans cinerea*** | **Butternut** | | | **X** | | | **3** | **S2?** | **N2?** | **END** | **END** |
| *Juglans nigra* | Black Walnut | | | X | | | 3 | S4? | N4? | | |
| *Lapsana communis* | Common Nipplewort | X | | | | SE5 | 3 | SNA | NNA | | |
| *Lonicera tatarica* | Tatarian Honeysuckle | | X | | | SE5 | 3 | SNA | NNA | | |
| *Maianthemum canadense* | Wild Lily-of-the-valley | | | X | | | 3 | S5 | N5 | | |
| *Matteuccia struthiopteris* | Ostrich Fern | | X | X | X | | 0 | S5 | N5 | | |
| *Myosotis scorpioides* | True Forget-me-not | X | X | | | SE5 | -5 | SNA | NNA | | |
| *Onoclea sensibilis* | Sensitive Fern | X | | | | | -3 | S5 | N5 | | |
| *Osmundastrum cinnamomeum* | Cinnamon Fern | | | X | | | -3 | S5 | N5 | | |
| *Ostrya virginiana* | Eastern Hop-hornbeam | X | | | | | 3 | S5 | N5 | | |
| *Oxalis stricta* | Upright Yellow Wood-sorrel | | | | X | SE5 | 3 | SNA | N5 | | |
| *Parthenocissus quinquefolia* | Virginia Creeper | X | | | X | | 3 | S4? | N4? | | |
| *Parthenocissus vitacea* | Thicket Creeper | X | X | | X | | 3 | S5 | N5 | | |
| *Persicaria maculosa* | Spotted Lady's-thumb | | | | X | SE5 | -3 | SNA | NNA | | |
| *Pinus strobus* | Eastern White Pine | X | | X | X | | 3 | S5 | N5 | | |
| *Plantago major* | Common Plantain | | | | X | SE5 | 3 | SNA | NNR | | |
| *Populus balsamifera* | Balsam Poplar | X | X | | | | -3 | S5 | NNR | | |
| *Populus tremuloides* | Trembling Aspen | | | | | | 0 | S5 | N5 | | |
| *Prunella vulgaris* | Common Self-heal | | | | X | | 0 | S5 | N5 | | |
| *Prunus serotina* | Black Cherry | | | X | | | 3 | S5 | N5 | | |
| *Prunus virginiana* | Chokecherry | X | | | X | | 3 | S5 | N5 | | |
| *Ribes americanum* | American Black Currant | X | X | | | | -3 | S5 | N5 | | |
| *Ribes hirtellum* | Swamp Gooseberry | X | | | | | -3 | S5 | N5 | | |
| *Rosa blanda* | Rosa blanda | X | X | | | | 3 | S5 | N5 | | |
| *Rosa blanda* | Smooth Rose | X | | | | | 3 | S5 | N5 | | |
| *Rubus idaeus* | Red Raspberry | X | X | | | | 3 | S5 | N5 | | |
| *Rubus occidentalis* | Black Raspberry | X | | | | | 5 | S5 | N5 | | |
| *Rumex obtusifolius* | Bitter Dock | | | | X | SE5 | -3 | SNA | NNA | | |
| *Smilax tamnoides* | Bristly Greenbriar | | X | | | | 0 | S5 | N5 | | |
| *Solanum dulcamara* | Bittersweet Nightshade | X | X | X | X | SE5 | 0 | SNA | NNA | | |
| *Taraxacum officinale* | Common Dandelion | X | | X | | SE5 | 3 | SNA | N5 | | |
| *Thuja occidentalis* | Eastern White Cedar | X | X | | X | | -3 | S5 | N5 | | |
| *Tilia americana* | Basswood | X | | X | | | 3 | S5 | N5 | | |
| *Toxicodendron radicans* | Poison Ivy | X | X | X | X | | 0 | S5 | N5 | | |
| *Tsuga canadensis* | Eastern Hemlock | | | X | | | 3 | S5 | N5 | | |
| *Tussilago farfara* | Coltsfoot | X | | | | SE5 | 3 | SNA | NNA | | |
| *Ulmus americana* | White Elm | X | X | X | X | | -3 | S5 | N5 | | |
| *Viburnum acerifolium* | Maple-leaved Viburnum | X | | | | | 5 | S5 | N5 | | |
| *Vinca minor* | Lesser Periwinkle | | | | X | SE5 | 5 | SNA | NNA | | |
| *Vincetoxicum rossicum* | European Swallowwort | X | | | | SE5 | 5 | SNA | NNA | | |
| *Vitis riparia* | Riverbank Grape | X | | | | | 0 | S5 | N5 | | |

[1] Subnational (Provincial) Exotic Status: SE1 to SE5 based on increasing abundance

[2] Subnational (Provincial) Rank: S1 - Critically Imperiled, S2 - Imperiled, S3 - Vulnerable, S4 - Apparently Secure, S5 - Secure, S#? - Inexact Numeric Rank, SNA - Not Applicable, SNR - Unranked

[3] Coefficient of Wetness: reflects species affiinity for wet soil conditions; ranges from obligate wetland species (-5) to obligate upland species (5)

[4] National Rank: N1 - Critically Imperiled, N2 - Imperiled, N3 - Vulnerable, N4 - Apparently Secure, N5 - Secure, N#? - Inexact Numeric Rank, NNA - Not Applicable, NNR - Unranked

[5] Provincial Species Conservation Act, 2025 / Federal Species at Risk Act, 2002: EXP (Extirpated), END (Endangered), THR (Threatened), SC (Special Concern), NAR (Not At Risk)

# Appendix E: Black Ash Health Assessment



# TECHNICAL MEMORANDUM

**Subject:** **Black Ash Health Assessment – 220 Big Bay Point, Town of Innisfil**

**File No.:** Birks NHC 05-005-2024

**To:** Ministry of Environment, Conservation and Parks

**From:** Heather Marcks, Hon. B.Sc., M.F.C., Ecologist, Birks Natural Heritage Consultants, Inc.
Melissa Fuller, Hon. B.Sc., ISA Certified Arborist, Ecologist, Birks Natural Heritage Consultants, Inc.

**Date:** October 3, 2024

Birks Natural Heritage Consultants, Inc. ('Birks NHC') was retained by Gabriel Vigna (the 'property owner') to undertake the preparation of an Environmental Impact Study ('EIS') for 220 Big Bay Point, as part of an application for severance of the property and potential future development of accessory structures. As part of the EIS field program, Black Ash trees were identified on the property.

Black Ash is classified as an Endangered species in Ontario and therefore Black Ash trees and their habitat are protected under the Endangered Species Act ('ESA'), 2007. As per Ontario Regulation ('O. Reg.') 6/24, the prohibitions of the ESA apply to any living Black Ash tree with a stem height greater than 1.37 metres ('m') or with a diameter at breast height ('DBH') of 8 centimeters ('cm') or more that are in areas of the province identified in Schedule 1 of O. Reg. 6/24 (which includes County of Simcoe), unless a report identifies the tree as "unhealthy" in accordance with the regulation. Further, as per O. Reg. 6/24, habitat protection is applied at a radial distance of 30 m around the stem of a protected Black Ash tree.

This technical memorandum has been prepared as a Black Ash health assessment for the property listed above. It is understood that the extent to which the trees are affected by Emerald Ash Borer ('EAB') or other stressors may change between the date of assessment and any future site alteration.

# 1 BLACK ASH HEALTH ASSESSMENT

Birks NHC staff conducted a health assessment of Black Ash trees within the property on September 17, 2024. The Black Ash health assessment was conducted by qualified professionals following the methods outlined in the Black Ash Assessment Guidelines (MECP, 2024). The assessment occurred during leaf-on conditions in order to reliably determine health and canopy condition.

An initial measurement of tree size was taken to determine if the prohibitions under the ESA applied. To determine tree size, diameter measurements were taken with tree calipers at a height of 1.37 m from the base of the tree ('DBH'). If a Black Ash tree measured less than 8 cm DBH, ESA prohibitions do not apply to the tree, and a health assessment was not required; however, the number of Black Ash trees less than 8 cm was tallied. If the DBH was 8 cm or greater, a health assessment of the tree was conducted.

The presence and severity of EAB infestation was assessed by visual surveys, based on direct observation of EAB individuals, EAB exit holes and/or larval galleries beneath the bark. The health assessment further took into consideration tree canopy condition and signs of other stressors that may be contributing to the tree's overall health.

# 2 BLACK ASH HEALTH ASSESSMENT DATA

A total of 26 Black Ash trees were identified on the property, within the area marked Black Ash Area on Figure 1. Of those 26 trees, 15 (58%) measured less than 8 cm DBH, and 11 trees (42%) were measured to be 8 cm DBH or greater.

Table 1 attached provides health assessment data gathered for the Black Ash trees with a DBH of 8 cm or greater; location of those trees is illustrated on Figure 1. All Black Ash trees with a DBH was 8 cm or greater were assessed as unhealthy and therefore the ESA regulations with respect to the protection of Black Ash trees and Black Ash habitat do not apply to those trees.

# 3 CLOSURE

The information provided within this Technical Memorandum is intended for the Ministry of Environment, Conservation and Parks ('MECP') and for the consideration of the Town of Innisfil, for the property of 220 Big Bay Point Rd, as part of an application for severance of the property and potential future development of accessory structures.

At this time, no healthy Black Ash trees or their habitat protected under the ESA would be impacted by the proposed severance. Therefore, the proposed development is in compliance with the ESA and its regulations applicable to Black Ash trees in Ontario.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
Birks Natural Heritage Consultants, Inc.

Heather Marcks, Ecologist
Hon. B.Sc., M.F.C.

Melissa Fuller, Ecologist
Hon. B.Sc., ISA Certified Arborist




202/220 Big Bay Point Road

Town of Innisfil

Property Limit (approximate)

Black Ash Area

Black Ash

Figure 1:
Black Ash Assessment

MAP DRAWING INFORMATION:
DATA PROVIDED BY: SIMCOE COUNTY

MAP CREATED BY: SB
MAP CHECKED BY: HM
MAP PROJECTION: NAD 1983 UTM ZONE 17N

20 10 0 20 40 60 80 Meters

FILE LOCATION:

Path: C:\Users\S_Brady\BirksNHC\Birks NHC Team for all - Documents\Project Folders\04 - SBrady Projects\ArcGIS - Projects here\Projects - here\05-005-2024 Big Bay Point

PROJECT: 05-005-2024 STATUS: DRAFT DATE: 27/09/2024

**Black Ash Health Assessment Data for Trees Measuring Greater Than or Equal to 8 cm DBH**

| Tree Number & Photo Number | Date of Assessment | Location (GPS Co-ordinates) | Diameter at Breast Height (cm) | Canopy Condition Rating[1] | Severity of EAB Infestation[2] | Other Factors Contributing to Condition | Determination of Health | Description of Evidence of Health Status |
|---|---|---|---|---|---|---|---|---|
| 1 | September 17,2024 | 617313 E; 4917071 N | 11 | 5 | Medium | Black Ash trees were co-dominant with average position in stand, with direct sunlight on top and some sides; did not appear to be surpressed or in competition; average habitat quality, seasonal flooding; climbing vines (poison ivy and creeper) | Unhealthy | No live growth; no canopy regeneration; evidence of EAB (exit holes) |
| 2 | September 17,2024 | 617310 E; 4917066 N | 8 | 5 | Medium | | Unhealthy | No live growth; no canopy regeneration; evidence of EAB (exit holes) |
| 3 | September 17,2024 | 617292 E; 4917074 N | 11 | 5 | Medium | | Unhealthy | No live growth; no canopy regeneration; evidence of EAB (exit holes) |
| 4 | September 17,2024 | 617291 E; 4917063 N | 10 | 5 | Low | | Unhealthy | No live growth; broken trunk; evidence of EAB (exit holes); lean |
| 5 | September 17,2024 | 617283 E; 4907069 N | 13 | 5 | High | | Unhealthy | No live growth; no canopy regeneration; evidence of EAB (larval galleries and exit holes); lean |
| 6 | September 17,2024 | 617286 E; 4917071 N | 11 | 5 | Low | | Unhealthy | No live growth; no canopy regeneration; evidence of EAB (exit holes); significant damage/animal browse at base of trunk/root flare |
| 7 | September 17,2024 | 617274 E; 4917071 N | 10 | 5 | High | | Unhealthy | No live growth; no canopy reegeneration; evidene of EAB (larval galleries and numerous exit holes) |
| 8 | September 17,2024 | 617265 E; 4917067 N | 9 | 5 | Medium | | Unhealthy | No live growth; no canopy regeneration; evidence of EAB (exit holes); bark damage/animal browse |
| 9 | September 17,2024 | 617264 E; 4917063 N | 9 | 5 | Low | | Unhealthy | Stressed; epicormic growth; no canopy regeneration |
| 10 | September 17,2024 | 617259 E; 4917062 N | 12 | 5 | Low | | Unhealthy | No live growth; no canopy regeneration; peeling bark; evidence of EAB (exit holes) |
| 11 | September 17,2024 | 617253 E; 4917067 N | 9 | 5 | High | | Unhealthy | Snag; broken top; no live growth; peeling bark; no canopy regeneration; evidence of EAB (exit holes and larval galleries) |

[1] **Canopy Condition**: 1 = canopy is full and healthy; 2 = canopy has started to lose leaves but no dieback is present; 3 = canopy has less than or equal to 50% dieback; 4 = canopy has more than 50% dieback; 5 = canopy has no leaves; epicormic or basal shoots may be present on trunk

[2] **EAB Infestation:** Low = minimal or no evidence; Medium = evidence of several exit holes, several larval galleries and/or direct observation of multiple adults or larvae; High = numerous exit holes, extensive larval galleries, and/or abundant EAB adults or larvae; N/A = not applicable



Black Ash Tree #1



Black Ash Tree #2



Black Ash Tree #3



Black Ash Tree #4



Black Ash Tree #5



Black Ash Tree #6



Black Ash Tree #7



Black Ash Tree #8



Black Ash Tree #9



Black Ash Tree #10



Black Ash Tree #11

## Appendix F: Butternut Data Collection Form

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Ontario

Ministry of the Environment, Conservation and Parks

# Butternut Data Collection Form

Butternut (*Juglans cinerea*) is listed as an endangered species in Schedule 2 of Ontario Regulation 230/08 "the Species at Risk in Ontario List". As an endangered species, the *Endangered Species Act, 2007* (ESA) prohibits adversely impacting Butternut and its habitat. A permit or agreement under the ESA is required before engaging in an activity that is otherwise prohibited under the ESA. The activity may be eligible for the Butternut conditional exemption in Part V of Ontario Regulation 830/21, provided the requirements of the regulation are met. For more information please refer to the following links:

*Endangered Species Act, 2007*
Ontario Regulation 830/21 (Exemptions – Species Subject to Species Conservation Charges)
Ontario Regulation 230/08 (Species at Risk in Ontario List)
Ontario Regulation 242/08 (General Regulation)
Information about ESA permits and authorizations
*Butternut Assessment Guidelines: Assessment of Butternut Tree Health for the Purposes of the Endangered Species Act, 2007*

A Butternut Health Expert's Report (BHE Report) completed by a "Butternut Health Expert" (BHE) as defined in section 21 of Ontario Regulation 830/21 is typically required as part of an application to the Ministry of the Environment, Conservation and Parks (MECP) for a permit or agreement under the ESA and is required in respect of the conditions of the Butternut conditional exemption in Part V of O. Reg. 830/21. **This Butternut Data Collection Form must be completed by the BHE and included in their BHE Report**.

This form should not be relied upon to determine your legal obligations. To determine your legal obligations, consult the *Endangered Species Act, 2007* and the relevant regulations made thereunder. These may be found at www.ontario.ca/laws. If legal advice is required, consult a legal professional. In the event of an error on this form or a conflict between this form and any applicable law, the law prevails.

**Notice of Collection and Use**

Personal information on this form is collected under the authority of Section 53 of the ESA and section 38 of the *Freedom of Information and Protection of Privacy Act*. Forms that have been submitted to MECP may be used by MECP staff to contact the property owner (or person acting on their behalf) to request permission to access the assessed trees for the purpose of examining the trees or to contact the BHE who prepared the BHE Report. Questions about the use of your personal information should be directed to the Species at Risk Branch, Ministry of the Environment, Conservation and Parks, 300 Water Street, Peterborough Ontario, K9J 3C7 at speciesatriskregistry@ontario.ca.

Fields marked with an asterisk (*) are mandatory.

| Butternut Health Expert's Report Number* | Start Date of Butternut Health Assessment (yyyy/mm/dd)* | End Date of Butternut Health Assessment (yyyy/mm/dd)* |
|---|---|---|
| MAR001 | 2024/09/17 | 2024/09/17 |

## Butternut Health Expert (BHE) Contact Information

| Last Name* | First Name* | |
|---|---|---|
| Marcks | Heather | |
| **Telephone Number*** | **Alternate Telephone Number** | **Email Address*** |
| 705-321-3743 | | [redacted] |

Summary of Qualifications as a Butternut Health Expert*

Butternut health assessment was conducted together with Heather Marcks and Melissa Fuller.

Heather Marcks, Hons. B.Sc., M.F.C., Butternut Health Assessor Certification (BHA #664), Birks Natural Heritage Consultants, Inc. Ecologist

Melissa Fuller, Hons. B.Sc. - Butternut Health Assessor Certification (BHA #455), ISA Certified Arborist, Birks Natural Heritage Consultants, Inc. Ecologist

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## Property Owner Contact Information

| Last Name* | First Name* |
|---|---|
| Vigna | Gabriel |

Company Name

**Mailing Address***

| Unit Number | Street Number | Street Name | PO Box |
|---|---|---|---|
| | 220 | Big Bay Point Road | |

| Lot Number | Concession | Township | Rural Route |
|---|---|---|---|
| | | | |

| City/Town | Province | Postal Code |
|---|---|---|
| Innisfil | Ontario | L9S 2P5 |

| Telephone Number * | Alternate Telephone Number | Email Address |
|---|---|---|
| 416-703-9109 | | |

## Butternut Tree(s) Location Information

**Address*** ☑ Select if location of Butternut is the same as the property owner's mailing address

| Unit Number | Street Number | Street Name | PO Box |
|---|---|---|---|
| | 220 | Big Bay Point Road | |

| Lot Number | Concession | Township | Rural Route |
|---|---|---|---|
| | | | |

| City/Town | Province | Postal Code |
|---|---|---|
| Innisfil | Ontario | L9S 2P5 |

General description of area containing Butternut (select one)

☑ Natural ☐ Rural ☐ Urban - Suburban ☐ Industry / Resource Extraction Area

Soil drainage (select one)

☐ Well Drained ☐ Moderately Drained ☐ Poorly Drained ☑ Unknown

Have any of the Butternut at this site produced seeds?

☐ Yes ☐ No ☑ Unknown

General Comments

The property is within the Town of Innisfil, containing upland and lowland woodlands. It is a residential/recerational (golf course)/commercial ("Friday Harbour") area along the shoreline of Lake Simcoe. The property is bound by Big Bay Point Road to the south and Grove Place to the east. Adjacent to the east is a golf course.

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## Butternut Tree Data 1

Tree Identification Number* 1 Date of Assessment (yyyy/mm/dd)* 2024/09/17

UTM Zone* 17T Northing* 4917189 Easting* 617294

Is this tree a Butternut tree or a putative hybrid? * ☑ Butternut ☐ Putative Hybrid

Is the stem of this tree shorter than 1.37 m? * ☐ Yes ☑ No

Is this a single or multi-stemmed tree? * ☑ Single Stem ☐ Multiple Stems

Live Crown %* 0 Tree Stem Diameter (cm)* 34

Number of sooty cankers* At or below 2m (the lower stem) 0 Above 2m 0 At the root (root flares) 0

Number of open cankers* At or below 2m (the lower stem) 0 Above 2m 0 At the root (root flares) 0

Metres from badly cankered tree* ☐ 40 metres or less ☑ Greater than 40 metres ☐ None found

Crown Class ☑ Dominant, full sun ☐ Co-dominant, two sides in the sun ☐ Intermediate, sun only from above ☐ Suppressed, shaded crown

Signs of Stress ☑ Twig dieback ☑ Branch dieback ☑ Defoliation ☐ Discolouration

Seed Signs ☐ Mature stamens or pollen ☐ Receptive pistils ☐ Seed set ☑ None ☐ Unknown

Below Crown Number of stems 1 Main stem length (m) below crown

Number of epic-live 0 Number of epic-dead 0 Number of callused wounds 0

Bark type: ☑ Deep furrows/Narrow ridges ☐ Shallow furrows/Wide ridges

Tree Origin ☑ Naturally-occurring ☐ Planted (cultivated) ☐ Unknown

Is this tree located in an area that is upland, wetland, or riparian? ☑ Upland ☐ Wetland ☐ Riparian

Vegetation Community ☐ Open ☐ Shrub thicket ☐ Savannah - Woodland ☑ Forest

If Savannah-Woodland or Forest selected, select one option from both groups:

☑ Deciduous ☐ Coniferous ☐ Mixed

☐ Climax ☐ Regenerating

Does this tree occupy edge habitat? ☑ Yes ☐ No

If "Yes", select which edge habitat:

☑ Road ☐ Trail ☐ Utility corridor

☐ Fencerow ☐ Forest/woodlot edge ☐ Watercourse/waterbody

Competing Species 1. ACESAH 2. 3.

Comments about this tree

Dead, leaning tree, no obvious canker

At edge of property woodlands and road (Grove Place)

Approximately 20m from Butternut #2

Approximately 70m from fallen dead on the ground Butternut tree on the property

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## Butternut Tree Data 2

Tree Identification Number* **2** Date of Assessment (yyyy/mm/dd)* 2024/09/17 ☑ Select if Date is same as tree above

UTM Zone* 17T Northing* 4917171 Easting* 617295

Is this tree a Butternut tree or a putative hybrid? * ☑ Butternut ☐ Putative Hybrid

Is the stem of this tree shorter than 1.37 m? * ☐ Yes ☑ No

Is this a single or multi-stemmed tree? * ☑ Single Stem ☐ Multiple Stems

Live Crown %* 95 Tree Stem Diameter (cm)* 36

Number of sooty cankers* At or below 2m (the lower stem) 0 Above 2m 0 At the root (root flares) 0

Number of open cankers* At or below 2m (the lower stem) 0 Above 2m 0 At the root (root flares) 0

Metres from badly cankered tree* ☐ 40 metres or less ☑ Greater than 40 metres ☐ None found

Crown Class ☑ Dominant, full sun ☐ Co-dominant, two sides in the sun ☐ Intermediate, sun only from above ☐ Suppressed, shaded crown

Signs of Stress ☑ Twig dieback ☐ Branch dieback ☐ Defoliation ☐ Discolouration

Seed Signs ☐ Mature stamens or pollen ☐ Receptive pistils ☐ Seed set ☐ None ☑ Unknown

Below Crown Number of stems 1 Main stem length (m) below crown 20

Number of epic-live 0 Number of epic-dead 0 Number of callused wounds 2

Bark type: ☑ Deep furrows/Narrow ridges ☐ Shallow furrows/Wide ridges

Tree Origin ☑ Naturally-occurring ☐ Planted (cultivated) ☐ Unknown

Is this tree located in an area that is upland, wetland, or riparian? ☑ Upland ☐ Wetland ☐ Riparian

Vegetation Community ☐ Open ☐ Shrub thicket ☐ Savannah - Woodland ☑ Forest

If Savannah-Woodland or Forest selected, select one option from both groups:

☑ Deciduous ☐ Coniferous ☐ Mixed

☐ Climax ☐ Regenerating

Does this tree occupy edge habitat? ☑ Yes ☐ No

If "Yes", select which edge habitat:

☑ Road ☐ Trail ☐ Utility corridor

☐ Fencerow ☐ Forest/woodlot edge ☐ Watercourse/waterbody

Competing Species 1. ACESAH 2. 3.

Comments about this tree

At edge of property woodlands and road (Grove Place)

Approximately 20m from Butternut #1 (dead)

Approximately 50m from fallen dead on the ground Butternut tree on the property

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## Butternut Tree Data 3

Tree Identification Number* 3 Date of Assessment (yyyy/mm/dd)* 2024/09/17 ☑ Select if Date is same as tree above

UTM Zone* 17T Northing* 4917078 Easting* 617237

Is this tree a Butternut tree or a putative hybrid? * ☑ Butternut ☐ Putative Hybrid

Is the stem of this tree shorter than 1.37 m? * ☐ Yes ☑ No

Is this a single or multi-stemmed tree? * ☑ Single Stem ☐ Multiple Stems

Live Crown %* 0 Tree Stem Diameter (cm)* 15

Number of sooty cankers* At or below 2m (the lower stem) 0 Above 2m 0 At the root (root flares) 0

Number of open cankers* At or below 2m (the lower stem) 0 Above 2m 0 At the root (root flares) 0

Metres from badly cankered tree* ☐ 40 metres or less ☑ Greater than 40 metres ☐ None found

Crown Class ☑ Dominant, full sun ☐ Co-dominant, two sides in the sun ☐ Intermediate, sun only from above ☐ Suppressed, shaded crown

Signs of Stress ☐ Twig dieback ☐ Branch dieback ☐ Defoliation ☐ Discolouration

Seed Signs ☐ Mature stamens or pollen ☐ Receptive pistils ☐ Seed set ☐ None ☑ Unknown

Below Crown Number of stems 1 Main stem length (m) below crown 15

Number of epic-live Number of epic-dead Number of callused wounds

Bark type: ☐ Deep furrows/Narrow ridges ☑ Shallow furrows/Wide ridges

Tree Origin ☑ Naturally-occurring ☐ Planted (cultivated) ☐ Unknown

Is this tree located in an area that is upland, wetland, or riparian? ☐ Upland ☐ Wetland ☐ Riparian

Vegetation Community ☐ Open ☐ Shrub thicket ☐ Savannah - Woodland ☑ Forest

If Savannah-Woodland or Forest selected, select one option from both groups:

☑ Deciduous ☐ Coniferous ☐ Mixed

☐ Climax ☐ Regenerating

Does this tree occupy edge habitat? ☑ Yes ☐ No

If "Yes", select which edge habitat:

☑ Road ☐ Trail ☐ Utility corridor

☐ Fencerow ☐ Forest/woodlot edge ☐ Watercourse/waterbody

Competing Species 1. 2. 3.

Comments about this tree

Badly cankered; *cankers not counted*

Edge of upland deciduous and lowland (dead ash) habitats

Approximately 40m from Big Bay Point Road

Approximately 3m from Butternut #4 (Category 2)

Approximately 70m from fallen dead on the ground Butternut tree on the property

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## Butternut Tree Data 4

Tree Identification Number* 4 Date of Assessment (yyyy/mm/dd)* 2024/09/17 ☑ Select if Date is same as tree above

UTM Zone* 17T Northing* 4917076 Easting* 617238

Is this tree a Butternut tree or a putative hybrid? * ☑ Butternut ☐ Putative Hybrid

Is the stem of this tree shorter than 1.37 m? * ☐ Yes ☑ No

Is this a single or multi-stemmed tree? * ☑ Single Stem ☐ Multiple Stems

Live Crown %* 85 Tree Stem Diameter (cm)* 19

Number of sooty cankers* At or below 2m (the lower stem) 0 Above 2m 0 At the root (root flares) 1

Number of open cankers* At or below 2m (the lower stem) 0 Above 2m 2 At the root (root flares) 0

Metres from badly cankered tree* ☑ 40 metres or less ☐ Greater than 40 metres ☐ None found

Crown Class ☑ Dominant, full sun ☐ Co-dominant, two sides in the sun ☐ Intermediate, sun only from above ☐ Suppressed, shaded crown

Signs of Stress ☑ Twig dieback ☑ Branch dieback ☐ Defoliation ☐ Discolouration

Seed Signs ☐ Mature stamens or pollen ☐ Receptive pistils ☐ Seed set ☐ None ☑ Unknown

Below Crown Number of stems 1 Main stem length (m) below crown 15

Number of epic-live 0 Number of epic-dead 0 Number of callused wounds 4

Bark type: ☐ Deep furrows/Narrow ridges ☑ Shallow furrows/Wide ridges

Tree Origin ☑ Naturally-occurring ☐ Planted (cultivated) ☐ Unknown

Is this tree located in an area that is upland, wetland, or riparian? ☐ Upland ☐ Wetland ☐ Riparian

Vegetation Community ☐ Open ☐ Shrub thicket ☐ Savannah - Woodland ☑ Forest

If Savannah-Woodland or Forest selected, select one option from both groups:

☑ Deciduous ☐ Coniferous ☐ Mixed

☐ Climax ☐ Regenerating

Does this tree occupy edge habitat? ☑ Yes ☐ No

If "Yes", select which edge habitat:

☑ Road ☐ Trail ☐ Utility corridor

☐ Fencerow ☐ Forest/woodlot edge ☐ Watercourse/waterbody

Competing Species 1. ACSAH 2. POPBALS 3. HEMLOCK

Comments about this tree

Edge of upland and lowland habitats
Approximately 40 m from Big Bay Point Road
Approximately 3m from Butternut #3 (Category 1)
Approximately 70m from fallen dead on the ground Butternut tree on the property

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| BHE Report Number | Start Date of Butternut Health Assessment (yyyy/mm/dd) | End Date of Butternut He |
|---|---|---|
| MAR001 | 2024/09/17 | 2024/09/17 |
| **Total Number Butternut Trees in BHE Report** | **Butternut Health Expert's Name** | |
| 4 | Marcks , Heather | |

| Property Owner/Client Name | Property Address |
|---|---|
| Vigna , Gabriel | 220 Big Bay Point Road<br>Innisfil Ontario L9S 2P5 |

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree # | Live Crown % | Tree stem diameter (cm) | # bole cankers (BC)<br>Sooty (S) (will be assigned 2.5 cm per canker)<br>Open (O) (will be assigned 5 cm per canker) | | | | # root flare cankers (RF) | | 40 m or less from cankered tree? (Y or N) | Circ. (cm) = Pi * tree stem diameter | Total BC Width (cm) = (D * 2.5) + (E * 2.5) + (F * 5) + (G * 5) | Total RF Width (cm) = (H * 2.5) + (I * 5) | Total BC Width % of Circ. = L / K * 100 | Total RF Width % of Circ. = M / K * 100 | Total BC + RF Width % of 2 * Circ. = (N + O) / 2 | Tree Categ | |
| | | | S <= 2m | S > 2m | O <= 2m | O > 2m | S | O | | | | | | | | = Cat 2 if B >= 50 and N=0 else = Cat 1 | = if B a P el = |
| 1 | 0 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | N | 106.76 | 0.0 | 0.0 | 0 | 0 | 0 | 1 | |
| 2 | 95 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | N | 113.04 | 0.0 | 0.0 | 0 | 0 | 0 | 2 | |
| 3 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | N | 47.1 | 0.0 | 0.0 | 0 | 0 | 0 | 1 | |
| 4 | 85 | 19 | 0 | 0 | 0 | 2 | 1 | 0 | Y | 59.66 | 10.0 | 2.5 | 16.76 | 4.19 | 10.47 | 1 | |

# Appendix G: Breeding Bird Data



**Dawn Breeding Bird Data**

| Family | Scientific Name | English Common Name | Survey Station | | Incidental | Breeding Evidence | Subnational (Provincial) S_Rank | National N_Rank | Protected Species in Ontario | Federal Wildlife Species at Risk |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1 | 2 | | | | | | |
| Accipitridae | *Accipiter cooperii* | Cooper's Hawk | OB[B] | | | Observed | S4 | N5B,N5N | --- | --- |
| Bombycillidae | *Bombycilla cedrorum* | Cedar Waxwing | | FO[B] | | Possible | S5 | N5B,N5N | --- | --- |
| Cardinalidae | *Cardinalis cardinalis* | Northern Cardinal | S[A] | S[A] | | Possible | S5 | N5 | --- | --- |
| Certhiidae | *Certhia americana* | Brown Creeper | S[B] | | | Possible | S5 | N5B,N5N | --- | --- |
| Corvidae | *Corvus brachyrhynchos* | American Crow | C[B] | C[A,B] | x | Possible | S5 | N5B,N5N | --- | --- |
| Corvidae | *Cyanocitta cristata* | Blue Jay | | C[B] | | Possible | S5 | N5 | --- | --- |
| Fringillidae | *Spinus tristis* | American Goldfinch | S[A,B] | S[A,B] | | Probable | S5 | N5B,N5N | --- | --- |
| Icteridae | *Quiscalus quiscula* | Common Grackle | S[B] | | | Possible | S5 | N5B,N5N | --- | --- |
| Laridae | *Sterna hirundo* | Common Tern | | FO[B] | | Observed | S4B | N5B,NUN | --- | --- |
| Paridae | *Poecile atricapillus* | Black-capped Chickadee | S[A] | S[A] | x | Possible | S5 | N5 | --- | --- |
| Phasianidae | *Meleagris gallopavo* | Wild Turkey | | | x | Possible | S5 | N5 | --- | --- |
| Picidae | *Dryobates pubescens* | Downy Woodpecker | | S[A] | x | Possible | S5 | N5 | --- | --- |
| Picidae | *Dryocopus pileatus* | Pileated Woodpecker | | S[A] | | Possible | S5 | N5 | --- | --- |
| Picidae | *Melanerpes carolinus* | Red-bellied Woodpecker | | S[B] | | Possible | S5 | N5 | --- | --- |
| Picidae | *Sphyrapicus varius* | Yellow-bellied Sapsucker | C[A] | | | Possible | S5B,S3N | N5B,N3N | --- | --- |
| Sittidae | *Sitta carolinensis* | White-breasted Nuthatch | S[A] | S[A] | x | Possible | S5 | N5 | --- | --- |
| Troglodytidae | *Troglodytes aedon* | House Wren | | S[B] | | Possible | S5B | NNRB | --- | --- |
| Turdidae | *Turdus migratorius* | American Robin | | S[B] | | Possible | S5 | N5B,N5N | --- | --- |
| Tyrannidae | *Contopus virens* | Eastern Wood-pewee | | S[B] | x | Possible | S4B | N4B | --- | SC |
| Vireonidae | *Vireo olivaceus* | Red-eyed Vireo | S[A,B] | S[A,B] | | Probable | S5B | N5B,N5N | --- | --- |

Surveys Conditions:

[A]June 28, 2024: Start Time 0636hr/ End Time 0659hr; Temperature 10°C; Wind B0; Cloud Cover 0%; Precipitation none; Observer: H. Marcks

[B]June 3, 2024: Start Time 0600hr/ End Time 0625hr; Temperature 16°C; Wind B0; Cloud Cover 0%; Precipitation none; Observer: B. Baker

Breeding Evidence Codes:

OB - Species observed during breeding season but not in suitable nesting habitat.

C - Call heard (male or female), in suitable nesting habitat in nesting season.

S - Singing male present, or breeding calls heard, in suitable nesting habitat in nesting season.

FO - Fly over

Conservation Rank

S-rank: S1 - Critically Imperiled; S2 - Imperiled, S3 - Vulnerable, S4 - Apparently Secure, S5 - Secure, SNR - Unranked, SNA - Not applicable, SU - Unrankable, S#? - Inexact Numeric Rank, S#B - Breeding, S#N - Non-breeding, S#M - Migrant

N-rank: N1 - Critically Imperiled; N2 - Imperiled, N3 - Vulnerable, N4 - Apparently Secure, N5 - Secure, NNR - Unranked, NNA - Not applicable, NU - Unrankable, N#? - Inexact Numeric Rank, N#B - Breeding, N#N - Non-breeding, N#M - Migrant

Provincial Species Conservation Act, 2025 / Federal Species at Risk Act, 2002: EXP (Extirpated), END (Endangered), THR (Threatened), SC (Special Concern), NAR (Not At Risk)

# Appendix H: Significant Wildlife Habitat Assessment



# Significant Wildlife Habitat Criteria Schedule for Ecoregion 6E

**Seasonal Concentrations of Areas of Animals**

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
|---|---|---|---|---|---|
| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Waterfowl Stopover and Staging Areas (Terrestrial)**<br><br>**Rationale:** Habitat important to migrating waterfowl. | American Black Duck<br>Wood Duck<br>Green-winged Teal<br>Blue-winged Teal<br>Mallard<br>Northern Pintail<br>Northern Shoveler<br>American Wigeon<br>Gadwall | CUM1<br>CUT1<br>Plus evidence of annual spring flooding from melt water or run-off within these Ecosites. | Fields with sheet water during Spring (mid-March to May).<br>• Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl.<br>• Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available.<br><br>Information Sources<br>• Anecdotal information from the landowner, adjacent landowners or local naturalist clubs may be good information in determining occurrence.<br>• Reports and other information available from Conservation Authorities<br>• Sites documented through waterfowl planning processes<br>• Field Naturalist Clubs<br>• Ducks Unlimited Canada<br>• Natural Heritage Information Centre (NHIC) Waterfowl Concentration Area | Studies carried out and verified presence of an annual concentration of any listed species, evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"<br>• Any mixed species aggregations of 100 or more individuals required.<br>• The flooded field ecosite habitat plus a 100-300m radius area, dependant on local site conditions and adjacent land use is the significant wildlife habitat.<br>• Annual use of habitat is documented from information sources or field studies (annual use can be based on studies or determined by past surveys with species numbers and dates).<br>• Significant Wildlife Habitat Mitigation Support Tool Index #7 provides development effects and mitigation measures. | No meadow habitat is present on the property or adjacent lands. Open cultural lands to the east are manicured golf course lands and is not known to provide waterfowl staging habitat during spring melt.<br><br>No occurrence of waterfowl concentration area in NHIC squares that encompass the Study Area.<br><br>None of the listed species were observed during site investigations.<br><br>SWH for waterfowl stopover and staging (terrestrial) therefore is considered to be absent in Study Area. |
| **Waterfowl Stopover and Staging Areas (Aquatic)**<br><br>**Rationale:** Important for local and migrant waterfowl populations during the spring or fall migration or both periods combined. Sites identified are usually only one of a few in the eco-district. | Canada Goose<br>Cackling Goose<br>Snow Goose<br>American Black Duck<br>Northern Pintail<br>Northern Shoveler<br>American Wigeon<br>Gadwall<br>Green-winged Teal<br>Blue-winged Teal<br>Hooded Merganser<br>Common Merganser<br>Lesser Scaup<br>Greater Scaup<br>Long-tailed Duck<br>Surf Scoter<br>White-winged Scoter<br>Black Scoter<br>Ring-necked duck<br>Common Goldeneye<br>Bufflehead<br>Redhead<br>Ruddy Duck<br>Red-breasted Merganser<br>Brant<br>Canvasback<br>Ruddy Duck | MAS1<br>MAS2<br>MAS3<br>SAS1<br>SAM1<br>SAF1<br>SWD1<br>SWD2<br>SWD3<br>SWD4<br>SWD5<br>SWD6<br>SWD7 | • Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration. Sewage treatment ponds and storm water ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify.<br>• These habitats have an abundant food supply (mostly aquatic invertebrates and vegetation in shallow water)<br><br>Information Sources<br>• Environment Canada.<br>• Naturalist clubs often are aware of staging/stopover areas.<br>• OMNRF Wetland Evaluations indicate presence of locally and regionally significant waterfowl staging.<br>• Sites documented through waterfowl planning processes<br>• Ducks Unlimited projects<br>• Element occurrence specification by Nature Serve: http://www.natureserve.org<br>• Natural Heritage Information Centre (NHIC) Waterfowl Concentration Areas | Studies carried out and verified presence of:<br>• Aggregations of 100 or more of listed species for 7 days, results in > 700 waterfowl use days.<br>• Areas with annual staging of ruddy ducks, canvasbacks, and redheads are SWH<br>• The combined area of the ELC ecosites and a 100m radius area is the SWH<br>• Wetland area and shorelines associated with sites identified within the Significant Wildlife Habitat Technical Guide Appendix K are significant wildlife habitat.<br>• Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"<br>• Annual Use of Habitat is Documented from Information Sources or Field Studies (Annual can be based on completed studies or determined from past surveys with species numbers and dates recorded).<br>• Significant Wildlife Habitat Mitigation Support Tool Index #7 provides development effects and mitigation measures. | No ponds, coastal inlets or watercourse that would be utilized during migration are present in the Study Area and no habitat appropriate to support large aggregations of migrating waterfowl is present on the property.<br><br>Lake Simcoe is located approximately 55 m to the north of the property and unevaluated wetlands are mapped by MNR on adjacent lands to the south of Big Bay Point Road.<br><br>Lake Simcoe is not mapped as an Important Bird Area (Birds Canada, 2025).<br><br>NHIC does not list Waterfowl Concentration Areas as occurring in the area.<br><br>None of the listed wildlife species were documented on the property during site visits.<br><br>SWH for waterfowl stopover and staging (aquatic) therefore is considered absent from Study Area. |

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
|---|---|---|---|---|---|
| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Shorebird Migratory Stopover Area**<br><br>**<u>Rationale:</u>** High quality shorebird stopover habitat is extremely rare and typically has a long history of use. | Greater Yellowlegs<br>Lesser Yellowlegs<br>Marbled Godwit<br>Hudsonian Godwit<br>Black-bellied Plover<br>American Golden-Plover<br>Semipalmated Plover<br>Solitary Sandpiper<br>Spotted Sandpiper<br>Semipalmated Sandpiper<br>Pectoral Sandpiper<br>White-rumped Sandpiper<br>Baird's Sandpiper<br>Least Sandpiper<br>Purple Sandpiper<br>Stilt Sandpiper<br>Short-billed Dowitcher<br>Red-necked Phalarope<br>Whimbrel<br>Ruddy Turnstone<br>Sanderling<br>Dunlin | BBO1<br>BBO2<br>BBS1<br>BBS2<br>BBT1<br>BBT2<br>SDO1<br>SDS2<br>SDT1<br>MAM1<br>MAM2<br>MAM3<br>MAM4<br>MAM5 | • Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats.<br>• Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October.<br>• Sewage treatment ponds and storm water ponds do not qualify as a SWH.<br><br><u>Information Sources</u><br>• Western hemisphere shorebird reserve network.<br>• Canadian Wildlife Service (CWS) Ontario Shorebird Survey.<br>• Bird Studies Canada<br>• Ontario Nature<br>• Local birders and naturalist clubs<br>• Natural Heritage Information Center (NHIC) Shorebird Migratory Concentration Area | Studies confirming:<br>• Presence of 3 or more of listed species and > 1000 shorebird use days during spring or fall migration period (shorebird use days are the accumulated number of shorebirds counted per day over the course of the fall or spring migration period)<br>• Whimbrel stop briefly (<24hrs) during spring migration, any site with >100 Whimbrel used for 3 years or more is significant.<br>• The area of significant shorebird habitat includes the mapped ELC shoreline ecosites plus a 100m radius area<br>• Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"<br>• Significant Wildlife Habitat Mitigation Support Tool Index #8 provides development effects and mitigation measures. | No rivers, beach areas, bars or shoreline habitats are present on the property. Lake Simcoe shoreline is located approximately 55 m to the north of the property.<br><br>The property is located in a built up shoreline residential area in the Town of Innisfil, with developed lots along the Lake Simcoe shoreline. Shoreline in the Study Area is unlikely to be utilized by large aggregations of migrating shorebirds.<br><br>Lake Simcoe is not mapped as an Important Bird Area (Birds Canada, 2025).<br><br>NHIC does not list Shorebird Migratory Concentration Area as occurring in the area.<br><br>Listed species were not documented during field investigations.<br><br>SWH for migratory shorebird migratory stopover is therefore considered absent from the Study Area. |

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
|---|---|---|---|---|---|
| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Raptor Wintering Area**<br><br>**Rationale:**<br>Sites used by multiple species, a high number of individuals and used annually are most significant | Rough-legged Hawk<br>Red-tailed Hawk<br>Northern Harrier<br>American Kestrel<br>Snowy Owl<br><br>**Special Concern:**<br>Short-eared Owl<br>Bald Eagle | Hawks/Owls:<br>Combination of ELC Community Series; need to have present one Community Series from each land class;<br>Forest:<br>FOD, FOM, FOC.<br><br>Upland:<br>CUM; CUT; CUS; CUW.<br><br>Bald Eagle:<br>Forest community Series: FOD, FOM, FOC, SWD, SWM or SWC on shoreline areas adjacent to large rivers or adjacent to lakes with open water (hunting area). | • The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors.<br>• Raptor wintering sites (hawk/owl) need to be > 20 ha with a combination of forest and upland.<br>• Least disturbed sites, idle/fallow or lightly grazed field/meadow (>15ha) with adjacent woodlands<br>• Field area of the habitat is to be wind swept with limited snow depth or accumulation.<br>• Eagle sites have open water, large trees and snags available for roosting<br><br>Information Sources:<br>• OMNRF Ecologist or Biologist Field Naturalist Clubs<br>• Natural Heritage Information Center (NHIC) Raptor Winter Concentration Area<br>• Data from Bird Studies Canada<br>• Results of Christmas Bird Counts Reports and other information available from Conservation Authorities. | Studies confirm the use of these habitats by:<br>• One or more Short-eared Owls or; One or more Bald Eagles or; At least 10 individuals and two of the listed hawk/owl species.<br>• To be significant a site must be used regularly (3 in 5 years) for a minimum of 20 days by the above number of birds.<br>• The habitat area for an Eagle winter site is the shoreline forest ecosites directly adjacent to the prime hunting area<br>• Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• Significant Wildlife Habitat Mitigation Support Tool Index #10 and #11 provides development effects and mitigation measures. | Although the Study Area contains both open habitat and woodlands, the Study Area does not contain suitable habitat to provide Raptor Wintering SWH; the disturbed open cultural lands adjacent to the property (golf course) combined with the woodlands in the Study Area would not provide suitable habitat for raptor wintering.<br><br>NHIC does not list Raptor Winter Concentration Area as occurring in the area.<br><br>Listed species were not documented during field investigations.<br><br>SWH for raptor wintering is therefore not present. |
| **Bat Hibernacula**<br><br>**Rationale;** Bat hibernacula are rare habitats in all Ontario landscapes. | Big Brown Bat<br>Tri-coloured Bat | Bat Hibernacula may be found in these ecosites:<br>CCR1<br>CCR2<br>CCA1<br>CCA2<br>(Note: buildings are not considered to be SWH) | • Hibernacula may be found in caves, mine shafts, underground foundations and Karsts.<br>• Active mine sites should not be considered as SWH<br>• The locations of bat hibernacula are relatively poorly known.<br><br>Information Sources<br>• OMNRF for possible locations and contact for local experts<br>• Natural Heritage Information Center (NHIC) Bat Hibernaculum Ministry of Northern<br>• Development and Mines for location of mine shafts.<br>• Clubs that explore caves (e.g. Sierra Club)<br>• University Biology Departments with bat experts. | • All sites with confirmed hibernating bats are SWH.<br>• The habitat area includes a 200m radius around the entrance of the hibernaculum, for most development types and 1000m for wind farms<br>• Studies are to be conducted during the peak swarming period (Aug. – Sept.). Surveys should be conducted following methods outlined in the “Bats and Bat Habitats: Guidelines for Wind Power Projects.<br>• Significant Wildlife Habitat Mitigation Support Tool Index #1 provides development effects and mitigation measures. | No caves, mine shafts, karst or underground foundations have been identified within the Study Area.<br><br>Bat hibernacula SWH is therefore not present. |
| **Bat Maternity Colonies**<br><br>**Rationale:** Known locations of forested bat maternity colonies are extremely rare in all Ontario landscapes. | Big Brown Bat<br>Silver-haired Bat | Maternity colonies considered SWH are found in forested Ecosites.<br><br>All ELC Ecosites in ELC Community Series:<br>FOD<br>FOM<br>SWD | • Maternity colonies can be found in tree cavities, vegetation and often in buildings (buildings are not considered to be SWH).<br>• Maternity roosts are not found in caves and mines in Ontario.<br>• Maternity colonies located in Mature deciduous or mixed forest stands with >10/ha large diameter (>25cm dbh) wildlife trees<br>• Female Bats prefer wildlife tree (snags) in early stages of decay, class 1-3. | • Maternity Colonies with confirmed use by;<br>• >10 Big Brown Bats©<br>• >5 Adult Female Silver-haired Bats<br>• The area of the habitat includes the entire woodland or a forest stand ELC Ecosite or an Ecoelement containing the maternity colonies.<br>• Evaluation methods for maternity colonies should be conducted following methods outlined in the “Bats | **The Study Area contains forested communities with dead and dying trees which may provide bat roosting habitat.**<br><br>**Further discussion is provided in the EIS.** |

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
|---|---|---|---|---|---|
| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| | | SWM | • Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred<br><br><u>Information Sources</u><br>• OMNRF for possible locations and contact for local experts<br>• University Biology Departments with bat experts. | and Bat Habitats: Guidelines for Wind Power Projects".<br>• Significant Wildlife Habitat Mitigation Support Tool Index #12 provides development effects and mitigation measures. | |
| **Turtle Wintering Areas**<br><br>**<u>Rationale:</u>** Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant. | Midland Painted Turtle<br><br>**<u>Special Concern:</u>**<br>Northern Map Turtle<br>Snapping Turtle | Snapping and Midland Painted Turtles; ELC Community Classes; SW, MA, OA and SA, ELC Community Series; FEO and BOO<br><br>Northern Map Turtle; Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat. | • For most turtles, wintering areas are in the same general area as their core habitat. Water must be deep enough not to freeze and have soft mud substrates.<br>• Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen<br>• Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH.<br><br><u>Information Sources</u><br>• EIS studies carried out by Conservation Authorities.<br>• Local field naturalists and experts, as well as university herpetologists may also know where to find some of these sites.<br>• OMNRF Ecologist or Biologist<br>• Field Naturalist clubs<br>• Natural Heritage Information Center (NHIC) | • Presence of 5 over-wintering Midland Painted Turtles is significant.<br>• One or more Northern Map Turtle or Snapping Turtle over-wintering within a wetland is significant.<br>• The mapped ELC ecosite area with the over wintering turtles is the SWH. If the hibernation site is within a stream or river, the deep-water pool where the turtles are over wintering is the SWH.<br>• Over wintering areas may be identified by searching for congregations (Basking Areas) of turtles on warm, sunny days during the fall (Sept. – Oct.) or spring (Mar. – May)<br>• Congregation of turtles is more common where wintering areas are limited and therefore significant<br>• Significant Wildlife Habitat Mitigation Support Tool Index #28 provides development effects and mitigation measures for turtle wintering habitat. | No core turtle habitat was noted on the property and no drainage feature was observed on the property to contain suitable habitat (*i.e.*, permanent deep water) for turtle wintering.<br><br>**Lake Simcoe is located approximately 55 m to the north of the property and may be utilized by the listed turtle species during active season and overwintering.**<br><br>**Further discussion is provided in the EIS.** |

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
|---|---|---|---|---|---|
| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Reptile Hibernaculum**<br><br>**Rationale;** Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant. | **Snakes:**<br>Eastern Gartersnake<br>Northern Watersnake<br>Northern Red-bellied Snake<br>Northern Brownsnake<br>Smooth Green Snake<br>Northern Ring-necked Snake<br>Milksnake<br><br>**Special Concern:**<br>Eastern Ribbonsnake<br><br>**Lizard:**<br>**Special Concern**<br>(Southern Shield population)**:**<br>Five-lined Skink | For all snakes, habitat may be found in any ecosite other than very wet ones. Talus, Rock Barren, Crevice, Cave, and Alvar sites may be directly related to these habitats.<br><br>Observations or congregations of snakes on sunny warm days in the spring or fall is a good indicator.<br><br>For Five-lined Skink, ELC Community Series of FOD and FOM and Ecosites: FOC1 FOC3 | • For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural or naturalized locations. The existence of features that go below frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH.<br>• Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line<br>• Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover.<br>• Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures .<br><br>Information Sources<br>• In spring, local residents or landowners may have observed the emergence of snakes on their property (e.g. old dug wells).<br>• Reports and other information available from Conservation Authorities.<br>• Field Naturalists clubs<br>• University herpetologists<br>• Natural Heritage Information Center (NHIC)<br>• OMNRF ecologist or biologist may be aware of locations of wintering skinks | Studies confirming:<br>• Presence of snake hibernacula used by a minimum of five individuals of a snake sp. or; individuals of two or more snake spp.<br>• Congregations of a minimum of five individuals of a snake sp. or; individuals of two or more snake spp. near potential hibernacula (eg. foundation or rocky slope) on sunny warm days in Spring (Apr/May) and Fall (Sept/Oct)<br>• Note: If there are Special Concern Species present, then site is SWH<br>• Note: Sites for hibernation possess specific habitat parameters (e.g. temperature, humidity, etc.) and consequently are used annually, often by many of the same individuals of a local population (i.e. strong hibernation site fidelity). Other critical life processes (e.g. mating) often take place in close proximity to hibernacula. The feature in which the hibernacula is located plus a 30 m radius area is the SWH<br>• Significant Wildlife Habitat Mitigation Support Tool Index #13 provides development effects and mitigation measures for snake hibernacula.<br>• Presence of any active hibernaculum for skink is significant.<br>• Significant Wildlife Habitat Mitigation Support Tool Index #37 provides development effects and mitigation measures for five-lined skink wintering habitat. | While potential overwintering habitat features are generally common within the landscape, this function is generally intended to protect congregations of individuals overwintering.<br><br>There are no talus, rock barren, or alvar sites in the area.<br><br>**Within the Study Area reptiles may gain access to below the frost line for hibernation through rodent burrows and tree root systems.** |

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
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| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Colonially -Nesting Bird Breeding Habitat (Bank and Cliff)**<br><br>**Rationale:** Historical use and number of nests in a colony make this habitat significant. An identified colony can be very important to local populations. All swallow populations are declining in Ontario. | Cliff Swallow<br>Northern Rough-winged Swallow (this species is not colonial but can be found in Cliff Swallow colonies) | Eroding banks, sandy hills, borrow pits, steep slopes, and sand piles.<br>Cliff faces, bridge abutments, silos, barns.<br><br>Habitat found in the following ecosites:<br>CUM1<br>CUT1<br>CUS1<br>BLO1<br>BLS1<br>BLT1<br>CLO1<br>CLS1<br>CLT1 | • Any site or areas with exposed soil banks, undisturbed or naturally eroding that is not a licensed/permitted aggregate area.<br>• Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles.<br>• Does not include a licensed/permitted Mineral Aggregate Operation.<br><br>Information Sources<br>• Reports and other information available from Conservation Authorities.<br>• Ontario Breeding Bird Atlas<br>• Bird Studies Canada; *NatureCounts* http://www.birdscanada.org/birdmon/<br>• Field Naturalist Clubs. | Studies confirming:<br>• Presence of 1 or more nesting sites with 8 or more cliff swallow pairs and/or rough-winged swallow pairs during the breeding season.<br>• A colony identified as SWH will include a 50m radius habitat area from the peripheral nests<br>• Field surveys to observe and count swallow nests are to be completed during the breeding season. Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• Significant Wildlife Habitat Mitigation Support Tool Index #4 provides development effects and mitigation measures | No bridges, steep slopes, cliffs or banks were observed within the Study Area and the listed wildlife species were not documented during field investigations.<br><br>SWH for bank and cliff colonial nesting birds is therefore not present. |
| **Colonially -Nesting Bird Breeding Habitat (Tree/Shrubs)**<br><br>**Rationale:** Large colonies are important to local bird population, typically sites are only known colony in area and are used annually. | Great Blue Heron<br>Black-crowned Night-Heron<br>Great Egret<br>Green Heron | SWM2<br>SWM3<br>SWM5<br>SWM6<br>SWD1<br>SWD2<br>SWD3<br>SWD4<br>SWD5<br>SWD6<br>SWD7<br>FET1 | • Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used.<br>• Most nests in trees are 11 to 15 m from ground, near the top of the tree.<br><br>Information Sources<br>• Ontario Breeding Bird Atlas, colonial nest records.<br>• Ontario Heronry Inventory 1991 available from Bird Studies Canada or NHIC (OMNRF).<br>• Natural Heritage Information Center (NHIC) Mixed Wader Nesting Colony<br>• Aerial photographs can help identify large heronries.<br>• Reports and other information available from CAs.<br>• MNRF District Offices.<br>• Local naturalist clubs. | Studies confirming:<br>• Presence of 5 or more active nests of Great Blue Heron or other listed species.<br>• The habitat extends from the edge of the colony and a minimum 300m radius or extent of the Forest Ecosite containing the colony or any island <15.0ha with a colony is the SWH<br>• Confirmation of active heronries are to be achieved through site visits conducted during the nesting season (April to August) or by evidence such as the presence of fresh guano, dead young and/or eggshells<br>• Significant Wildlife Habitat Mitigation Support Tool Index #5 provides development effects and mitigation measures. | Forested wetlands are mapped in the Study Area, to the south of Big Bay Point Road.<br><br>NHIC does not list Mixed Wader Nesting Colony occurrence in the area.<br><br>Ontario GeoHub Wildlife Values data does not have records of colonial nesting in the area.<br><br>None of the listed species were documented during the breeding bird surveys or as incidental observation during field investigations.<br><br>No further consideration is warranted. |

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
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| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Colonially -Nesting Bird Breeding Habitat (Ground)**<br><br>**Rationale:** Colonies are important to local bird population, typically sites are only known colony in area and are used annually. | Herring Gull<br>Great Black-backed Gull<br>Little Gull<br>Ring-billed Gull<br>Common Tern<br>Caspian Tern<br>Brewer's Blackbird | Any rocky island or peninsula (natural or artificial) within a lake or large river (two-lined on a 1;50,000 NTS map).<br><br>Close proximity to watercourses in open fields or pastures with scattered trees or shrubs (Brewer's Blackbird)<br><br>MAM1 – 6;<br>MAS1 – 3;<br>CUM<br>CUT<br>CUS | • Nesting colonies of gulls and terns are on islands or peninsulas associated with open water or in marshy areas.<br>• Brewers Blackbird colonies are found loosely on the ground in low bushes in close proximity to streams and irrigation ditches within farmlands.<br><br>Information Sources<br>• Ontario Breeding Bird Atlas , rare/colonial species records.<br>• Canadian Wildlife Service<br>• Reports and other information available from CAs.<br>• Natural Heritage Information Center (NHIC) Colonial Waterbird Nesting Area<br>• MNRF District Offices.<br>• Field Naturalist clubs. | Studies confirming:<br>• Presence of > 25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern or >2 active nests for Caspian Tern.<br>• Presence of 5 or more pairs for Brewer's Blackbird.<br>• Any active nesting colony of one or more Little Gull, and Great Black-backed Gull is significant.<br>• The edge of the colony and a minimum 150m radius area of habitat, or the extent of the ELC ecosites containing the colony or any island <3.0ha with a colony is the SWH<br>• Studies would be done during May/June when actively nesting. Evaluation methods to follow "Bird and Bird Habitats: Guidelines for Wind Power Projects"<br>• Significant Wildlife Habitat Mitigation Support Tool Index #6 provides development effects and mitigation measures. | No marsh, cultural thicket or savannah is present on the property or adjacent lands. Nor are there any islands or peninsulas associated with open water or marshy areas.<br><br>The drainage feature/ditch riparian areas are a mix of open and vegetated (primarily vegetated) and not located in an open field or pasture.<br><br>NHIC does not list Colonial Waterbird Nesting Area as occurring in the area.<br><br>None of the listed species were recorded on site.<br><br>SWH for ground colonial nesting breeding birds is therefore considered to be absent from the Study Area. |
| **Migratory Butterfly Stopover Areas**<br><br>**Rationale:** Butterfly stopover areas are extremely rare habitats and are biologically important for butterfly species that migrate south for the winter. | Painted Lady<br>Red Admiral<br><br>Special Concern<br>Monarch | Combination of ELC Community Series; need to have present one Community Series from each land class:<br>Field:<br>CUM<br>CUT<br>CUS<br>Forest:<br>FOC<br>FOD<br>FOM<br>CUP<br><br>Anecdotally, a candidate site for butterfly stopover will have a history of butterflies being observed. | A butterfly stopover area will be a minimum of 10 ha in size with a combination of field and forest habitat present and will be located within 5 km of Lake Ontario.<br>• The habitat is typically a combination of field and forest, and provides the butterflies with a location to rest prior to their long migration south<br>• The habitat should not be disturbed, fields/meadows with an abundance of preferred nectar plants and woodland edge providing shelter are requirements for this habitat.<br>• Staging areas usually provide protection from the elements and are often spits of land or areas with the shortest distance to cross the Great Lakes<br><br>Information Sources<br>• OMNRF (NHIC)<br>• Agriculture Canada in Ottawa may have list of butterfly experts.<br>• Field Naturalist Clubs<br>• Toronto Entomologists Association<br>• Conservation Authorities | Studies confirm:<br>• The presence of Monarch Use Days (MUD) during fall migration (Aug/Oct). MUD is based on the number of days a site is used by Monarchs, multiplied by the number of individuals using the site. Numbers of butterflies can range from 100-500/day, significant variation can occur between years and multiple years of sampling should occur.<br>• Observational studies are to be completed and need to be done frequently during the migration period to estimate MUD.<br>• MUD of >5000 or >3000 with the presence of Painted Ladies or Red Admiral's is to be considered significant.<br>• Significant Wildlife Habitat Mitigation Support Tool Index #16 provides development effects and mitigation measures. | Study Area is not located within 5 km of Lake Ontario. Therefore, this SWH type is not applicable to the Study Area. |

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
|---|---|---|---|---|---|
| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Landbird Migratory Stopover Areas**<br><br>**Rationale:** Sites with a high diversity of species as well as high numbers are most significant. | All migratory songbirds.: Canadian Wildlife Service Ontario website.<br><br>All migrant raptor species:<br><br>Ontario Ministry of Natural Resources: Fish and Wildlife Conservation Act, 1997. Schedule 7: Specially Protected Birds (Raptors) | All Ecosites associated with these ELC Community Series;<br>FOC<br>FOM<br>FOD<br>SWC<br>SWM<br>SWD | Woodlots need to be >10 ha in size and within 5 km of Lake Ontario.<br>• If multiple woodlands are located along the shoreline those Woodlands <2km from Lake Ontario are more significant<br>• Sites have a variety of habitats; forest, grassland and wetland complexes.<br>• The largest sites are more significant<br>• Woodlots and forest fragments are important habitats to migrating birds, these features located along the shore and located within 5km of Lake Ontario are Candidate SWH.<br><br>Information Sources<br>• Bird Studies Canada<br>• Ontario Nature<br>• Local birders and naturalist club<br>• Ontario Important Bird Areas (IBA) Program | Studies confirm:<br>• Use of the habitat by >200 birds/day and with >35 spp with at least 10 bird spp. recorded on at least 5 different survey dates. This abundance and diversity of migrant bird species is considered above average and significant.<br>• Studies should be completed during spring (Apr./May) and fall (Aug/Oct) migration using standardized assessment techniques. Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• Significant Wildlife Habitat Mitigation Support Tool Index #9 provides development effects | Study Area is not located within 5 km of Lake Ontario. Therefore, this SWH type is not applicable to the Study Area. |
| **Deer Yarding Areas**<br><br>**Rationale:** Winter habitat for deer is considered to be the main limiting factor for northern deer populations. In winter, deer congregate in “yards” to survive severe winter conditions. Deer yards typically have a long history of annual use by deer, yards typically represent 10-15% of an areas summer range. | White-tailed Deer | Note: OMNRF to determine this habitat.<br>ELC Community Series providing a thermal cover component for a deer yard would include; FOM, FOC, SWM and SWC.<br><br>Or these ELC Ecosites;<br>CUP2<br>CUP3<br>FOD3<br>CUT | • Deer yarding areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20 cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30 cm snow depth. In mild winters, deer may remain in the Stratum II area the entire winter.<br>• The Core of a deer yard (Stratum I) is located within the Stratum II area and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%.<br>• OMNRF determines deer yards following methods outlined in “Selected Wildlife and Habitat Features: Inventory Manual"<br>• Woodlots with high densities of deer due to artificial feeding are not significant. | No Studies Required:<br>• Snow depth and temperature are the greatest influence on deer use of winter yards. Snow depths > 40cm for more than 60 days in a typically winter are minimum criteria for a deer yard to be considered as SWH.<br>• Deer Yards are mapped by OMNRF District offices. Locations of Core or Stratum 1 and Stratum 2 Deer yards considered significant by OMNRF will be available at local MNRF offices or via Land Information Ontario (LIO).<br>• Field investigations that record deer tracks in winter are done to confirm use (best done from an aircraft). Preferably, this is done over a series of winters to establish the boundary of the Stratum I and Stratum II yard in an "average" winter. MNRF will complete these field investigations.<br>• If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined within this Schedule.<br>• Significant Wildlife Habitat Mitigation Support Tool Index #2 provides development effects and mitigation measures. | No woodlands within or adjacent to the property are mapped as deer wintering habitat by MNR (source: Ontario GeoHub). |

| Wildlife Habitat | Wildlife Species | Candidate SWH | | Confirmed SWH | Assessment of SWH in Study Area |
|---|---|---|---|---|---|
| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Deer Winter Congregation Areas**<br><br>**<u>Rationale:</u>** Deer movement during winter in the southern areas of Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands to reduce or avoid the impacts of winter conditions. | White-tailed Deer | All Forested Ecosites with these ELC Community Series;<br>FOC<br>FOM<br>FOD<br>SWC<br>SWM<br>SWD<br><br>Conifer plantations much smaller than 50 ha may also be used. | • Woodlots will typically be >100 ha in size. Woodlots <100ha may be considered as significant based on MNRF studies or assessment.<br>• Deer movement during winter in the southern areas of Ecoregion 6E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands .<br>• If deer are constrained by snow depth refer to the Deer Yarding Area habitat.<br>• Large woodlots > 100ha and up to 1500 ha are known to be used annually by densities of deer that range from 0.1-1.5 deer/ha .<br>• Woodlots with high densities of deer due to artificial feeding are not significant.<br><br><u>Information Sources</u><br>• MNRF District Offices<br>• LIO/NRVIS | Studies confirm:<br>• Deer management is an MNRF responsibility, deer winter congregation areas considered significant will be mapped by MNRF<br>• Use of the woodlot by white-tailed deer will be determined by MNRF, all woodlots exceeding the area criteria are significant, unless determined not to be significant by MNRF<br>• Studies should be completed during winter (Jan/Feb) when >20cm of snow is on the ground using aerial survey techniques, ground or road surveys. or a pellet count deer density survey.<br>• If a SWH is determined for Deer Wintering Area or if a proposed development is within Stratum II yarding area then Movement Corridors are to be considered as outlined below.<br>• Significant Wildlife Habitat Mitigation Support Tool Index #2 provides development effects and mitigation measures. | No woodlands within or adjacent to the property are mapped as deer wintering habitat by MNR (source: Ontario GeoHub). |

**Rare Vegetation Communities**

| Rare Vegetation Community | Candidate SWH | | | Confirmed SWH | Assessment |
|---|---|---|---|---|---|
| | ELC Ecosite Code | Habitat Description | Detailed Information and Sources | Defining Criteria | |
| **Cliffs and Talus Slopes**<br><br>**Rationale:** Cliffs and Talus Slopes are extremely rare habitats in Ontario. | Any ELC Ecosite within Community Series:<br>TAO<br>TAS<br>TAT<br>CLO<br>CLS<br>CLT | A Cliff is vertical to near vertical bedrock >3m in height.<br><br>A Talus Slope is rock rubble at the base of a cliff made up of coarse rocky debris | Most cliff and talus slopes occur along the Niagara Escarpment.<br><br>Information Sources<br>• The Niagara Escarpment Commission has detailed information on location of these habitats.<br>• OMNRF District<br>• Natural Heritage Information Center (NHIC) has location information available on their website<br>• Field Naturalist clubs<br>• Conservation Authorities | • Confirm any ELC Vegetation Type for Cliffs or Talus Slopes<br>• Significant Wildlife Habitat Mitigation Support Tool Index #21 provides development effects and mitigation measures. | Habitat in the Study Area does not meet key criteria to be considered significant. No cliff or talus slopes are present in the area. |
| **Sand Barren**<br><br>**Rationale;** Sand barrens are rare in Ontario and support rare species. Most Sand Barrens have been lost due to cottage development and forestry | ELC Ecosites:<br>SBO1<br>SBS1<br>SBT1<br><br>Vegetation cover varies from patchy and barren to continuous meadow (SBO1), thicket-like (SBS1), or more closed and treed (SBT1). Tree cover always ≤ 60% | Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and barren to tree covered, but less than 60%. | A sand barren area >0.5ha in size.<br><br>Information Sources<br>• OMNRF Districts.<br>• Natural Heritage Information Center (NHIC) has location information available on their website.<br>• Field Naturalist clubs<br>• Conservation Authorities | • Confirm any ELC Vegetation Type for Sand Barrens<br>• Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.)<br>• Significant Wildlife Habitat Mitigation Support Tool Index #20 provides development effects and mitigation measures. | Habitat in the Study Area does not meet key criteria to be considered significant. No sand barren sites are present in the area. |
| **Alvar**<br><br>**Rationale;** Alvars are extremely rare habitats in Ecosregion 6E. Most alvars in Ontario are in Ecoregions 6E and 7E. Alvars in 6E are small and highly localized just north of the Palaeozoic-Precambrian contact. | ALO1<br>ALS1<br>ALT1<br>FOC1<br>FOC2<br>CUM2<br>CUS2<br>CUT2-1<br>CUW2<br><br>**Five Alvar Species:**<br>1) *Carex crawei*<br>2) *Panicum philadelphicum*<br>3) *Eleocharis compressa*<br>4) *Scutellaria parvula*<br>5) *Trichostema brachiatum*<br><br>These indicator species are very specific to Alvars within Ecoregion 6E | An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars is complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plants. Undisturbed alvars can be phyto- and zoogeographically diverse, supporting many uncommon or are relict plant and animal species. Vegetation cover varies from patchy to barren with a less than 60% tree cover | An Alvar site > 0.5 ha in size.<br><br>Information Sources<br>• Alvars of Ontario (2000), Federation of Ontario Naturalists.<br>• Ontario Nature – Conserving Great Lakes Alvars.<br>• Natural Heritage Information Center (NHIC) has location information available on their website<br>• OMNRF Districts<br>• Field Naturalist clubs.<br>• Conservation Authorities. | • Field studies that identify four of the five Alvar Indicator Species at a Candidate Alvar site is Significant.<br>• Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.).<br>• The alvar must be in excellent condition and fit in with surrounding landscape with few conflicting land uses<br>• Significant Wildlife Habitat Mitigation Support Tool Index #17 provides development effects and mitigation measures. | Habitat in the Study Area does not meet key criteria to be considered significant. No alvar sites are present in the area. |

| Rare Vegetation Community | Candidate SWH | | | Confirmed SWH | Assessment |
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| | ELC Ecosite Code | Habitat Description | Detailed Information and Sources | Defining Criteria | |
| **Old Growth Forest**<br><br>**Rationale:** Due to historic logging practices, extensive old growth forest is rare in the Ecoregion. Interior habitat provided by old growth forests is required by many wildlife species. | Forest Community Series:<br>FOD<br>FOC<br>FOM<br>SWD<br>SWC<br>SWM | Old Growth forests are characterized by heavy mortality or turnover of over-storey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris. | Woodland areas 30 ha or greater in size or with at least 10 ha interior habitat assuming 100 m buffer at edge of forest.<br><br>Information Sources<br>• OMNRF Forest Resource Inventory mapping<br>• OMNRF Districts.<br>• Field Naturalist clubs<br>• Conservation Authorities<br>• Sustainable Forestry Licence (SFL) companies will possibly know locations through field operations.<br>• Municipal forestry departments | Field Studies will determine:<br>• If dominant trees species of the are >140 years old, then the area containing these trees is SWH<br>• The forested area containing the old growth characteristics will have experienced no recognizable forestry activities (cut stumps will not be present)<br>• The area of forest ecosites combined or an eco-element within an ecosite that contains the old growth characteristics is the SWH.<br>• Determine ELC vegetation types for the forest area containing the old growth characteristics<br>• Significant Wildlife Habitat Mitigation Support Tool Index #23 provides development effects and mitigation measures. | The woodland habitat is not considered to be old growth forest as the dominant trees are less than 140 years old and the woodlands lack the characteristics required to be considered old growth. |
| **Savannah**<br><br>**Rationale:** Savannahs are extremely rare habitats in Ontario. | TPS1<br>TPS2<br>TPW1<br>TPW2<br>CUS2 | A Savannah is a tallgrass prairie habitat that has tree cover between 25 – 60%. | No minimum size to site. Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH.<br><br>Information Sources<br>• Natural Heritage Information Center (NHIC) has location information available on their website<br>• OMNRF Districts<br>• Field Naturalist clubs.<br>• Conservation Authorities. | Field studies confirm one or more of the Savannah indicator species listed in Appendix N should be present. Note: Savannah plant spp. list from Ecoregion 6E should be used.<br>• Area of the ELC Ecosite is the SWH.<br>• Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.).<br>• Significant Wildlife Habitat Mitigation Support Tool Index #18 provides development effects and mitigation measures. | Habitat in the Study Area does not meet key criteria to be considered significant. No savannah sites are present in the area. |
| **Tallgrass Prairie**<br><br>**Rationale:** Tallgrass Prairies are extremely rare habitats in Ontario. | TPO1<br>TPO2 | A Tallgrass Prairie has ground cover dominated by prairie grasses. An open Tallgrass Prairie habitat has < 25% tree cover. | No minimum size to site. Site must be restored or a natural site. Remnant sites such as railway right of ways are not considered to be SWH.<br><br>Information Sources<br>• Natural Heritage Information Center (NHIC) has location information available on their website<br>• OMNRF Districts<br>• Field Naturalist clubs.<br>• Conservation Authorities. | Field studies confirm one or more of the Prairie indicator species listed in Appendix N should be present. Note: Prairie plant spp. list from Ecoregion 6E should be used<br><br>• Area of the ELC Ecosite is the SWH.<br>• Site must not be dominated by exotic or introduced species (<50% vegetative cover are exotic sp.).<br>• Significant Wildlife Habitat Mitigation Support Tool Index #19 provides development effects and mitigation measures. | Habitat in the Study Area does not meet key criteria to be considered significant. There are no tallgrass prairie sites within the area. |
| **Other Rare Vegetation Communities**<br><br>**Rationale:** Plant communities that often contain rare species which depend on the habitat for survival. | Provincially Rare S1, S2 and S3 vegetation communities are listed in Appendix M of the Significant Wildlife Habitat Technical Guide. Any ELC Ecosite Code that has a possible ELC Vegetation Type that is Provincially Rare is Candidate SWH. | Rare Vegetation Communities may include beaches, fens, forest, marsh, barrens, dunes and swamps. | ELC Ecosite codes that have the potential to be a rare ELC Vegetation Type as outlined in appendix M<br><br>The OMNRF/NHIC will have up to date listing for rare vegetation communities.<br><br>Information Sources<br>• Natural Heritage Information Center (NHIC) has location information available on their website<br>• OMNRF Districts<br>• Field Naturalist clubs.<br>• Conservation Authorities. | Field studies should confirm if an ELC Vegetation Type is a rare vegetation community based on listing within Appendix M of Significant Wildlife Habitat Technical Guide.<br><br>• Area of the ELC Vegetation Type polygon is the SWH.<br>• Significant Wildlife Habitat Mitigation Support Tool Index #37 provides development effects and mitigation measures. | No rare vegetation communities have been documented within the Study Area. |

**Specialized Habitat for Wildlife**

| Wildlife Habitat | Wildlife Species | Candidate SHW | | Confirmed SWH | Assessment |
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| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Waterfowl Nesting Area**<br><br>**Rationale;**<br>Important to local waterfowl populations, sites with greatest number of species and highest number of individuals are significant. | American Black Duck<br>Northern Pintail<br>Northern Shoveler<br>Gadwall<br>Blue-winged Teal<br>Green-winged Teal<br>Wood Duck<br>Hooded Merganser<br>Mallard | All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH:<br>MAS1, MAS2<br>MAS3, SAS1<br>SAM1, SAF1<br>MAM1<br>MAM2<br>MAM3<br>MAM4<br>MAM5<br>MAM6<br>SWT1<br>SWT2<br>SWD1<br>SWD2<br>SWD3<br>SWD4<br><br>**Note: includes adjacency to Provincially Significant Wetlands** | A waterfowl nesting area extends 120 m from a wetland (> 0.5 ha) or a wetland (>0.5ha) and any small wetlands (0.5ha) within 120m or a cluster of 3 or more small (<0.5 ha) wetlands within 120 m of each individual wetland where waterfowl nesting is known to occur.<br>• Upland areas should be at least 120 m wide so that predators such as racoons, skunks, and foxes have difficulty finding nests.<br>• Wood Ducks and Hooded Mergansers utilize large diameter trees (>40cm dbh) in woodlands for cavity nest sites.<br><br>Information Sources<br>• Ducks Unlimited staff may know the locations of particularly productive nesting sites.<br>• OMNRF Wetland Evaluations for indication of significant waterfowl nesting habitat.<br>• Reports and other information available from Conservation Authorities. | Studies confirmed:<br>• Presence of 3 or more nesting pairs for listed species excluding Mallards, or;<br>• Presence of 10 or more nesting pairs for listed species including Mallards.<br>• Any active nesting site of an American Black Duck is considered significant.<br>• Nesting studies should be completed during the spring breeding season (April - June). Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• A field study confirming waterfowl nesting habitat will determine the boundary of the waterfowl nesting habitat for the SWH, this may be greater or less than 120 m from the wetland and will provide enough habitat for waterfowl to successfully nest.<br>• Significant Wildlife Habitat Technical Guide Index #25 provides development effects and mitigation measures. | No wetlands were identified on the property or adjacent to the north, east or west of the property; unevaluated wetlands are mapped on the south side of the Big Bay Point Road by the MNR.<br><br>Suitable waterfowl nesting upland treed habitats extending 120 m adjacent to wetland habitats mapped by the MNR are not present on the property. |
| **Bald Eagle and Osprey Nesting, Foraging and Perching Habitat**<br><br>**Rationale;**<br>Nest sites are fairly uncommon in Eco-region 6E and are used annually by these species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat. | Osprey<br><br>**Special Concern**<br>Bald Eagle | ELC Forest Community Series: FOD, FOM, FOC, SWD, SWM and SWC directly adjacent to riparian areas – rivers, lakes, ponds and wetlands | Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water.<br>• Osprey nests are usually at the top a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree’s canopy.<br>• Nests located on man-made objects are not to be included as SWH (e.g. telephone poles and constructed nesting platforms).<br><br>Information Sources<br>• Natural Heritage Information Center (NHIC) compiles all known nesting sites for Bald Eagles in Ontario.<br>• MNRF values information (LIO/NRVIS) will list known nesting locations. Note: data from NRVIS is provided as a point and does not represent all the habitat.<br>• Nature Counts, Ontario Nest Records Scheme data.<br>• OMNRF Districts.<br>• Check the Ontario Breeding Bird Atlas or Rare Breeding Birds in Ontario for species documented<br>• Reports and other information available from Conservation Authorities.<br>• Field Naturalists clubs | Studies confirm the use of these nests by:<br>• One or more active Osprey or Bald Eagle nests in an area.<br>• Some species have more than one nest in a given area and priority is given to the primary nest with alternate nests included within the area of the SWH.<br>• For an Osprey, the active nest and a 300 m radius around the nest or the contiguous woodland stand is the SWH , maintaining undisturbed shorelines with large trees within this area is important .<br>• For a Bald Eagle the active nest and a 400-800 m radius around the nest is the SWH. , Area of the habitat from 400-800m is dependent on-site lines from the nest to the development and inclusion of perching and foraging habitat<br>• To be significant a site must be used annually. When found inactive, the site must be known to be inactive for > 3 years or suspected of not being used for >5 years before being considered not significant.<br>• Observational studies to determine nest site use, perching sites and foraging areas need to be done from mid March to mid August.<br>• Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• Significant Wildlife Habitat Technical Guide Index #26 provides development effects and mitigation measures | Lake Simcoe is located approximately 55 m to the north of the property; no islands, forested shorelines, ponds, rivers or wetlands present along the shoreline within the Study Area.<br><br>No Bald Eagle nesting sites are listed in the area (Ontario GeoHub) and Ontario Breeding Bird Atlas data indicates that no breeding evidence has been recorded in the area (survey square 17TPK11). No Bald Eagles were documented during site surveys.<br><br>No Osprey nest site is mapped in Ontario GeoHub for the area and no Osprey were recorded during site surveys.<br><br>Criteria for Bald Eagle and Osprey Nesting, Foraging and Perching SWH is not present in the Study Area. |

| Wildlife Habitat | Wildlife Species | Candidate SHW | | Confirmed SWH | Assessment |
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| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Woodland Raptor Nesting Habitat**<br><br>**<u>Rationale:</u>**<br>Nests sites for these species are rarely identified; these area sensitive habitats and are often used annually by these species. | Northern Goshawk<br>Cooper's Hawk<br>Sharp-shinned Hawk<br>Red-shouldered Hawk<br>Barred Owl<br>Broad-winged Hawk | May be found in all forested ELC Ecosites.<br>May also be found in SWC, SWM, SWD and CUP3 | All natural or conifer plantation woodland/forest stands >30ha with >10ha of interior habitat. Interior habitat determined with a 200m buffer<br>• Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Coopers hawk nest along forest edges sometimes on peninsulas or small off-shore islands.<br>• In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest.<br><br><u>Information Sources</u><br>• OMNRF Districts.<br>• Check the Ontario Breeding Bird Atlas or Rare Breeding Birds in Ontario for species documented.<br>• Check data from Bird Studies Canada.<br>• Reports and other information available from Conservation Authorities. | Studies confirm:<br>• Presence of 1 or more active nests from species list is considered significant.<br>• Red-shouldered Hawk and Northern Goshawk – A 400m radius around the nest or 28 ha area of habitat is the SWH (the 28ha habitat area would be applied where optimal habitat is irregularly shaped around the nest)<br>• Barred Owl – A 200m radius around the nest is the SWH.<br>• Broad-winged Hawk and Coopers Hawk– A 100m radius around the nest is the SWH.<br>• Sharp-Shinned Hawk – A 50m radius around the nest is the SWH.<br>• Conduct field investigations from mid-March to end of May. The use of call broadcasts can help in locating territorial (courting/nesting) raptors and facilitate the discovery of nests by narrowing down the search area.<br>• Significant Wildlife Habitat Technical Guide Index #27 provides development effects and mitigation measures. | Natural woodlands are present in the Study Area contribute to a feature less than 30 ha in size. Interior habitat 200 m from the forest edge not present.<br><br>Woodland feature on the south side of Big Bay Point Road is less than 30 ha in size and does not contain interior habitat 200 m from the forest edge.<br><br>Candidate habitat is therefore not present in the Study Area.<br><br>None of the listed species were documented on site; Cooper's Hawk was observed foraging during the first dawn breeding bird survey. |
| **Turtle Nesting Areas**<br><br>**<u>Rationale:</u>**<br>These habitats are rare and when identified will often be the only breeding site for local populations of turtles. | Midland Painted Turtle<br><br><u>Special Concern Species</u><br>Northern Map Turtle<br>Snapping Turtle | Exposed mineral soil (sand or gravel) areas adjacent (<100m) or within the following ELC Ecosites:<br>MAS1<br>MAS2<br>MAS3<br>SAS1<br>SAM1<br>SAF1<br>BOO1<br>FEO1 | • Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals.<br>• For an area to function as a turtle-nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH.<br>• Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used.<br><br><u>Information Sources</u><br>• Use Ontario Soil Survey reports and maps to help find suitable substrate for nesting turtles (well-drained sands and fine gravels).<br>• Check the Ontario Herpetofaunal Summary Atlas records or other similar atlases for uncommon turtles; location information may help to find potential nesting habitat for them.<br>• Natural Heritage Information Center (NHIC)<br>• Field Naturalist clubs | Studies confirm:<br>• Presence of 5 or more nesting Midland Painted Turtles<br>• One or more Northern Map Turtle or Snapping Turtle nesting is a SWH.<br>• The area or collection of sites within an area of exposed mineral soils where the turtles nest, plus a radius of 30-100m around the nesting area dependant on slope, riparian vegetation and adjacent land use is the SWH.<br>• Travel routes from wetland to nesting area are to be considered within the SWH as part of the 30-100m area of habitat.<br>• Field investigations should be conducted in prime nesting season typically late spring to early summer. Observational studies observing the turtles nesting is a recommended method.<br><br>Significant Wildlife Habitat Technical Guide Index #28 provides development effects and mitigation measures for turtle nesting habitat. | Suitable nesting habitat was not observed. |

| Wildlife Habitat | Wildlife Species | Candidate SHW | | Confirmed SWH | Assessment |
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| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Seeps and Springs**<br><br>**Rationale:**<br>Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams. | Wild Turkey<br>Ruffed Grouse<br>Spruce Grouse<br>White-tailed Deer<br>Salamander spp. | Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs. | Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system.<br>• Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species<br><br>Information Sources<br>• Topographical Map.<br>• Thermography.<br>• Hydrological surveys conducted by Conservation Authorities and Ministry of the Environment, Conservation and Parks.<br>• Field Naturalists clubs and landowners.<br>• Municipalities and Conservation Authorities may have drainage maps and headwater areas mapped. | Field Studies confirm:<br>• Presence of a site with 2 or more seeps/springs should be considered SWH.<br>• The area of an ELC forest ecosite or an ecoelement within ecosite containing the seeps/springs is the SWH. The protection of the recharge area considering the slope, vegetation, height of trees and groundwater condition need to be considered in delineation the habitat.<br>• Significant Wildlife Habitat Technical Guide Index #30 provides development effects and mitigation measures | Groundwater seepage was not observed within the property. |
| **Amphibian Breeding Habitat (Woodland).**<br><br>**Rationale:**<br>These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations | Eastern Newt<br>Blue-spotted Salamander<br>Spotted Salamander<br>Gray Treefrog<br>Spring Peeper<br>Western Chorus Frog<br>Wood Frog | All Ecosites associated with these ELC Community Series;<br>FOC<br>FOM<br>FOD<br>SWC<br>SWM<br>SWD<br><br>Breeding pools within the woodland or the shortest distance from forest habitat are more significant because they are more likely to be used due to reduced risk to migrating amphibians | • Presence of a wetland, pond or woodland pool (including vernal pools) >500m2 (about 25m diameter) within or adjacent (within 120m) to a woodland (no minimum size). Some small wetlands may not be mapped and may be important breeding pools for amphibians.<br>• Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat<br><br>Information Sources<br>• Ontario Herpetofaunal Summary Atlas (or other similar atlases) for records<br>• Local landowners may also provide assistance as they may hear spring-time choruses of amphibians on their property.<br>• OMNRF District.<br>• OMNRF wetland evaluations<br>• Field Naturalist clubs<br>• Canadian Wildlife Service<br>• Amphibian Road Call Survey<br>• Ontario Vernal Pool Association: http://www.ontariovernalpools.org | Studies confirm;<br>• Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog species with at least 20 individuals (adults or eggs masses) or 2 or more of the listed frog species with Call Level Codes of 3.<br>• A combination of observational study and call count surveys will be required during the spring (March-June) when amphibians are concentrated around suitable breeding habitat within or near the woodland/wetlands.<br>• The habitat is the wetland area plus a 230m radius of woodland area. If a wetland area is adjacent to a woodland, a travel corridor connecting the wetland to the woodland is to be included in the habitat.<br>• Significant Wildlife Habitat Technical Guide Index #14 provides development effects and mitigation measures. | Seasonal, ephemeral pooling was observed in spring on the property within the northern portion of the property and along Big Bay Point Road in the southern portion; no ponds in the Study Area.<br><br>**Further discussion is provided in the EIS.** |
| **Amphibian Breeding Habitat (Wetlands)**<br><br>**Rationale;**<br>Wetlands supporting breeding for these amphibian species are extremely important and fairly rare within Central Ontario landscapes. | Eastern Newt<br>American Toad<br>Spotted Salamander<br>Four-toed Salamander<br>Blue-spotted Salamander<br>Gray Treefrog<br>Western Chorus Frog<br>Northern Leopard Frog<br>Pickerel Frog<br>Green Frog<br>Mink Frog<br>Bullfrog | ELC Community<br>Classes SW, MA, FE, BO, OA and SA.<br><br>Typically these wetland ecosites will be isolated (>120m) from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g. Bull Frog) may be adjacent to woodlands. | • Wetlands>500m2 (about 25m diameter), supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNRF mapping and could be important amphibian breeding habitats.<br>• Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators.<br>• Bullfrogs require permanent water bodies with abundant emergent vegetation.<br><br>Information Sources<br>• Ontario Herpetofaunal Summary Atlas (or other similar atlases)<br>• Canadian Wildlife Service Amphibian Road Surveys and Backyard Amphibian Call Count.<br>• OMNRF Districts and wetland evaluations<br>• Reports and other information available from Conservation Authorities. | Studies confirm:<br>• Presence of breeding population of 1 or more of the listed newt/salamander species or 2 or more of the listed frog/toad species with at least 20 individuals (adults or eggs masses) or 2 or more of the listed frog/toad species with Call Level Codes of 3. **or;** Wetland with confirmed breeding Bullfrogs are significant.<br>• The ELC ecosite wetland area and the shoreline are the SWH.<br>• A combination of observational study and call count surveys will be required during the spring (March-June) when amphibians are concentrated around suitable breeding habitat within or near the wetlands.<br>• If a SWH is determined for Amphibian Breeding Habitat (Wetlands) then Movement Corridors are to be considered as outlined below.<br>• Significant Wildlife Habitat Technical Guide Index #15 provides development effects and mitigation measures. | Seasonal, ephemeral pooling was observed in spring on the property within the northern portion of the property and along Big Bay Point Road in the southern portion; no ponds in the Study Area.<br><br>**Further discussion is provided in the EIS.** |

| Wildlife Habitat | Wildlife Species | Candidate SHW | | Confirmed SWH | Assessment |
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| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Woodland Area-Sensitive Bird Breeding Habitat**<br><br>**<u>Rationale:</u>**<br>Large, natural blocks of mature woodland habitat within the settled areas of Southern Ontario are important habitats for area sensitive interior forest song birds. | Yellow-bellied Sapsucker<br>Red-breasted Nuthatch<br>Veery<br>Blue-headed Vireo<br>Northern Parula<br>Black-throated Green Warbler<br>Blackburnian Warbler<br>Black-throated Blue Warbler<br>Ovenbird<br>Scarlet Tanager<br>Winter Wren<br><br>**Special Concern:**<br>Canada Warbler | All Ecosites associated with these ELC Community Series;<br>FOC<br>FOM<br>FOD<br>SWC<br>SWM<br>SWD | Habitats where interior forest breeding birds are breeding, typically large mature (>60 yrs old) forest stands or woodlots >30 ha,<br>• Interior forest habitat is at least 200 m from forest edge habitat.<br><br><u>Information Sources</u><br>• Local bird clubs.<br>• Canadian Wildlife Service (CWS) for the location of forest bird monitoring.<br>• Bird Studies Canada conducted a 3-year study of 287 woodlands to determine the effects of forest fragmentation on forest birds and to determine what forests were of greatest value to interior species<br>• Reports and other information available from Conservation Authorities. | Studies confirm:<br>• Presence of nesting or breeding pairs of 3 or more of the listed wildlife species.<br>• Note: any site with breeding Canada Warblers is to be considered SWH.<br>• Conduct field investigations in spring and early summer when birds are singing and defending their territories.<br>• Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• Significant Wildlife Habitat Technical Guide Index #34 provides development effects and mitigation measures. | None of the listed species were documented on site, with exception of the call of Yellow-bellied Sapsucker heard during one visit.<br><br>Natural woodlands are present in the Study Area contribute to a feature less than 30 ha in size. No interior habitat measured 200 m from the forest edge is present in the Study Area.<br><br>Woodland Area-sensitive Bird Breeding Habitat is considered absent from the Study Area. |

**Habitat for Species of Conservation Concern (Not including Endangered or Threatened Species)**

| Wildlife Habitat | Wildlife Species | Candidate SHW | | Confirmed SWH | Assessment |
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| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Marsh Breeding Bird Habitat**<br><br>**Rationale;**<br>Wetlands for these bird species are typically productive and fairly rare in Southern Ontario landscapes. | American Bittern<br>Virginia Rail<br>Sora<br>Common Moorhen<br>American Coot<br>Pied-billed Grebe<br>Marsh Wren<br>Sedge Wren<br>Common Loon<br>Sandhill Crane<br>Green Heron<br>Trumpeter Swan<br><br>**Special Concern:**<br>Black Tern<br>Yellow Rail | MAM1<br>MAM2<br>MAM3<br>MAM4<br>MAM5<br>MAM6<br>SAS1<br>SAM1<br>SAF1<br>FEO1<br>BOO1<br><br>For Green Heron:<br>All SW, MA and CUM1 sites. | • Nesting occurs in wetlands.<br>• All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present.<br>• For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water.<br><br>Information Sources<br>• OMNRF District and wetland evaluations.<br>• Field Naturalist clubs<br>• Natural Heritage Information Center (NHIC) Records.<br>• Reports and other information available from Conservation Authorities.<br>• Ontario Breeding Bird Atlas. | Studies confirm:<br>• Presence of 5 or more nesting pairs of Sedge Wren or Marsh Wren or 1 pair of Sandhill Cranes; **or** breeding by any combination of 5 or more of the listed species.<br>• Note: any wetland with breeding of 1 or more Black Terns, Trumpeter Swan, Green Heron or Yellow Rail is SWH.<br>• Area of the ELC ecosite is the SWH.<br>• Breeding surveys should be done in May/June when these species are actively nesting in wetland habitats.<br>• Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• Significant Wildlife Habitat Technical Guide Index #35 provides development effects and mitigation measures | No fen, bog, pond, open water or shallow aquatic community is present in the Study Area. Drainage feature is shallow with ephemeral, seasonal waters and would not be considered marsh bird breeding habitat.<br><br>None of the listed wildlife species were documented during field investigations.<br><br>NHIC records do not indicate marsh breeding bird habitat in the area. |
| **Open Country Bird Breeding Habitat Sources Defining Criteria**<br><br>**Rationale;**<br>This wildlife habitat is declining throughout Ontario and North America. Species such as the Upland Sandpiper have declined significantly the past 40 years based on CWS (2004) trend records. | Upland Sandpiper<br>Vesper Sparrow<br>Northern Harrier<br>Savannah Sparrow<br><br>**Special Concern**<br>Short-eared Owl<br>Grasshopper Sparrow | CUM1<br>CUM2 | Large grassland areas (includes natural and cultural fields and meadows) >30 ha<br><br>• Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e. no row cropping or intensive hay or livestock pasturing in the last 5 years).<br>• Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pasturelands that are at least 5 years or older.<br>• The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species.<br><br>Information Sources<br>• Agricultural land classification maps, Ministry of Agriculture.<br>• Local bird clubs.<br>• Ontario Breeding Bird Atlas<br>• Reports and other information available from Conservation Authorities. | Field Studies confirm:<br>• Presence of nesting or breeding of 2 or more of the listed species.<br>• A field with 1 or more breeding Short-eared Owls or Grasshopper Sparrow is to be considered SWH.<br>• The area of SWH is the contiguous ELC ecosite field areas.<br>• Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories.<br>• Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• Significant Wildlife Habitat Technical Guide Index #32 provides development effects and mitigation measures | No large grassland areas are present in the Study Area.<br><br>None of the listed species were recorded on site.<br><br>Habitat for open country bird breeding SWH is not present in the Study Area. |
| **Shrub/Early Successional Bird Breeding Habitat**<br><br>**Rationale;**<br>This wildlife habitat is declining throughout Ontario and North America.<br>The Brown Thrasher has declined significantly over the past 40 years based on CWS (2004) trend records. | Indicator Spp:<br>Brown Thrasher<br>Clay-coloured Sparrow<br><br>Common Spp.<br>Field Sparrow<br>Black-billed Cuckoo<br>Eastern Towhee<br>Willow Flycatcher<br><br>**Special Concern:**<br>Golden-winged Warbler | CUT1<br>CUT2<br>CUS1<br>CUS2<br>CUW1<br>CUW2<br><br>Patches of shrub ecosites can be complexed into a larger habitat for some bird species | Large field areas succeeding to shrub and thicket habitats>10ha in size.<br>• Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e. no row-cropping, haying or live-stock pasturing in the last 5 years).<br>• Shrub thicket habitats (>10 ha) are most likely to support and sustain a diversity of these species.<br>• Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or pasturelands.<br><br>Information Sources<br>• Agricultural land classification maps, Ministry of Agriculture.<br>• Local bird clubs.<br>• Ontario Breeding Bird Atlas<br>• Reports and other information available from Conservation Authorities. | Field Studies confirm:<br>• Presence of nesting or breeding of 1 of the indicator species and at least 2 of the common species.<br>• A habitat with breeding Golden-winged Warbler is to be considered as Significant Wildlife Habitat.<br>• The area of the SWH is the contiguous ELC ecosite field/thicket area.<br>• Conduct field investigations of the most likely areas in spring and early summer when birds are singing and defending their territories<br>• Evaluation methods to follow “Bird and Bird Habitats: Guidelines for Wind Power Projects”<br>• Significant Wildlife Habitat Technical Guide Index #33 provides development effects and mitigation measures. | The Study Area contains residential properties, golf course and forested communities. No large fields succeeding to shrub or thicket habitats are present on the property or adjacent lands.<br><br>None of the listed indicator or common species were recorded during site surveys,<br><br>Suitable habitat for Shrub/Early Successional Bird Breeding SWH is therefore not present in the Study Area. |

| Wildlife Habitat | Wildlife Species | Candidate SHW | | Confirmed SWH | Assessment |
|---|---|---|---|---|---|
| | | ELC Ecosite Codes | Habitat Criteria and Information Sources | Defining Criteria | |
| **Terrestrial Crayfish**<br><br>**Rationale:**<br>Terrestrial Crayfish are only found within SW Ontario in Canada and their habitats are very rare. | Chimney or Digger Crayfish; (*Fallicambarus fodiens*)<br><br>Devil Crayfish or Meadow Crayfish; (*Cambarus Diogenes*) | MAM1<br>MAM2<br>MAM3<br>MAM4<br>MAM5<br>MAM6<br>MAS1<br>MAS2<br>MAS3<br>SWD<br>SWT<br>SWM<br><br>CUM1 with inclusions of above meadow marsh or swamp ecosites can be used by terrestrial crayfish. | Wet meadow and edges of shallow marshes (no minimum size) should be surveyed for terrestrial crayfish.<br>• Constructs burrows in marshes, mudflats, meadows, the ground can't be too moist. Can often be found far from water.<br>• Both species are a semi-terrestrial burrower which spends most of its life within burrows consisting of a network of tunnels. Usually the soil is not too moist so that the tunnel is well formed.<br><br>Information Sources<br>• Information sources from "Conservation Status of Freshwater Crayfishes" by Dr. Premek Hamr for the WWF and CNF March 1998 | Studies Confirm:<br>• Presence of 1 or more individuals of species listed or their chimneys (burrows) in suitable meadow marsh, swamp or moist terrestrial sites<br>• Area of ELC ecosite or an ecoelement area of meadow marsh or swamp within the larger ecosite area is the SWH.<br>• Surveys should be done April to August in temporary or permanent water. Note the presence of burrows or chimneys are often the only indicator of presence, observance or collection of individuals is very difficult<br>• Significant Wildlife Habitat Technical Guide Index #36 provides development effects and mitigation measures. | Terrestrial Crayfish chimneys were not documented on the property. |
| **Special Concern and Rare Wildlife Species**<br><br>**Rationale:**<br>These species are quite rare or have experienced significant population declines in Ontario. | All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species. Lists of these species are tracked by the Natural Heritage Information Centre. | All plant and animal element occurrences (EO) within a 1 or 10km grid.<br><br>Older element occurrences were recorded prior to GPS being available, therefore location information may lack accuracy | When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or provincially Rare species; linking candidate habitat on the site needs to be completed to ELC Ecosites<br><br>Information Sources<br>• Natural Heritage Information Centre (NHIC) will have Special Concern and Provincially Rare (S1-S3, SH) species lists with element occurrences data.<br>• NHIC Website "Get Information" : http://nhic.mnr.gov.on.ca<br>• Ontario Breeding Bird Atlas<br>• Expert advice should be sought as many of the rare spp. have little information available about their requirements. | Studies Confirm:<br>• Assessment/inventory of the site for the identified special concern or rare species needs to be completed during the time of year when the species is present or easily identifiable.<br>• The area of the habitat to the finest ELC scale that protects the habitat form and function is the SWH, this must be delineated through detailed field studies. The habitat needs be easily mapped and cover an important life stage component for a species e.g. specific nesting habitat or foraging habitat.<br>• Significant Wildlife Habitat Technical Guide Index #37 provides development effects and mitigation measures. | **Wood Thrush (Special Concern) has occurrences in Ontario Breeding Bird Atlas square 17TPK11.**<br><br>**Eastern Wood-pewee (Special Concern) has occurrences in Ontario Breeding Bird Atlas square 17TPK11. This species was heard during site surveys.**<br><br>**Golden-winged Warbler and Snapping Turtle (Special Concern) have occurrences recorded in the survey grid square which encompass the Study Area (NHIC 17PK1717).**<br><br>**Further discussion is provided in the EIS.** |

**Animal Movement Corridors**

| Wildlife Habitat | Wildlife Species | Candidate SHW | | Confirmed SWH | Assessment |
|---|---|---|---|---|---|
| | | ELC Ecosite | Habitat Criteria and Information Sources | Defining Criteria | |
| **Amphibian Movement Corridors**<br><br>**Rationale;**<br>Movement corridors for amphibians moving from their terrestrial habitat to breeding habitat can be extremely important for local populations. | Eastern Newt<br>American Toad<br>Spotted Salamander<br>Four-toed Salamander<br>Blue-spotted Salamander<br>Gray Treefrog<br>Western Chorus Frog<br>Northern Leopard Frog<br>Pickerel Frog<br>Green Frog<br>Mink Frog<br>Bullfrog | Corridors may be found in all ecosites associated with water.<br>• Corridors will be determined based on identifying the significant breeding habitat for these species | Movement corridors between breeding habitat and summer habitat.<br>• Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH (**Amphibian Breeding Habitat –Wetland)**<br><br>Information Sources<br>• MNRF District Office.<br>• Natural Heritage Information Center (NHIC).<br>• Reports and other information available from Conservation Authorities.<br>• Field Naturalist Clubs. | • Field Studies must be conducted at the time of year when species are expected to be migrating or entering breeding sites.<br>• Corridors should consist of native vegetation, with several layers of vegetation.<br>• Corridors unbroken by roads, waterways or bodies, and undeveloped areas are most significant<br>• Corridors should have at least 15m of vegetation on both sides of waterway or be up to 200m wide of woodland habitat and with gaps <20mcxlix .<br>• Shorter corridors are more significant than longer corridors, however amphibians must be able to get to and from their summer and breeding habitat.<br>• Significant Wildlife Habitat Technical Guide Index #40 provides development effects and mitigation measures | The property does not contain significant amphibian breeding habitats therefore amphibian movement corridors is not expected to be present. |
| **Deer Movement Corridors**<br><br>**Rationale:**<br>Corridors important for all species to be able to access seasonally important life-cycle habitats or to access new habitat for dispersing individuals by minimizing their vulnerability while travelling. | White-tailed Deer | Corridors may be found in all forested ecosites.<br><br>A Project Proposal in Stratum II Deer Wintering Area has potential to contain corridors. | Movement corridor must be determined when **Deer Wintering Habitat** is confirmed as SWH<br><br>• A deer wintering habitat identified by the OMNRF as will have corridors that the deer use during fall migration and spring dispersion.<br>• Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges).<br><br>Information Sources<br>• MNRF District Office.<br>• Natural Heritage Information Center (NHIC).<br>• Reports and other information available from Conservation Authorities.<br>• Field Naturalist Clubs. | • Studies must be conducted at the time of year when deer are migrating or moving to and from winter concentration areas.<br>• Corridors that lead to a deer wintering habitat should be unbroken by roads and residential areas.<br>• Corridors should be at least 200m wide with gaps <20m and if following riparian area with at least 15m of vegetation on both sides of waterway.<br>• Shorter corridors are more significant than longer corridors.<br>• Significant Wildlife Habitat Technical Guide Index #39 provides development effects and mitigation measures | No woodlands within or adjacent to the property are mapped as deer wintering habitat by MNR. Therefore, consideration for deer movement corridors SWH is not warranted. |

**Exceptions for Ecoregion 6E**

| EcoDistrict | Wildlife Habitat and Species | Candidate | | | Confirmed SWH | Assessment |
|---|---|---|---|---|---|---|
| | | Ecosites | Habitat Description | Habitat Criteria and Information | Defining Criteria | |
| **6E-14**<br><br>**Rationale:**<br>The Bruce Peninsula has an isolated and distinct population of black bears. Maintenance of large woodland tracts with mast-producing tree species is important for bears. | **Mast Producing Areas**<br><br>Black Bear | All Forested habitat represented by ELC Community Series:<br><br>FOM<br>FOD | • Black bears require forested habitat that provides cover, winter hibernation sites, and mast-producing tree species.<br>• Forested habitats need to be large enough to provide cover and protection for black bears | Woodland ecosites >30ha with mast-producing tree species, either soft (cherry) or hard (oak and beech),<br><br>Information Sources<br>Important forest habitat for black bears may be identified by OMNRF. | All woodlands > 30ha with a 50%composition of these ELC Vegetation Types are considered significant:<br>FOM1-1<br>FOM2-1<br>FOM3-1<br>FOD1-1<br>FOD1-2<br>FOD2-1<br>FOD2-2<br>FOD2-3<br>FOD2-4<br>FOD4-1<br>FOD5-2<br>FOD5-3<br>FOD5-7<br>FOD6-5<br><br>Significant Wildlife Habitat Technical Guide Index #3 provides development effects and mitigation measures. | Not applicable, Study Area is not located on the Bruce Peninsula. |
| **6E- 17**<br><br>**Rationale:**<br>Sharp-tailed grouse only occur on Manitoulin Island in Eco-region 6E, Leks are an important habitat to maintain their population | **Lek**<br><br>**Sharp-tailed Grouse** | CUM<br>CUS<br>CUT | • The lek or dancing ground consists of bare, grassy or sparse shrubland. There is often a hill or rise in topography.<br>• Leks are typically a grassy field/meadow >15ha with adjacent shrublands and >30ha with adjacent deciduous woodland. Conifer trees within 500m are not tolerated. | Grasslands (field/meadow) are to be >15ha when adjacent to shrubland and >30ha when adjacent to deciduous woodland.<br>• Grasslands are to be undisturbed with low intensities of agriculture (light grazing or late haying)<br>• Leks will be used annually if not destroyed by cultivation or invasion by woody plants or tree planting<br>Information Sources<br>• OMNRF district office<br>• Bird watching clubs<br>• Local landowners<br>• Ontario Breeding Bird Atlas | Studies confirming lek habitat are to be completed from late March to June.<br>• Any site confirmed with sharp-tailed grouse courtship activities is considered significant<br>• The field/meadow ELC ecosites plus a 200 m radius area with shrub or deciduous woodland is the lek habitat<br>• Significant Wildlife Habitat Technical Guide Index #32 provides development effects and mitigation measures | Not applicable, Study Area is not located on Manitoulin Island. |

MORGAN PLANNING & DEVELOPMENT INC.

**DRIVEWAY ACCESS SUPPORT LETTER**

**Property:** 202 Big Bay Point Road, Innisfil, Ontario

**Re: Support for Driveway Access to Grove Place (Private Road)**

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To Whom It May Concern,

We, the undersigned owners of properties having an ownership interest in or rights of access over Grove Place, a private road located in the Town of Innisfil, acknowledge the proposal by the owner of 202 Big Bay Point Road to establish a driveway connection from the east side of that property to Grove Place.

We understand that the proposed driveway would provide access to 202 Big Bay Point Road from Grove Place and that the proposal will not alter or interfere with our existing rights of access over Grove Place or the continued use and enjoyment of the private road by the other owners.

By signing this letter, we confirm that we have no objection to the proposed driveway connection and support the owner's application to obtain any approvals that may be required from the Town of Innisfil or any other applicable authority.

This letter is provided solely as evidence of our lack of objection to the proposed driveway connection and our support for the required approval process. It is not intended to create, amend, release, or otherwise affect any ownership interests, easements, or other legal rights relating to Grove Place or any adjoining lands.

This letter is provided in support of the proposed access and may be submitted as part of any planning, engineering, or permitting application related to the property.

| NAME | PROPERTY ADDRESS | SIGNATURE | DATE |
|---|---|---|---|
| Eric Ilkiftman | 3950 Grove place | | July 18th 2026 |
| MEGAN VARGA | 3952 GROVE PLACE | | 18 July 26 |
| Doug Smith | 3976 Grove Place | | July 19/26 |
| Carolyn Umpleby | 3964 Grove Place | | Aug 3/26 |

MORGAN Planning & Development Inc.

## LETTER OF OWNER AUTHORIZATION

**I / WE**, Ron Boyko hereby instruct and authorize MORGAN Planning & Development Inc. to act on our behalf as Planning Consultants in relation to the property (*inclusive of any interests on neighbouring properties)* known municipally as **202 and 220 Big Bay Point Road, Town of Innisfil.**

The undersigned, being the registered owner / authorized representative of the subject lands, hereby authorize **James Hunter, RPP of MORGAN Planning & Development Inc.** to act on our behalf regarding the Consent application submission for the subject lands.

Dated this 22 day of September , 2026.

R. Boyko

(Signature of owner, or where the owner is a firm or corporation, the signature of an officer of the owner)

Ronald William Boyko

(Please print the full name of the person signing)

Address: 218 Big Bay Point Road, Innisfil, Ontario

Phone Number: [redacted]

Email Address: [redacted]

MORGAN PLANNING & DEVELOPMENT INC.

## LETTER OF OWNER AUTHORIZATION

I / ~~WE~~, GABRIEL VIANA hereby instruct and authorize MORGAN Planning & Development Inc. to act on our behalf as Planning Consultants in relation to the property *(inclusive of any interests on neighbouring properties)* known municipally as **202 and 218 Big Bay Point Road, Town of Innisfil.**

The undersigned, being the registered owner / authorized representative of the subject lands, hereby authorize **James Hunter, RPP of MORGAN Planning & Development Inc.** to act on our behalf regarding the Consent application submission for the subject lands.

Dated this 22 day of JULY, 2026.

(Signature of owner, or where the owner is a firm or corporation, the signature of an officer of the owner)

GABRIEL VIANA

(Please print the full name of the person signing)

Address: 220 BIG BAY POINT RD. INNISFIL, ONT.

Phone Numbe [redacted]

Email Address [redacted]

#101-21 Matchedash St. S. Orillia, Ontario L3V 4W4
Tel: (705) 327-1873