

Staznik Property

Holiday Beach Road, Part 4, IR-9307, Part of Broken Southwest ¼ Section 21

Geographic Township of Tilley, District of Algoma, Ontario

APPLICATION PACKAGE

Official Plan Amendment

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November 2023

KEC Ref: 2066

Prepared by:



**1.
Official Plan Amendment
Application Form**

Form to be forwarded to the Minister of Municipal Affairs for approval of an Adopted Official Plan or Plan Amendment under section 17 of the *Planning Act*

Fields marked with an asterisk (*) are required under Ontario Regulation 543/06.

Please print to complete and select appropriate box(es), as required.

1. General Information

Municipality or Planning Board* Sault Ste Marie North Planning Board			
Name of the Official Plan		Amendment Number 2021-11	Date Request Submitted to Municipality/ Planning Board (yyyy/mm/dd) 2021/12/06
MMA Pre-Consultation File Number 57-OP-217434	Date of Public Open House, if any (yyyy/mm/dd) 2024/03/14	Date of Public Meeting (yyyy/mm/dd) 2024/03/14	Date of Adoption (yyyy/mm/dd) 2024/03/14

2. Applicant/Contact Information

2.1 Name of municipal or planning board staff contact (e.g. planner, secretary-treasurer)

First Name* Kelly	Last Name* Legault	Business Telephone Number 705 254-6649
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2.1.1 Name of other staff we may need to contact (e.g. municipal planning consultant)

First Name	Last Name		
Business Telephone Number	Fax Number		
Email Address info@ssmnpb.ca			
Address			
Unit Number	Street Number 1100	Street Name Fifth Line East	PO Box
City/Town Sault Ate Marie	Province ON	Postal Code P6A 6J8	

2.1.2 If applicable, provide the following information about the person, agent or public body that requested the amendment

First Name John George	Last Name Staznik		
Business Telephone Number	Fax Number		
Email Address george.staznik@gmail.com			
Address			
Unit Number	Street Number 23	Street Name Indian Trail	PO Box
City/Town Toronto	Province ON	Postal Code M6R 1Z8	

3. Description/Location of the Subject Land (complete applicable boxes in section 3.1)

3.1

Upper-Tier/District	Single-Tier/Municipality	Former Municipality		
Geographic Township	Geographic Township in Territory without Municipal Organization Tilley Township	Section or Mining Location Number		
Concession Number(s)	Lot Number(s)	Registered Plan Number	Lot(s)/Block(s)	
Reference Plan Number 1R-9307	Part Number(s) 4	Parcel Number(s)	Name of Street/Road Holiday Beach Road	Street Number
Name of Owner(s) John George Staznik				
Approximate Area of the Subject Lands (in metric units) 5,463.26				

3.2 Does the proposed Plan Amendment apply to lands subject to any indigenous land claims or a provincial/indigenous co-management agreement?

Yes No Unknown

If known, provide any information you may have as an attachment to the application.

3.2.1 Have you consulted with Indigenous Peoples on this request for a Plan Amendment?

Yes No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page.

4. Purpose and Type of Planning Application

4.1 Describe the type of planning document*

Is this a new official plan (OP), or a major update (e.g. a five-year review) of an official plan or other amendment?

New OP Major update Other amendment

4.2 Does the planning document only clarify wording and/or correct mistakes?

Clarify wording Correct mistakes

If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

N/A

4.3 Does the planning document propose to change, replace or delete a policy in the official plan?

Change Replace Delete

If yes, specify the policy to be changed, replaced or deleted (give the text of the policy, page and paragraph number in the current OP).

N/A

4.4 Does the planning document propose to add a policy in the official plan?

Yes No

If yes, specify the new policy to be added (text of the new policy, page and paragraph number where it will be added in the OP).

N/A

4.5 What is the purpose of the requested amendment?

To create two new lots through the Consent process that do not meet the Official Plan's requirement for being at least 0.8 ha (2 acres) in size, but are consistent with the character and size of lots in the vicinity of the development.

4.6 What is the current designation of the subject land in the official plan?

Chippewa Falls Shoreline Community

4.7 Is this a site-specific re-designation of a parcel of land in the official plan?

Yes No

4.8 What are the land uses that are authorized under the current designation?

Seasonal dwellings, single family dwellings, parks, playgrounds, churches, church halls and community centers

4.9 What is the current use(s) of the subject land?

Vacant

4.10 Does the requested amendment propose to change or replace a designation in the official plan?

Change Replace designation

4.11 If the requested amendment proposes to change or replace a designation in the official plan, specify the designation to be changed or replaced. What is the proposed new designation?

N/A

4.12 What land uses would be authorized in the new designation of the requested official plan amendment?

N/A

4.13 Does the requested amendment propose to change or replace a schedule in the official plan?

Change Replace Schedule

If yes, provide/attach the new schedule and the text that accompanies it, if applicable.

Attached

4.14 Does the requested amendment propose to alter all or any part of the boundary of an area of settlement in a municipality?*

Yes No

If yes, specify the current official plan policies, if any, dealing with the alteration of an area of settlement.

4.15 Does the requested amendment propose to establish a new area of settlement in a municipality?*

Yes No

If yes, specify the current official plan policies, if any, dealing with the establishment of an area of settlement.

4.16 Does the requested amendment propose to remove the subject land from an area of employment in a municipality?*

Yes No

If yes, specify the current official plan policies, if any, dealing with the removal of land from an area of employment.

5. Previous Use of the Subject Land

(to be completed for proposed site-specific re-designation of a parcel of land as described in subsection 4.7 above)

5.1 Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?

Yes No Unknown

If yes, specify the uses.

5.2 Has the grading of the subject land been changed by adding earth or other material(s)?

Yes No Unknown

5.3 Has a gas station been located on the subject land or adjacent land at any time?

Yes No Unknown

5.4 Has there been petroleum or other fuel stored on the subject land or adjacent land?

Yes No Unknown

5.5 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?

Yes No Unknown

5.6 What information did you use to determine the answers to the above questions on former uses?
 Life long seasonal resident in the area where the subject land is located

5.7 If yes to any of (5.1), (5.2), (5.3), (5.4), (5.5) or (5.6), an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed.
 Is the inventory of previous uses attached?
 Yes No Unknown
 If the inventory is not attached, why not?
 N/A

5.8 If yes to any of (5.1), (5.2), (5.3), (5.4), (5.5) or (5.6), was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed?
 Yes No Unknown
 If no, why not? Explain on a separate page, if necessary.
 N/A

6. Status of Other Applications under the *Planning Act*

6.1 Is the land, or land that is within 120 meters of the subject land [please check appropriate box(es)], currently the subject of a planning application, including applications before the Ontario Municipal Board (OMB), for approval of either: (For each If yes and if known, indicate: i) file number ii) status of the application iii) OMB file number, if applicable and iv) OMB status.

Official Plan Amendment*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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Plan of Subdivision*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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Consent*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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Site Plan*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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Minor Variance*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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Zoning By-law Amendment*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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Minister's Zoning Order Amendment*

Yes No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status
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If yes, and if known, what is the Ontario Regulation number?

6.2 Name of the approval authority considering the application (e.g. Ministry of Municipal Affairs, Municipality/Planning Board, or a Land Division Committee)*
Ministry of Municipal Affairs and Housing

6.3 Provide the legal description of the land that is the subject of the application.*
Part 4 of Plan IR-9307, Township of Tilley in the District of Algoma

6.4 What is the purpose of the application? What is the effect of the proposed official plan or plan amendment?*

To create two new lots in a built-up area that already supports recreational dwellings on the proposed lot size.

7. Provincial Plans

7.1 Is the subject land in the requested amendment covered by a provincial plan(s) such as the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan, Parkway Belt West Plan or the Central Pickering Development Plan?*

Yes No

If yes, identify which provincial plan(s) and explain the current designation(s) of the subject land(s). Attach a separate page, if necessary.*

7.2 If yes to 7.1 above, does the requested amendment conform/not conflict with the policies contained in the applicable provincial plan?*

Yes No

If yes, please explain. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable.*
N/A

7.3 Is the subject land the subject of a proposed amendment to a provincial plan?*

Yes No

If yes, what is the applicable provincial plan? Specify the file number and status of the application.*
N/A

8. Provincial Policy

8.1 Is the requested amendment consistent with the Provincial Policy Statement (PPS)?*

Yes No

8.2 Explain how the requested amendment is consistent with the PPS. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable.

This application meets the requirements in sections 1.1.3.4., 1.1.6.

- 8.3 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject property?
 Yes No
- 8.4 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands?
 Yes No
- 8.5 **Appendix 1** is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment.
 Please check the appropriate boxes in **Appendix 1**, page 11.

9. Housing Affordability

- 9.1 For applications that include permanent housing, complete **Table A - Housing Affordability**.
 For each type of housing and unit size, complete the rest of the row.
 If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach a separate page.

Table A - Housing Affordability

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/Rent
Semi-detached			
Link/Semi-detached			
Row or townhouse			
Apartment block			
Other types or multiples			

- 9.2 What is the municipality/planning board minimum target, or provincial target established in a provincial plan, for the provision of housing that is affordable to low and moderate income households?
- 9.3 What are the municipality/planning board development standards for residential intensification, redevelopment and new residential development?
- 9.4 If the requested amendment would impact residential intensification, redevelopment and new residential development, explain how the requested amendment would assist in:
 i) Achieving the municipality/planning board targets for residential intensification and redevelopment; and
 ii) Implementing the municipality/planning board development standards and policies for residential intensification and redevelopment.
- 9.5 Is there any other information that may relate to the affordability of the proposed housing, or the type of housing needs served by the proposal?
 Yes No
 If yes, please explain in Section 13.1 or attach a separate page, if necessary.

10. Servicing

Select from **Table B** the appropriate type of servicing. Indicate in a) and b) the proposed type of servicing for the subject land.

- 10.1 a) Indicate the proposed type of sewage disposal system - whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system or other means?*
- Private Services
- 10.2 b) Indicate the proposed type of water supply system - whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means?*
- Private Services

10.3 c) Is there municipal support for the allocation of uncommitted reserve servicing capacity to the subject application?

Sewage

Yes No

Water

Yes No

10.4 d) Provide available servicing reports and information.

Developed properties in the area draw water from either Lake Superior or wells (drilled/sand points) and utilize either Class 4 sewage systems or privies for sewage disposal. The retained and severed lots would use Class 4 sewage systems and either draw from Lake Superior or a well.

Table B - Sewage Disposal and Water Supply

	Type of Servicing	Reports/Information Needed
Sewage Disposal	a) Publicly owned and operated sanitary sewage system	Municipal confirmation of sufficient uncommitted reserve sewage system capacity to service development proposals at the time of development application is required. The reserve sewage system capacity shall also include treatment capacity for hauled sewage from individual on-site sewage systems.
	b) Public communal septic	Development generating effluent of more than 4,500 litres per day, as a result of development being completed, would need a servicing options report and hydrogeological report.
	c) Privately owned and operated individual septic system	Development of 5 or more lots/units may need a servicing options report and a hydrogeological report. ► Development generating effluent of more than 4,500 litres per day would require a servicing options and hydrogeological report. Development generating effluent of 4,500 litres or less per day may need a hydrogeological report.
	d) Privately owned and operated communal septic system	Development of 5 or more lots/units may need a servicing options report and a hydrogeological report. ► Development generating effluent of more than 4,500 litres per day would require a servicing options and hydrogeological report. Development generating effluent of 4,500 litres or less per day may need a hydrogeological report.
	e) Privy	Provide details on location and size of out-houses.
	f) Other means	To be described by applicant.
Water Supply	a) Publicly owned and operated piped water system	Municipal confirmation of sufficient uncommitted reserve water system capacity to service development proposal at the time of development application is required.
	b) Privately owned and operated individual well	Development of more than 5 lots/units on communal or individual well system may need a hydrogeological report. Non-residential development on communal well system may need a hydrogeological report.
	c) Privately owned and operated communal well	Development of more than 5 lots/units on communal or individual well system may need a hydrogeological report. Non-residential development on communal well system may need a hydrogeological report.
	d) Lake or other water body	A Permit to Take Water may be required. [Taking more than 50,000 litres of water per day requires a permit from the Ministry of the Environment and Climate Change.]
	e) Other means	To be described by applicant

11. Access

11.1 The proposed road access would be by:

Holiday Beach Road which is maintained by the Tilley Local Roads Boards and therefore is a public road.

11.2 Is **water access ONLY** proposed?

Yes No

If yes, confirmation is required that public road access, accessible parking, and docking facilities are available.

12. Stormwater Management

12.1 a) The proposed stormwater management would be by:*

Ditches

A stormwater management plan is generally needed for large development proposals and should be prepared concurrently with any hydrogeological report, if required.

13. Consultation Strategy

13.1 Please describe in detail your proposed strategy for consulting with the public with respect to this requested amendment. Please explain below or attach on a separate page.

There was a Public Hearing held in conjunction with the Sault North Planning Board who is the local authority.

14. Other Information

14.1 Is there any other information that you think may be useful to the ministry in reviewing this request for an amendment? If so, explain below or attach a separate page with this information.

14.2 If applicable, include the original or certified copy of the supporting information and material.

14.3 Include original or certified copy of other information and material that is required to be provided by the official plan of the municipality/ planning board.

Note: Include a copy of any planning report(s) and technical studies considered by the municipality/planning board prior to adoption.

15. Affidavit or Sworn Declaration for the Prescribed Information

Note: The Deponent or Declarant must be the clerk, commissioner or director of planning of the municipality or the secretary-treasurer of the planning board or other employee of the municipality or planning board designated by resolution.

I, Legault, Kelly of the District of Algoma
Last Name, First Name* Municipality*

in the province of Ontario, make oath and certify that the information and material provided in this form as required by Ontario Regulation 543/06 is accurate.

Sworn (or declared) before me at the City of Sault Ste. Marie in the Province of Ontario
(lower-tier municipality) (upper-tier municipality)

this* 9 day of* April, 20* 24.


Commissioner of Oaths


Deponent of Declarant

Jennifer Flood, a Commissioner etc.,
Province of Ontario for Skeggs Paciocco Lawyers LLP.
Expires December 20, 2024

16. Submission of Request for Amendment

Date application deemed complete by municipality/ planning board or OMB, if applicable (yyyy/mm/dd)	Date of submission to MMA for early consultation (yyyy/mm/dd)	Date of Request for Amendment to MMA (yyyy/mm/dd)
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17. The Ministry will assign a file number for your submission and this number should be used in all future communication with the ministry on this request.

Before you submit this application, please ensure that you have

- Completed the **application checklist**
- Completed the **table in Appendix 1**

18. Application Form: Submission Checklist

Have you remembered to attach the following:

- 1) A certified copy of the by-law adopting the proposed official plan or plan amendment? (hard copy with original signatures)
- 2) One certified copy of the proposed official plan or plan amendment? (hard copy with original signatures)
- 3) One electronic copy and one hard copy, of the official plan or plan amendment?
- 4) One hard copy of this application form completed, dated and signed?
- 5) One electronic copy and one hard copy of all information or reports as indicated in the application form?
- 6) Any other information and material that is required by the official plan of the municipality or planning board?
- 7) A statement as to whether a proposed official plan replaces an existing official plan?
- 8) An affidavit or sworn declaration by an employee of the municipality or planning board that the requirements for giving of notice and holding public meetings and open houses, if required, or the alternative measures for informing and obtaining the views of the public set out in the official plan have been complied with? (hard copy with original signatures)
- 9) An affidavit or sworn declaration by an employee of the municipality or planning board that the requirements for giving notice of adoption, and giving notice of the decision, have been complied with? (hard copy with original signatures)
- 10) A statement from an employee of the municipality or planning board as to whether the decision of the council or planning board,
 - i) is consistent with the policy statements issued under subsection 3(1) of the *Planning Act*, and
 - ii) conforms to or does not conflict with any applicable provincial plan or plans (hard copy with original signatures)
- 11) A copy of any planning report considered by council or the planning board?
- 12) A copy of the description of your consultation strategy?
- 13) A list describing the information that was made available to the public prior to the adoption of the official plan or plan amendment?
- 14) A copy of the minutes of the public meeting, if any?
- 15) The originals or copies of all written submissions and comments and the dates they were received?
- 16) A list (in the form of an affidavit or sworn declaration by staff) of all persons and public bodies that made oral submissions at the public meeting?
- 17) A list of any outstanding objectors and their addresses?
- 18) The prescribed information and material under sub-section 22(4) of the *Planning Act*, if applicable?
[prescribed information by person or public body requesting an amendment]
- 19) If subsection 22(6.4) of the *Planning Act* applies, a certificate that the requirements have been complied with? [notice of particulars and public access to information]

Note: The ministry may request additional copies if necessary.

Appendix 1

The **Table** below is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment. Please check the appropriate boxes in **Table A**.

Table A - Checklist

Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Employment lands	<input type="checkbox"/>		<p>If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate:</p> <ul style="list-style-type: none"> - the land is not required for employment purposes over the long term, and that - there is a need for the proposed conversion.
Rural areas located in municipalities	<input type="checkbox"/>		<p>i) Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services;</p> <p>ii) Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and</p> <p>iii) Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.</p>
Rural areas in territory without municipal organization	<input type="checkbox"/>		<p>i) Demonstrate relationship to the management or use of resources and resource based recreational activities; or</p> <p>ii) If proposal is in an area adjacent to and surrounding municipalities, provide information that:</p> <p style="padding-left: 20px;">the area forms part of a planning area; and</p> <p style="padding-left: 20px;">a comprehensive review has determined that the impacts of growth will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the province.</p>
Class 1 industry ¹	<input type="checkbox"/>		<p>If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.</p>
Class 2 industry ²	<input type="checkbox"/>		<p>If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.</p>
Class 3 industry ³	<input type="checkbox"/>		<p>If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.</p>

Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Landfill site(s): closed/active landfill	<input type="checkbox"/>		<p>If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.</p> <p>The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc.</p> <p>If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage treatment plant and waste stabilization pond	<input type="checkbox"/>		<p>There is need for a feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> - 100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or - 150 m of the periphery of the noise/odour-producing source structure of a STP producing greater than 25,000 cubic metres of effluent per day; or - 400 m from the boundary line of a waste stabilization pond.
Provincial highways	<input type="checkbox"/>		<p>Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposed development is located in proximity to a provincial highway, a traffic impact study and a stormwater management report will be required by the Ministry of Transportation</p>
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30	<input type="checkbox"/>		<p>If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.</p>

Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Active railway line and major highways	<input type="checkbox"/>		<p>A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> - 500 m of a main railway line or of any provincial highway; - 250 m of a secondary railway line; - 100 m of other railways or a freeway right of way; and - 50 m of a provincial highway right-of-way.
Electricity generating station, hydro transformers, railway yards, etc.	<input type="checkbox"/>		If sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line	<input type="checkbox"/>		Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation, other infrastructure, utility and hydro corridors	<input type="checkbox"/>		If an OPA is proposed for an area in a planned corridor, demonstrate that the proposed development would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
Cultural heritage and archaeology	<input type="checkbox"/>		<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated.</p> <p>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site.</p> <p>Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>

Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Prime agricultural lands/areas	<input type="checkbox"/>		<ul style="list-style-type: none"> • If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken. • Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met)
Agricultural operations	<input type="checkbox"/>		If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.
Mineral mining operations and petroleum resource operations and known petroleum resources	<input type="checkbox"/>		<p>If within 1000 m, demonstrate that development and activities would:</p> <ul style="list-style-type: none"> • not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources; • not be incompatible for reasons of public health, public safety or environmental impacts. <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential, are permitted if:</p> <ul style="list-style-type: none"> • resource use is not feasible; or • the proposed land use or development serves a greater long-term public interest, and • issues of public health, public safety and environmental impacts are addressed.
Non-operating mine site within 1000 metres	<input type="checkbox"/>		If within 1000 m, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
Rehabilitated and abandoned mine sites	<input type="checkbox"/>		<p>Progressive and final rehabilitation is required to accommodate subsequent land uses.</p> <p>If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines.</p>

Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Mineral aggregate operations, and known deposits of mineral aggregate resources	<input type="checkbox"/>		<p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> ▪ 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or ▪ 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry. <p>If within 1000 m of a known deposit of sand, gravel or a bedrock resource, need to demonstrate that development and activities would:</p> <ul style="list-style-type: none"> ▪ not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; ▪ not be incompatible for reasons of public health, public safety or environmental impacts. <p>Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if:</p> <ul style="list-style-type: none"> ▪ the resource use is not feasible; or ▪ the proposed land use serves a greater long-term public interest, and ▪ issues of public health, public safety and environmental impacts are addressed.
Natural heritage systems	<input type="checkbox"/>		<p>If development and site alteration are proposed in a natural heritage system described in an approved official plan, demonstrate how the diversity and connectivity of natural features and the long-term ecological function and biodiversity of the system will be maintained, restored or improved.</p>
<p>Significant wetlands in Ecoregions 5E, 6E and 7E;</p> <p>Significant coastal wetlands;</p> <p>Significant habitat of endangered species and threatened species</p>	<input type="checkbox"/>		<p>Development and site alteration are not permitted in the features.</p> <p>Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?</p> <p>Are any known significant habitats present on the subject lands or within 50 m?</p> <p>Has there been preliminary site assessment to identify whether potentially significant habitats are present?</p>

Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E	<input type="checkbox"/>		<p>Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Indicate if there are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m.</p>
Significant woodlands and valleylands south and east of the Canadian Shield; Significant wildlife habitat; Significant Areas of Natural and Scientific Interest (ANSI)	<input type="checkbox"/>		<p>Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p> <p>Indicate if there are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m.</p>
Fish habitat	<input type="checkbox"/>		<p>Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements.</p> <p>Is any fish habitat on the subject lands or within 30 m?</p> <p>Is any lake trout lake on the subject lands or within 300 m?</p> <p>If yes to any of the above, an environmental impact study may be required.</p> <p>Please consult with the Ministry of Municipal Affairs early in the planning process.</p>
Adjacent lands to natural heritage features and areas	<input type="checkbox"/>		<p>Development and site alteration are not permitted on adjacent lands to natural heritage features unless:</p> <ul style="list-style-type: none"> • 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 their ecological functions.
Sensitive surface water features and sensitive groundwater features	<input type="checkbox"/>		<p>Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features.</p> <p>Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.</p>

Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Water quality and quantity	<input type="checkbox"/>		<p>An assessment is generally required to determine potential impacts of development proposals on water quality and quantity.</p> <ul style="list-style-type: none"> • If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water recharge area, an impact assessment on the water body may be needed. • As well, in areas of high water table, fractured bedrock or thin overburden, a hydrogeological report may be required in accordance with the Ministry of the Environment and Climate Change (MOECC) D-Series Guidelines. <p>(These are not the only instances when a technical study may be needed).</p> <p>Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs early in the planning process.</p> <p>The province has particular interests in lake trout lakes.</p>

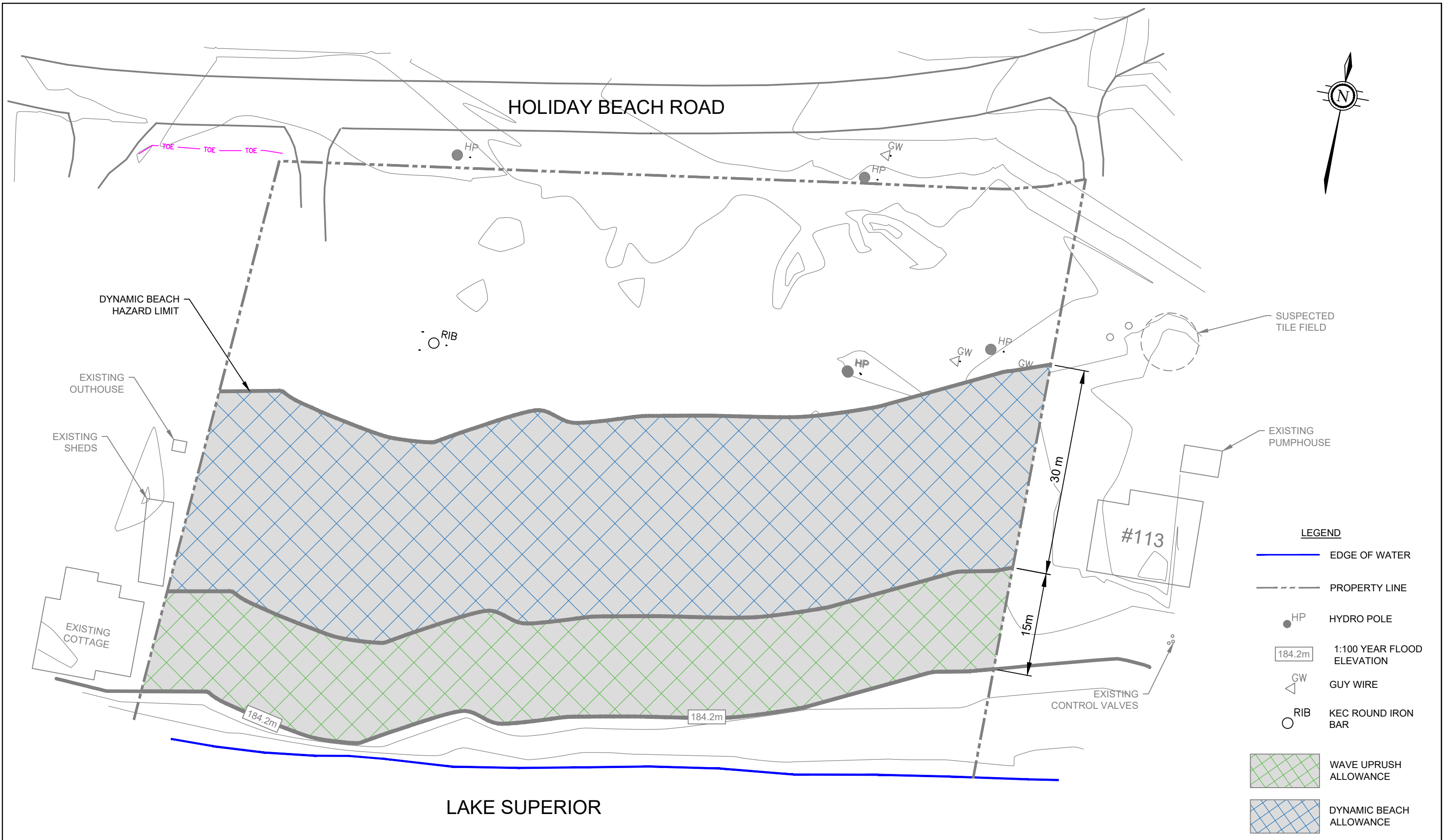
Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Natural hazards	<input checked="" type="checkbox"/>		<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>Is the proposal within:</p> <ul style="list-style-type: none"> • a dynamic beach hazard? • the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes? • areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway? <p>Is the proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> • safe access appropriate for the nature of the development and the natural hazard? • Special Policy Area? • uses which by their nature must locate in the floodway? <p>Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts.</p> <p>Is the subject land within or partially within:</p> <ul style="list-style-type: none"> i) hazardous lands adjacent to the shorelines of the Great-Lakes - St. Lawrence River System and large inland lakes (includes flooding, erosion and dynamic beach hazards)? ii) hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? iii) hazardous sites (includes unstable soils and unstable bedrock)? iv) a special policy area shown in an approved official plan? v) the food fringe in an area subject to the two zone concept of floodplain management? <p>If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.</p>

Development Circumstances or Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m or (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Human-made hazards ⁴ including mine hazards and high forest fire hazards	<input type="checkbox"/>		<p>Development proposed on abutting or adjacent to lands affected by: mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.</p> <p>Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites	<input type="checkbox"/>		<p>If the proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses; all work undertaken must be to the satisfaction of the province.</p>
Contaminated sites	<input type="checkbox"/>		<p>To determine potential soil contamination, proponents must complete a Phase 1 Environmental Site Assessment (ESA) as per the Ministry of the Environment and Climate Change (MOECC) regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination.</p> <p>Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.</p>
Crown lands ⁵	<input type="checkbox"/>		<p>Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands.</p> <p>Contact the Ministry of Natural Resources and Forestry (MNR) District Office regarding the actual acquisition or use of Crown land.</p>









Notes:

1. Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 Industry - indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous Sites - property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s). These hazards may include unstable soils (sensitive marine clays - Leda, organic soils) or unstable bedrock (Karst topography).
5. Certain areas of Crown Lands are identified by MNR as being of special interests, such as lake access points. Distances quoted in Table A are approximate and are intended for your guidance in assessing your application.

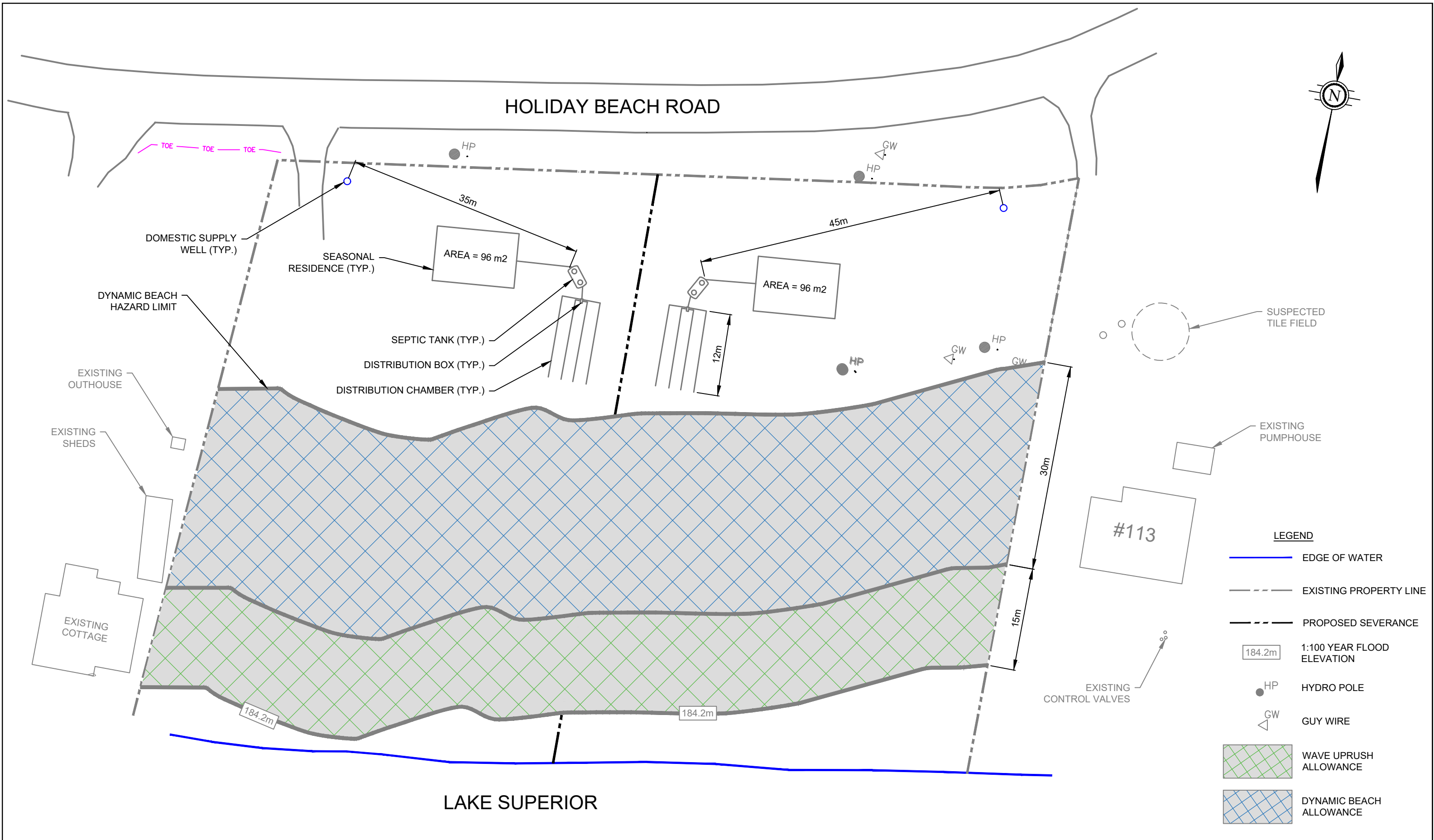
**2.
Reference Drawings and Legal Plan**



LEGEND

-  EDGE OF WATER
-  PROPERTY LINE
-  HP HYDRO POLE
-  184.2m 1:100 YEAR FLOOD ELEVATION
-  GW GUY WIRE
-  RIB KEC ROUND IRON BAR
-  WAVE UPRUSH ALLOWANCE
-  DYNAMIC BEACH ALLOWANCE

DESIGN	R. WILSON	05/23
DRAWN	K. SHERLOCK	05/23
CHECKED	R. WILSON	05/23
PROJECT	2066	
FILENAME	2066 G1 G2	
SCALE	1:500	



LEGEND

- EDGE OF WATER
- - - EXISTING PROPERTY LINE
- - - PROPOSED SEVERANCE
- 184.2m 1:100 YEAR FLOOD ELEVATION
- HP HYDRO POLE
- △ GW GUY WIRE
- ▨ WAVE UPRUSH ALLOWANCE
- ▨ DYNAMIC BEACH ALLOWANCE

DESIGN	RW	04/23
DRAWN	KS	04/23
CHECKED	RW	04/23
PROJECT	2066	
FILENAME	2066 G1 G2	
SCALE	1:500	

PLAN
OF SURVEY OF
PART OF BROKEN SE 1/4 SECTION 21
AND
PART OF BROKEN SW 1/4 SECTION 21
TOWNSHIP OF TILLEY
DISTRICT OF ALGOMA

SCALE 1" = 50'
0 25 50 100 FEET
D. S. URSO, SURVEYING LTD.
1996

NOTE
THE LIMIT OF BATCHAWANA BAY OF LAKE SUPERIOR AS 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 TILLEY

NW 1/4 SEC 21
NE 1/4 SEC 21
SW 1/4 SEC 21
SE 1/4 SEC 21

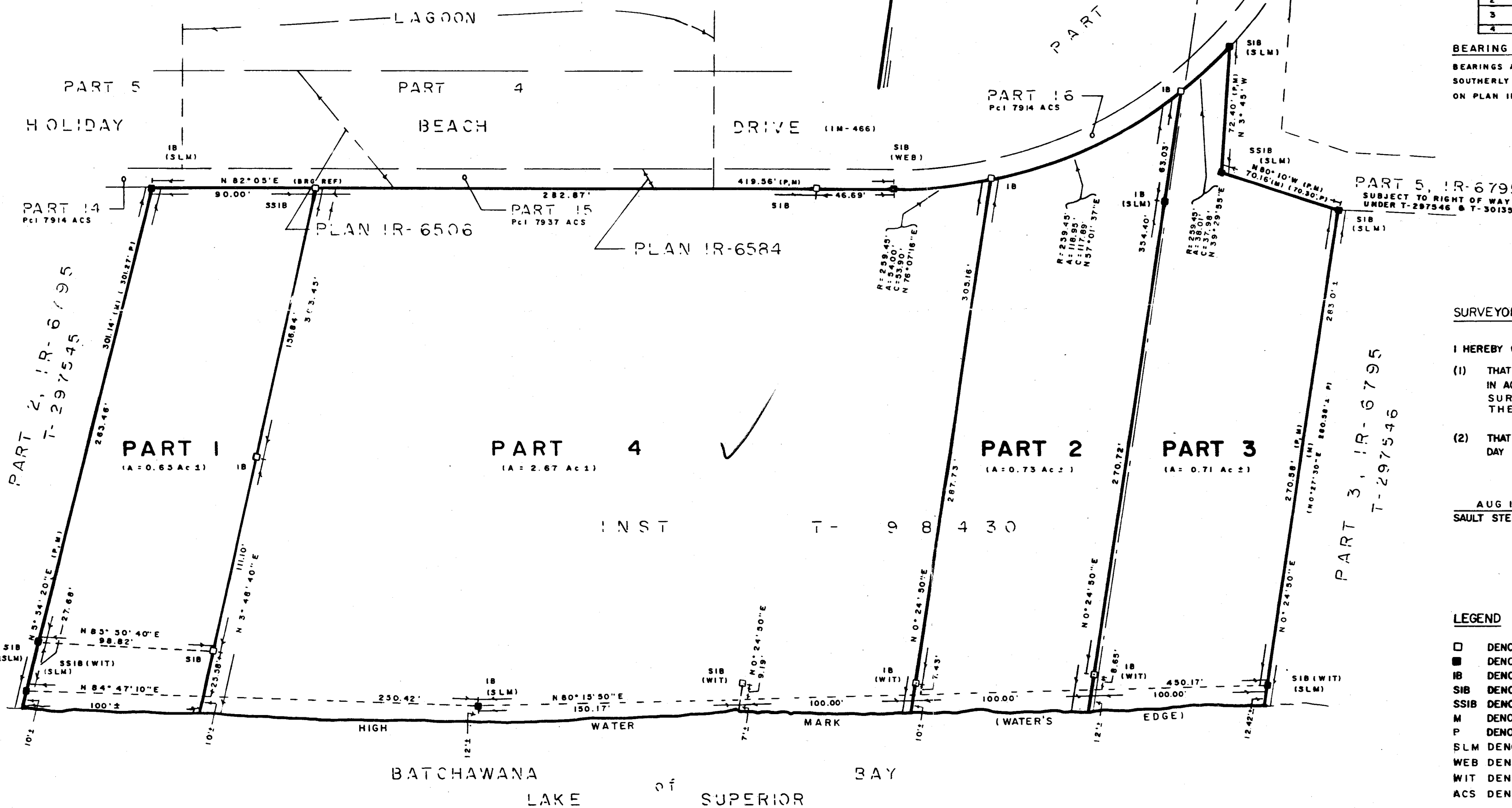
CAUTION
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

IMPERIAL
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

RECEIVED AND DEPOSITED AS
PLAN IR-9307
October 17, 1996
DATE
Asst. Louise Reda
DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF ALGOMA (N° 1)
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT
OCTOBER 15, 1996
DATE
T. Staznik
T. STAZNIK

SCHEDULE			
PART	SECTION	TOWNSHIP	INSTRUMENT
1	PT SW 1/4 21	TILLEY	ALL OF T-98430
2	PT SW 1/4 21		
3	PT SW 1/4 21		
4	PT SW 1/4 21		

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF HOLIDAY BEACH DRIVE AS SHOWN ON PLAN IR-6795 HAVING A BEARING OF N 82° 05' E



SURVEYOR'S CERTIFICATE

- I HEREBY CERTIFY
- THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT, THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 - THAT THIS SURVEY WAS COMPLETED ON THE 7th DAY OF AUGUST, 1996.

AUG 15th, 1996
SAULT STE. MARIE, ONT

S.L. MacDougall
S.L. MacDOUGALL
ONTARIO LAND SURVEYOR

LEGEND

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- M DENOTES MEASURED
- P DENOTES PLAN IR-6795
- SLM DENOTES S.L. MacDOUGALL O.L.S.
- WEB DENOTES W.E. BOLAN O.L.S.
- WIT DENOTES WITNESS
- ACS DENOTES ALGOMA CENTRE SECTION

FILE: R-4016

Sarah Orchard
941-5571

**3.
MMAH Pre-application Consultation**

From: [Zamdvaiz, Arielle \(MMAH\)](#)
To: [Ryan Wilson](#)
Subject: RE: Staznick OP
Date: August 17, 2023 3:32:25 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Ryan,

Sorry for the delay. With Cara's Departure I have been trying to manage the additional files. I have comments for you. Please see below.

Thank you for providing the Ministry of Municipal Affairs and Housing additional technical information in support of the development proposal. We have reviewed the information and can provide the following comments.

Regarding the groundwater quality report (dated May 3, 2023), it is noted that building envelopes have been provided which show the location of the dwelling units, wells and septic tile fields. If development occurs as proposed, considering the degree of separation between the upgradient wells and the down gradient septic tile fields and adherence to the 30 metre development setback, we have no concerns.

Regarding the "dynamic beach hazard limits" drawing (G1 REV 2), the 15m wave uprush allowance and 30m dynamic beach allowance, measured from the 1:100 year flood elevation is consistent with the province's recommended approach for delineating natural hazards adjacent to the Great Lakes. As such, we have no concerns.

If you have any questions, do not hesitate to contact me.

Arielle Zamdvaiz (She, Her)

Planner, Municipal Services Office North
Ministry of Municipal Affairs and Housing
159 Cedar street, Suite 401
Sudbury ON P3E 6A5
Email: arielle.zamdvaiz@ontario.ca
Cell: 705-618-4973



From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: August 16, 2023 4:06 PM
To: Zamdvaiz, Arielle (MMAH) <Arielle.Zamdvaiz@ontario.ca>
Cc: Little, Anna (MMAH) <Anna.Little@ontario.ca>
Subject: RE: Staznick OP

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

Good Afternoon Arielle,

Following Cara's email below, can you please provide a status update on MECP and MNRF comments regarding the groundwater quality letter and revised Drawing G1 "Dynamic Beach Hazard Limits", respectively (MMAH File No. 57-OP-217434)?

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

The information contained in this e-mail is confidential and intended only for the addressee(s). If you have received this communication in error, please notify us immediately and delete and/or destroy it and all copies of it. Thank you.

From: Holtby, Cara (MNRF) <Cara.Holtby@ontario.ca>
Sent: August 16, 2023 3:47 PM
To: Ryan Wilson <ryan@kresinengineering.ca>
Cc: Zamdvaiz, Arielle (MMAH) <Arielle.Zamdvaiz@ontario.ca>; Little, Anna (MMAH) <Anna.Little@ontario.ca>
Subject: RE: Staznick OP

Hi Ryan – I am no longer with MMAH. I have copied Arielle on this email as the

MMAH Planner who is now covering Algoma District.

Cara

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: August 16, 2023 3:28 PM
To: Holtby, Cara (MNRF) <Cara.Holtby@ontario.ca>
Subject: RE: Staznick OP

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

Hi Cara,

I hope your summer is going well. I am just following up to ask if you can please provide a status update on the MECP and MNRF comments?

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

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From: Ryan Wilson
Sent: July 18, 2023 10:24 AM
To: 'Holtby, Cara (MMAH)' <Cara.Holtby@ontario.ca>
Subject: RE: Staznick OP

Good Morning Cara,

I am following up on your latest email below to ask if you can please provide a status update on the MECP and MNRF comments?

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

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From: Holtby, Cara (MMAH) <Cara.Holtby@ontario.ca>
Sent: June 26, 2023 2:20 PM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: RE: Staznick OP

Hi Ryan – I am working on it this week – comments received from MECP and MNRF.
Thanks for your patience.

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: June 26, 2023 2:14 PM
To: Holtby, Cara (MMAH) <Cara.Holtby@ontario.ca>
Subject: RE: Staznick OP

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

Hi Cara,

I am following up on our correspondence below to ask if you can provide a status update on MECP and MNRF comments regarding the groundwater quality letter and revised Drawing G1 “Dynamic Beach Hazard Limits”, respectively?

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

The information contained in this e-mail is confidential and intended only for the addressee(s). If you have received this communication in error, please notify us immediately and delete and/or destroy it and all copies of it. Thank you.

From: Ryan Wilson
Sent: May 9, 2023 8:08 AM
To: 'Holtby, Cara (MMAH)' <Cara.Holtby@ontario.ca>
Subject: RE: Staznick OP

Good Morning Cara,

In response to the dynamic beach hazard One-window comments (dated February 2, 2023), we have revised the attached Drawing G1 “Dynamic Beach Hazard Limits”.

Similar to the groundwater quality letter, we would appreciate receiving comments and/or suggestions from the MMAH concerning the revised Drawing G1.

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

The information contained in this e-mail is confidential and intended only for the addressee(s). If you have received this communication in error, please notify us immediately and delete and/or destroy it and all copies of it. Thank you.

From: Holtby, Cara (MMAH) <Cara.Holtby@ontario.ca>
Sent: May 8, 2023 3:02 PM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: RE: Staznick OP

Thanks Ryan – I can forward this on to MECP to take a look at, but before I do, has your firm also been retained to address the dynamic beach hazard related comments? Do you know if your client intends to forward something in that regard prior to submitting a formal application (for MNR to look at)?

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: May 4, 2023 1:17 PM
To: Holtby, Cara (MMAH) <Cara.Holtby@ontario.ca>
Cc: admin@ssmnpb.ca; George Staznik <george.staznik@gmail.com>; Steven Staznik <stazmania@hotmail.com>; Little, Anna (MMAH) <Anna.Little@ontario.ca>; Lavergne-Giroux, Pascale (MMAH) <Pascale.Lavergne-Giroux2@ontario.ca>
Subject: RE: Staznick OP

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

Good Afternoon Cara,

I hope you are well. Following receipt of the One-window comments (MMAH File No. 57-OP-217434), we have prepared the attached letter to address available groundwater quality in support of the Official Plan Amendment (OPA) application.

Prior to proceeding with a formal OPA application, we would appreciate receiving comments and/or suggestions from the MMAH concerning the concepts presented and are available to discuss this at the MMAH's convenience.

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

The information contained in this e-mail is confidential and intended only for the addressee(s). If you have received this communication in error, please notify us immediately and delete and/or destroy it and all copies of it. Thank you.

From: admin@ssmnpb.ca <admin@ssmnpb.ca>
Sent: February 6, 2023 11:43 AM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: Staznick OP

Hi Ryan,

Attached is the comments for Staznick from MMAH.

As always if you need anything further let me know.

Kelly

Kelly Legault

Administrative & Communications Assistant

Sault Ste. Marie North Planning Board

1100 Fifth Line East

Sault Ste Marie • Ontario • P6A 6J8

T: 705-254-6649 F: 705-946-4286

E: admin@ssmnpb.ca

From: Little, Anna (MMAH) <Anna.Little@ontario.ca>
Sent: Thursday, February 2, 2023 4:29 PM
To: snpbplanner@shaw.ca; admin@ssmnpb.ca
Cc: Holtby, Cara (MMAH) <Cara.Holtby@ontario.ca>; Lavergne-Giroux, Pascale (MMAH) <Pascale.Lavergne-Giroux2@ontario.ca>
Subject: One Window Provincial Review Comments - Sault Ste. Marie North Planning Board Official Plan Amendment

Hello,

Please find attached the One Window Provincial Review Comments regarding the Sault Ste. Marie North Planning Board Official Plan Amendment (MMAH File No. 57-OP-217434).

Kind Regards,
Anna

**Anna Little | Manager, Community Planning & Development
Municipal Services Office – North (Sudbury) | Ministry of Municipal Affairs and**

Housing

159 Cedar Street, Suite 401, Sudbury, Ontario, P3E 6A5

C: 705-280-8946

May 3, 2023

KEC Ref. 2066.02

By Email (cara.holtby@ontario.com)

Attention: Cara Holtby, Planner
Ministry of Municipal Affairs and Housing
159 Cedar Street, Suite 401
Sudbury, ON
P3E 6A5

Re: Holiday Beach Road Plan 1R-9307 Part 4 Township of Tilley
MMAH File No. 57-OP-217434 - Groundwater Quality

Dear Cara Holtby:

The purpose of this letter is to provide information relating to the proposed lot severance on Holiday Beach Road. We understand that each lot will eventually be developed for seasonal recreational use. Specifically, this letter is to address available groundwater quality in support of an Official Plan Amendment application to the Sault North Planning Board (SNPB) to establish a new residential lot.

Site Description

The existing parcel of property is located on Holiday Beach Road and is approximately 1.08 ha in area with 122m frontage on Lake Superior. Lots in the area are generally in the range of 0.25-0.4 ha in area, the subject lot being an exception. Residences (some of which may be seasonal) have been constructed at each lot along this section of Holiday Beach Road which we understand rely on either wells, sand points or lake water for their supply of potable water. It is proposed to divide the subject lot into 2 lots, each roughly 0.54 ha in area.

Local Geology and Topography

Referencing the Northern Ontario Engineering Geology Terrain Study Maps 5012 and 5013 for the Sault Ste. Marie Area (NTS 41K/NE, 1979), the site is situated within a glaciolacustrine deposit with a raised (abandoned) beach ridge as the dominant landform comprised of sand and gravel material. The site's drainage conditions are dry with mainly low local relief. Topographically, the land surface gradually slopes south towards Lake Superior. The Study describes the sand and gravel as being generally favourable for construction with well drained mainly level areas of granular soils.

Review of Available Well Records

Six (6) well records available through the Province of Ontario's online well records database and within roughly 300m of the site were reviewed for the purpose of this letter. These wells were constructed over a period from 1963 to 2010 to depths ranging from roughly 17m to 116m, all terminating in sand. A summary of pertinent information from these well records is presented in Table 1.

Year Constructed	Depth (m)	Clay Interval (m)
1963	17	15.2 – 16.5
1966	96	24.4 – 29 32 – 93.6
1966	47	13.7 – 46.6
1997	21	10.7 – 12.5 12.5 – 17.7
2008	22	13.4 – 14.6*
2010	116	39.2 – 109.7

Note: *Most common material is sand with wood and clay also identified.

Discussion

Following our overview of the information presented in Table 1 and on the associated well records, potable groundwater in the area appears to be sourced from an aquifer below a clay layer. The existence of a clay layer provides a degree of protection from contaminants that may be introduced via an additional residential septic system established on a severed lot.

Drawing C1 (attached) presents a conceptual site plan which includes seasonal residences, domestic supply wells and septic systems on each lot. Specifically, this conceptual site plan is to demonstrate that Class 4 septic systems can be constructed at adequate distances from domestic supply wells. The design of the conceptual septic systems included an assumed design flow of 2,000 L/day (OBC – 4-bedroom dwelling). Septic systems are shown in locations that maximize the separation distances to properties adjacent to the subject parcel. This provides an added measure of protection against potential impact to potable groundwater quality at adjacent properties. Proposed deep wells at the subject parcel will provide adequate protection against potential impact from sub-surface effluent disposal.

Mitigation measures to avoid potential failure of the septic systems include regular maintenance such as pumping out and cleaning of the septic tanks. This service is provided by GFL Environmental Inc., and other licensed contractors, in the area.

It is our opinion that a Class 4 septic system constructed on the proposed additional residential lot will not adversely impact potable groundwater quality.

Closure

Should you have any questions or require clarification regarding this letter, please call.

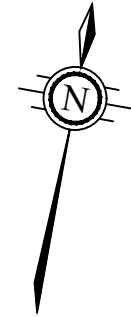
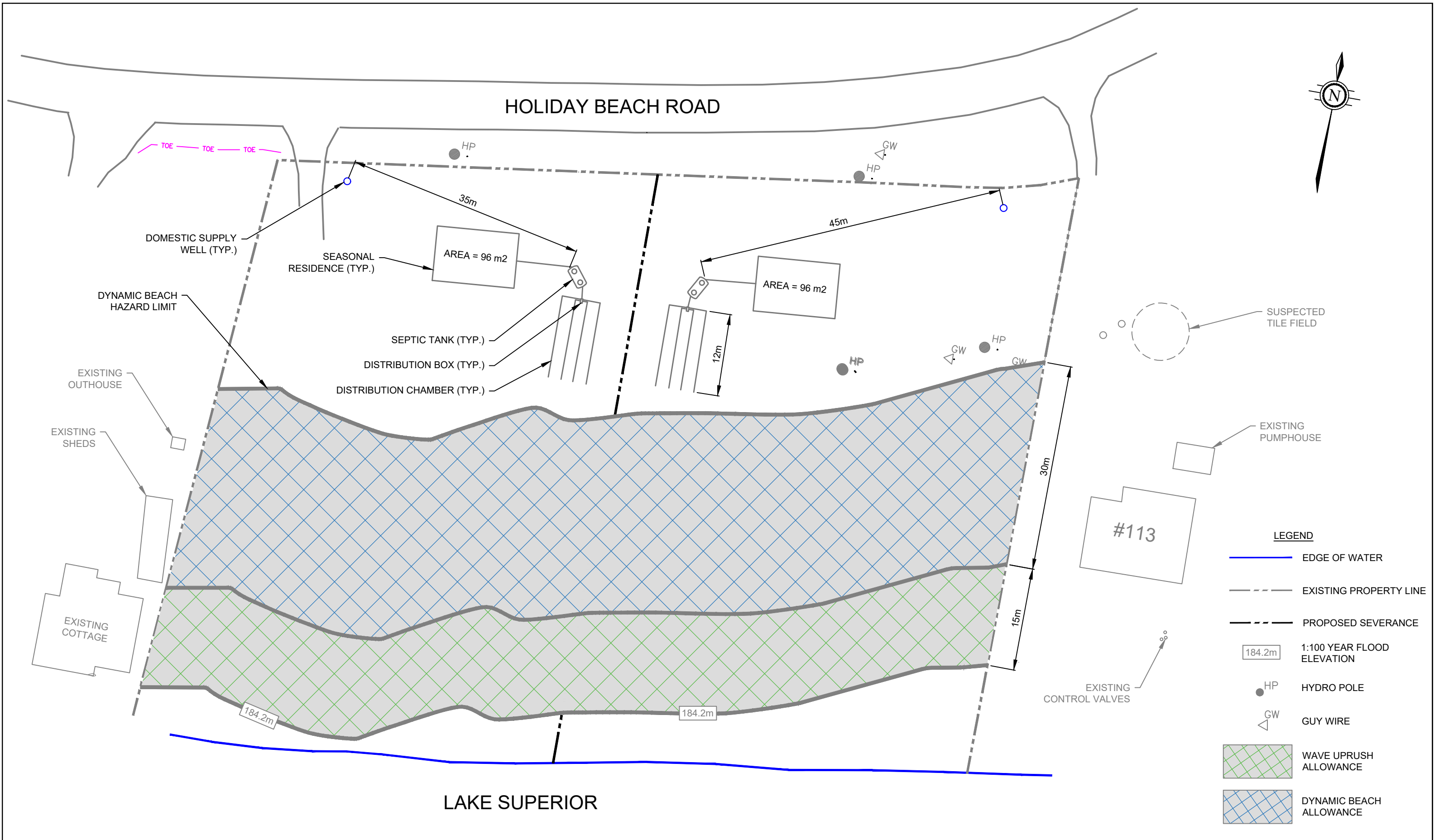
Thank you.

Yours Very Truly,
Kresin Engineering Corporation

Ryan Wilson, P. Eng.
Project Engineer

2066 ltr re mmah water quality.docx





LEGEND

- EDGE OF WATER
- EXISTING PROPERTY LINE
- PROPOSED SEVERANCE
- 184.2m 1:100 YEAR FLOOD ELEVATION
- HP HYDRO POLE
- GW GUY WIRE
- WAVE UPRUSH ALLOWANCE
- DYNAMIC BEACH ALLOWANCE

KRESIN Engineering Corporation
 Sault Ste. Marie, Ontario
 (705) 949-4900

NOTES

DESIGN	RW	04/23
DRAWN	KS	04/23
CHECKED	RW	04/23
PROJECT	2066	
FILENAME	2066 G1 G2	
SCALE	1:500	

DESIGN	RW	04/23
DRAWN	KS	04/23
CHECKED	RW	04/23
PROJECT	2066	
FILENAME	2066 G1 G2	
SCALE	1:500	

HOLIDAY BEACH ROAD
 OFFICIAL PLAN AMENDMENT APPLICATION
CONCEPTUAL SITE PLAN

C1
 Rev 0

Ministry of
Municipal Affairs
and Housing

Ministère des
Affaires municipales
et du Logement



Municipal Services Office
North (Sudbury)
159 Cedar Street, Suite 401
Sudbury ON P3E 6A5
Telephone: 705 564-0120
Toll-Free: 1 800 461-1193
Facsimile: 705 564-6863

Bureau des services aux municipalités
du Nord (Sudbury)
159, rue Cedar, bureau 401
Sudbury ON P3E 6A5
Téléphone : 705 564-0120
Sans frais : 1 800 461-1193
Télécopieur : 705 564-6863

February 2, 2023

By Email

Kelly Legault
Administrative and Communications Assistant
Sault Ste. Marie North Planning Board
1100 Fifth Line East
Sault Ste. Marie, ON P6A 5K7
admin@ssmnpb.ca

Dear Kelly Legault,

**Re: One Window Provincial Review Comments
Sault Ste. Marie North Planning Board Official Plan Amendment
MMAH File No. 57-OP-217434**

Thank you for providing the Ministry of Municipal Affairs and Housing (MMAH) with a draft copy of the above referenced site-specific Official Plan Amendment (OPA) for review and comment. This letter provides comments on behalf of our One-window partner ministries and the MMAH regarding matters of provincial interest to ensure that the draft OPA is consistent with the Provincial Policy Statement and other relevant provincial policies and legislation.

Background and Purpose

The purpose of the draft OPA is to allow for the creation of two lots, through the consent/severance process, by exempting the subject lands from the minimum lot size requirement of 0.8 hectares in the Sault Ste. Marie North Planning Area Official Plan. The proposed lots are consistent with the character and size of the neighbouring lots.

Subject Property

The subject property is located on Holiday Beach Road, along the Lake Superior shoreline, in the unincorporated township of Tilley. The subject property is 1.08 hectares in size and is currently vacant. The Official Plan (OP) designation for the subject property is Shoreline Community. Authorized land uses within this designation include

seasonal recreational dwellings, single family dwellings, parks, playgrounds, churches, church halls, and community centers. The information provided on the draft application indicates that the subject property will be divided into two lots, each 0.54 hectares in size. The OP designation will remain the same and the proposed land use is seasonal recreational dwelling, which is in keeping with the surrounding land uses.

Provincial Policy Statement (PPS) Screening

Servicing

The draft OPA application indicates that the proposed lots will be serviced by individual water and sewage services. Where municipal or private communal services are not available, policy 1.6.6.4 of the PPS allows for the use of individual on-site sewage and water services, providing that site conditions are suitable for provision of such services with no negative impact over the long-term. To ensure that site conditions are suitable for the long-term provision of individual on-site sewage and water services, the Ministry of Environment Conservation and Parks (MECP) recommends a minimum lot size of 1.0 hectare for residential waterfront lots, with no lot less than 0.8 hectare. Because the proposed lots do not meet the minimum recommended lot size, a site-specific hydrogeological study is needed to support a formal application.

This study should clearly demonstrate whether site conditions are appropriate for two smaller sized lots to have adequate distance between a well and a Class IV septic system on each lot, as well as how any potential failure of the septic system will be mitigated to avoid possible contamination of the ground water. Further information regarding studies and information that can be submitted are outlined in MECP's, "Procedure D-5-4: Technical Guideline for Individual on-site Sewage Systems: Water Quality Impact Risk Assessment" and "Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment".

Because the proposed application includes the use of wells for drinking water, should a formal application be approved, any well that is constructed must be in accordance with Regulation 903 – Wells, under the Ontario Water Resources Act. The Domestic Water Supply analysis submitted as part of the draft application suggests that there is an adequate supply of ground water to service the creation of the proposed lots, and that the existing ground water is potable. In addition, the Severance/Predevelopment Audit Assessment by the Algoma Public Health Authority supports the use of on-site sewage disposal systems on the subject property, providing that up to 0.9 metres of suitable fill material be used in the construction process. However, this information is not a substitute for a hydrogeological study to clearly demonstrate that the addition of a Class IV septic system on the proposed lots will not adversely impact the quality of the available ground water.

Species at Risk

PPS 2.1.7 prohibits development and site alteration in habitat of endangered and threatened species, except in accordance with provincial and federal requirements. MECP has noted the potential presence of six Species at Risk (SAR) in the Holiday Beach Road area where the subject property is located. However, the results from the completed MECP screening checklist for SAR, as well as a site visit report by Kresin Engineering Corporation, did not identify any SAR or their habitat on the subject property. Nonetheless, should any SAR be subsequently identified while in the process of undertaking any proposed development on the subject property, the proponent is responsible for ensuring that SAR are not killed or harmed, and that their habitat is not damaged or destroyed. If the proposed activities cannot avoid impacting protected species and their habitats, then the proponent will need to apply for a permit under the Endangered Species Act.

Natural Hazards

The subject property lies on the shore of Lake Superior and is therefore impacted by the dynamic beach hazard associated with the lake. PPS 3.1.2 (a) prohibits development and site alteration within the dynamic beach hazard. For the subject property, the criteria used by the Ministry of Natural Resources and Forestry (MNRF) to delineate the dynamic beach hazard limit is the 1:100 year flood level, plus 15 metres allowance for wave uprush, and 30 metres dynamic beach allowance. Therefore, the dynamic beach allowance for the subject property is 45 metres inland from the 1:100 year flood line.

Based on the information provided on map G1 in the draft application, the straight-line landward boundary of the dynamic beach hazard depicted on the map does not appear to be consistent with the MNRF criteria outlined above. A dynamic beach hazard allowance which differs from MNRF criteria needs to be validated by a study. It is not clear in the draft OPA application what alternative methodology, if any, was used to delineate the dynamic beach hazard. A formal application should delineate the dynamic beach hazard for the subject property using MNRF methodology or provide a study to substantiate the use of an alternative approach. The proponent may wish to contact the Sault Ste. Marie District MNRF (MNRF.SSM@ontario.ca) if additional information is required regarding identifying dynamic beach hazard limits.

Conclusion

A formal application should include the relevant studies and assessments requested. The issues noted above will be taken into consideration in arriving at a decision. Please note that this is a preliminary analysis and that additional planning interests may be identified through the required public consultation and review process.

MMAH is the approval authority for this OPA. Therefore, following the board's adoption of the proposed OPA, please forward to MMAH a copy of the adopted amendment for approval, along with the adopting resolution and other prescribed information in keeping with the requirements of Ontario Regulation 543/06 and subsection 17(31) of the Planning Act.

If you have any questions or would like to discuss these comments, please contact Cara Holtby, Planner, with Municipal Services Office – North (Sudbury) at 705-564-6859 or by email at cara.holtby@ontario.ca.

Regards,



Anna Little

Manager, Community Planning and Development
Municipal Services Office – North (Sudbury)
Ministry of Municipal Affairs and Housing

From: [Holtby, Cara \(MMAH\)](#)
To: [Ryan Wilson](#); [Sault North Planning Board](#)
Subject: SNPB Site Specific OPA Preconsultation Meeting
Date: March 18, 2021 4:00:33 PM
Attachments: [image001.png](#)

Hi Ryan and Jerrica – I am sending this in advance of our meeting tomorrow if you have any questions.

I am pleased to provide you with some of the very preliminary, technical input that we have received from targeted partner ministries. Note this proposal was not formally circulated, and input was solicited from key partner ministries to provide technical information and material that may be used as consideration in preparing for the draft submission of the official plan amendment (OPA). When a draft OPA has been received as required under the Planning Act, a circulation to all required partner ministries and agencies shall be undertaken.

Water and Sewage Services (& Lot Size)

The Provincial Policy Statement recognizes the importance of avoiding development and land use patterns which may cause environmental or public health and safety concerns (policy 1.1.1.c). It also allows for development serviced by individual on-site sewage and water services, under some circumstances, and if site conditions are suitable for the long-term provision of such services with no negative impacts (policy 1.6.6.4 and policy 2.2). When development is proposed on individual private water and sewage services, lot size combined with physical characteristics of the site determine if site conditions are suitable for the long-term provision of such services with no negative impacts.

MECP recommends a minimum lot size of 1.0 hectare for privately serviced residential waterfront lots. In recommending the use of larger lot sizes, MECP is adopting the precautionary principle to ensure that impairment to the natural environment and risk to human health are reduced.

The proposed lots (both <0.8 ha in size) do not meet the minimum lot size criteria MECP recommends for residential waterfront lots. Where smaller lot sizes are proposed, a site-specific hydrogeological study should be provided to ensure adequate separation distances between water sources (e.g. wells) and septic systems. This study should also determine if the area is hydrogeologically sensitive and determine if site conditions are appropriate for smaller lot sizes.

If the current smaller lot sizes are proposed, then appropriate information and studies should be supplied in order to demonstrate that conditions at the site are suitable for provision of services, with no negative impacts, over the long-term. Further information regarding studies and information that can be submitted are outlined in MECP's, "*Procedure D-5-4: Technical Guideline for Individual on-site Sewage Systems: Water Quality Impact Risk Assessment*" and "*Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment*".

Small private sewage disposal facilities which have a daily sewage flow of 10,000 litres or less per day must be certified by the applicable Health Unit. MECP recommends that this application be circulated to the applicable Health Unit for confirmation that the proposed lots are capable of supporting a Class IV septic system. The draft application should include a copy of the inspection letter from the applicable Health Unit outlining the results of the inspection.

To address the requirements of Section 1.6.6.6 of the Provincial Policy Statement (PPS), written confirmation of adequate capacity to dispose of hauled sewage generated by the proposal is required. This written confirmation should take the form of a letter from the holder of an Environmental Compliance Approval (ECA) for an approved waste management system for septage.

Species at Risk

MECP recommends that the “*Client’s Guide to Preliminary Screening for Species at Risk*” be utilised to determine potential for conflicts with species subject to the Endangered Species Act. The results of this screening, along with a completed check-list should be submitted with the application to assist MECP’s review of this proposal.

Dynamic Beach Hazard

The Lake Superior shoreline fronting the subject property has been designated a “dynamic beach”, as per the SSM Shoreline Mgmt Plan (1991, update 2021). The area is known as Reach 13 “Inner Batchewana Bay”. The dynamic beach hazard means an area of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River System and large inland lakes. Dynamic beach hazards exist when there are:

- Beach or dune deposits along a shoreline (including cobble beaches)
- Deposits are 0.3 metres or more thick, 10 metres in width and 100 metres in length along the shoreline.
- The fetch (distance the wind blows over the water onto the shore) is more than five kilometers.

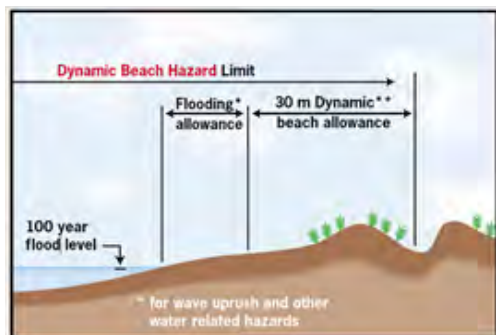
Dynamic beaches were identified as part of a Regulatory Dynamic Beach Delineations Study completed by the MNRF in 1995. This study included the entire Great Lakes-St. Lawrence River system with the goal of defining the beginning and ending limits (not the landward extent) of probable dynamic beaches. Probable dynamic beach reaches were determined using video tape coverage developed by Environment Canada and reference materials generated by Geomatics Inc. as part of the International Joint Commission (IJC) Water Levels Reference. Once all of the probable dynamic beach reaches were delineated, field verifications were undertaken of selected test sites. The results of the field verification point to a high level of accuracy of the study. Despite efforts to provide as accurate a product as possible, it is still recommended that field verification occur on a site-specific basis as planning applications are received, if the applicant contests that the dynamic beach exists. The field verification should be undertaken by a qualified individual.

As per Section 3.1.2 a) of the Provincial Policy Statement (2020), development and site alternation should not be permitted within defined portions of a dynamic beach. MNRF’s 2001 Guide to Understanding Natural Hazards for Great lakes – St. Lawrence River System and Large Inland Lakes, Rivers and Steam Systems and Hazardous Sites, Part One provides additional information and guidance on dynamic beaches:

“A dynamic beach moves and because the elevation of any point on the beach changes, it’s not possible to define the hazard limit of a dynamic beach in terms of a single elevation, as we would a stable shoreline. A narrow strip of sand at the bottom of a bluff overlooking a lake or strips of sand along a riverbank may be

called beaches, but they are not “dynamic” beaches in terms of Provincial Policy Statement 3.1.

To define a dynamic beach, the first step is to know where the flooding hazard limit is. The flooding hazard limit combines the 100 year flood elevation plus wave uprush. In dynamic beach areas, elevations can change quite dramatically from season to season and year to year due to build up and erosion of sand, cobbles and other beach deposits. When elevations change, so does the location of the flooding hazard limit. This is an especially important consideration, because in times of low lake levels, the near shore areas that have been submerged under normal or high lake levels are now exposed, subjected to accretion and erosion processes. It may seem that the landward extent of the dynamic beach has changed, thereby introducing potential for development or expansion of existing development. Historic information about the farthest landward extent of flooding, will be an important consideration for good long-term management of dynamic beach hazards. In fact, areas on the Great Lakes, that experience chronic flood and erosion damages, were typically constructed during times of low lake levels.



The dynamic beach hazard limit is the combined flooding hazard limit, (the 100-year flood level plus an allowance for wave uprush and other water related hazards), plus the dynamic beach allowance of 30 metres on the Great Lakes- St. Lawrence River system. See above figure.

If the dynamic beach is subject to erosion or is receding, the flooding hazard limit is added to the horizontal distance representing 100 times the average annual recession rate, plus dynamic beach allowance of 30 metres on the Great Lakes-St. Lawrence River system or 15 metres on large inland lakes.

A planning authority may undertake (or request) a study to determine the dynamic beach limit which would be based on the flooding hazard limit (the 100-year flood level plus an allowance for wave uprush and other water related hazards) plus scientific and engineered dynamic beach allowance as determined by a valid study.”

For the property in question, the dynamic beach hazard limit is 1:100 year flood level [184.2m] + 15 meter allowance for wave uprush and other flooding related hazards] measured horizontally from the 100-year flood level + 30 metres measured horizontally..... (184.2m contour + 45m inland)

Flood Hazards

There are two flood hazards associated with the subject property: 1) Lake Superior and the 2) the Chippewa River. As mentioned above, the 1:100 year flood elevation for Lake Superior in this particular area is 184.2m. However, the development constraints associated with the dynamic beach designation meet or exceed any constraints associated with the 1:100 yr flood hazard limit. Therefore, the dynamic beach designation is the primary consideration that would influence/limit development on the subject property. MNRF suggests that this constraint would cover a significant portion of the proposed new lot. The proponent and planning authority should consider the available square footage of the property that would be left available for infrastructure such as residential buildings, class IV septic, etc.

The Chippewa River has the potential to flood under a variety of conditions and the subject property is possibly within its 1:100yr flood elevation. MNRF does not currently have flood elevation mapping for this river system and therefore this may be considered an information gap.

The Chippewa River has flooded many times throughout history as part of its natural cycle, with the most recent event occurring in winter 2017. Some homes in the area along the south shoreline of the river experienced some damage (as depicted via the red line in the attachment); however flood waters did not reach the subject property at that time. The river seems particularly susceptible to flooding associated with ice jamming at the river mouth under specific conditions. At the same time, it appears that the river channel has historically re-routed as evidenced by the historic channel/oxbow that runs southeast from the river mouth just inland. This old channel still holds standing water and is possible that this feature floods in association with the overall river basin under extreme events. Is it particularly concerning that the subject property lies at the terminal end of the old historic channel. In the rare event that this old channel flooded and conveyed water to lake superior, it would likely pass directly through the subject property. Based on consultation with MNRF's regional hydrologist, this scenario is not highly probable given the historic in-filling to construct access roads (Whispering pines and Holiday Beach) and the resulting elevation changes at the inlet and outlet of the old channel.

In summary, the subject property may be within flood hazard lands associated with the Chippewa River. Access roads in the area may also be within flood hazard lands associated with the river which could affect ingress and egress in an emergency flood situation. Currently, flood hazard mapping for this riverine system is unavailable and therefore it would be difficult to make informed conclusions about the exact extent of the flood hazard lands. Based on the fact that this is a low lying coastal area with some history of flooding issues, it may be pertinent to address the information gap by requesting flood elevation modelling by a qualified individual.

Archaeology

PPS Policy 2.6.2 states that *"Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved."*

The subject property meets the provincial criteria for archaeological potential because it is within 300m of Lake superior. Please refer to MHSTCI [Criteria for Evaluating Archaeological Potential](#). Please note that the property may also meet other screening criteria (e.g., questions 4 and 5 regarding Indigenous knowledge, question 6 regarding burial sites and

cemeteries).

An archaeological assessment of the subject property is required prior to approval being issued for this application. The assessment shall be undertaken by an archaeologist licensed under the Ontario Heritage Act, who is responsible for submitting the report directly to MHSTCI for review.

Seeing that this is a natural inlet that may have been used as a water access point in the past, particularly by Indigenous peoples, the property also would have potential for marine archaeology. Please be advised that a marine archeological assessment would need to be undertaken in the case of future alterations to the property, such as shoreline alterations and the construction of docks. For more information please refer to the MHSTCI Checklist [Criteria for Evaluating Marine Archaeological Potential](#).

For further information on archaeological assessments, including a list of licensed archaeologists in Ontario, please visit our ministry's website:

- http://www.mtc.gov.on.ca/en/archaeology/licensed_archaeologists.shtml
- http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml

Built Heritage Resources and Cultural Heritage Landscapes

PPS policy 2.6.3 states *“planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”*

MHSTCI recommends confirmation by the Ontario Heritage Trust that there are no properties within or adjacent to the site that are subject to a heritage conservation easement under Part II of the Ontario Heritage Act.

Regards,

Cara Holtby

Planner

Ministry of Municipal Affairs and Housing

159 Cedar Street, Suite 401, Sudbury, ON P3E 6A5

Telephone: (705) 564-6859

Toll free: 1-800-461-1193

Fax: (705) 564-6863

e-mail: cara.holtby@ontario.ca



Please consider the environment before printing this email

**4.
Water and Sewage Services**

December 6, 2021

KEC Ref. 2066.01

By Email (george.staznik@gmail.com)

Attention: Mr. George Staznik

23 Indian Trail

Toronto, ON

M6R 1Z8

Re: Holiday Beach Road Plan 1R-9307 Part 4 Township of Tilley
Domestic Water Supply

Dear Mr. Staznik:

The purpose of this letter is to provide information relating to the proposed lot severance on Holiday Beach Road. We understand that each lot will eventually be developed for seasonal recreational use. Specifically, this letter is to address available domestic water supply in support of an Official Plan Amendment application to the Sault North Planning Board (SNPB) to establish a new residential lot.

Site Description

The existing parcel of property is located on Holiday Beach Road and is approximately 1.08 ha in area with 122m frontage on Lake Superior. Lots in the area are generally in the range of 0.25-0.4 ha in area, the subject lot being an exception. Residences (some of which may be seasonal) have been constructed at each lot along this section of Holiday Beach Road which we understand rely on either wells, sand points or lake water for their supply of potable water. It is proposed to divide the subject lot into 2 lots, each roughly 0.54 ha in area.

Local Geology and Topography

Referencing the Northern Ontario Engineering Geology Terrain Study Maps 5012 and 5013 for the Sault Ste. Marie Area (NTS 41K/NE, 1979), the site is situated within a glaciolacustrine deposit with a raised (abandoned) beach ridge as the dominant landform comprised of sand and gravel material. The site's drainage conditions are dry with mainly low local relief. Topographically, the land surface gradually slopes south towards Lake Superior. The Study describes the sand and gravel as being generally favourable for construction with well drained mainly level areas of granular soils.

Review of Available Well Records

On review of the Province of Ontario's online well records database, 6 records are available for wells within roughly 300m of the site. These wells were constructed over a period from 1963 to 2010 to depths ranging from roughly 17m to 116m, all terminating in sand. A summary of pertinent information from these well records is presented in Table 1.

Year Constructed	Depth (m)	Notes from Well Record
1963	17	Flowing well, rate of 76 L/min
1966	96	Flowing well, rate of 57 L/min
1966	47	Flowing well, rate of 67 L/min
1997	21	Pump tested at 132 L/min for 1 hour, recommended pump rate >23 L/min
2008	22	Pump tested at 95 L/min for 1 hour, recommended pump rate >30 L/min
2010	116	Flowing well, rate of 1 L/min

Note: *assumes US gallons, if imperial gallons rates would increase by a factor of 1.2

Most of the nearby wells for which records are available flow or can be pumped at rates well in excess of that required for a single residential supply. Overview of well recovery information presented on area well records also reveals that groundwater generally returns to pre-pump test static water levels within 1 hour.

Discussion

Following our overview of the information presented in Table 1 and on the associated well records noted in the previous section, it is our opinion that an adequate groundwater supply exists to support the creation of the proposed additional residential lot. Interference with adjacent residential groundwater supplies is not expected. From a water quality perspective, we understand that the groundwater is potable and that minor treatment may be required for aesthetic purposes (eg. taste and odour removal). We do not expect that the establishment and operation of an additional supply well would impact area groundwater quality.

In the event that the establishment and operation of a well on the proposed new lot interferes with an existing nearby well or wells, mitigating measures including: deepening the impacted well(s) and/or reverting to a surface water supply (Lake Superior) to service the new lot are available. A surface water supply would require disinfection in addition to potential treatment (eg. cartridge filters) to ensure it meets the Ontario Drinking Water Quality Standards.

Closure

Should you have any questions or require clarification regarding this letter, please call.

Thank you.

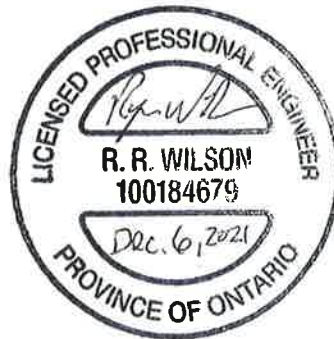
Yours Very Truly,

Kresin Engineering Corporation



Ryan Wilson, P. Eng.
Project Engineer

2066 ltr re staznik water supply.docx





Date of Application:	2021-06-21	Inspection Date:	2021-06-29	Application Review Date:	2021-06-30
Roll Number:	5727-160-000-16110-0000				
Owner(s) of Property:	Name John George Staznik		Phone Number		
	Address 23 Indian Trail, Toronto, ON M6R 1Z8		Email george.staznik@gmail.com		
Applicant :	Name Ryan Wilson – Kresin Engineering		ryan@kresinengineering.ca		Phone Number 705-949-4900
	Address Holiday Beach Rd, Batchawana, ON P0S 1A0				
Location of Property:	Legal Description PLAN 1R-9307 PART 4				Township Township of Tilley

PROPERTY DESCRIPTION

	Retained Lot		Severed				
			Parcel 1	Parcel 2	Parcel 3		
Area (Acres/Hectares):	1.34 acres		1.34 acres				
Dimensions:	Frontage: 58.5m Depth: 93m		Frontage: 58.5m Depth: 93m				
Proposed Use:	Recreational		Recreational				
Existing Development:	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Septic <input type="checkbox"/> Well		<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Septic <input type="checkbox"/> Well	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Septic <input type="checkbox"/> Well	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Septic <input type="checkbox"/> Well		
Comments:	Lake Superior building setback is 23m from high water lake level. Excluding this restraint, 1.01acres of property is available for development.		Lake Superior building setback is 23m from high water lake level. Excluding this restraint, 1.01acres of property is available for development.				
Topography:	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly		<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly	<input type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly	<input type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly		
Vegetation:	Pine trees throughout.		Pine trees throughout.				
Soil Profile:	Rock & G.W.T. Elevation Soil Type (Metres)						
Source: AgMaps		-0-		-0-		-0-	-0-
		-3-		-3-		-3-	-3-
		-6-		-6-		-6-	-6-
		-9-		-9-		-9-	-9-
		-1.2-		-1.2-		-1.2-	-1.2-
		-1.5-		-1.5-		-1.5-	-1.5-
Soil Profile:	Sand subsoils with a water table 24"-48" below grade.		Sand subsoils with a water table 24"-48" below grade.				
Severance Rating:	0.9		0.9				
Application meets minimum lot size?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Lot size sufficient for on-site services for proposed use?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO		

ALGOMA PUBLIC HEALTH USE ONLY

Recommendations:

- No Objections
- No Objections; Conditional Approval** – Up to 0.9 meters of suitable fill material will be required in the area of any future sewage disposal systems.
- Easement
- Refused

See Attached



2021-07-12

INSPECTOR SIGNATURE

DATE

DESCRIPTION OF AREA/DEVELOPMENT SITE

TOPOGRAPHY (select one only)	
Flat land, average slope not exceeding 0.6 per km (2 ft. in half a mile)	0.30
Rolling land, average slope of 2.8 m to 3.8 m per km (9-12 ft. in half a mile)	0.20
Hilly land, average slope of 28 m to 47 m per km (90-150 ft. in half a mile)	0.10
SOIL (select one only)	
Open sandy loam	0.40
Medium combinations of clay and loam	0.20
Tight impervious clay	0.10
COVER (select one only)	
Woodlands	0.20
Cultivated lands	0.10
TOTAL RATINGS (add up the three values)	

Use the TOTAL RATING to determine the minimum lot size as shown below.

TOTAL RATING	MINIMUM LOT SIZES	
	HECTARES	ACRES
.9	.4047	1.0
.8	.4562	1.127
.7	.5214	1.288
.6	.6083	1.503
.5	.7300	1.803
.4	.9125	2.254
.3	1.2166	3.006

From: [Crystal Eusepi](#)
To: [Ryan Wilson](#)
Cc: [Natalie Grondin](#); [Abigail Carr](#)
Subject: RE: Service Area and Capacity Confirmation
Date: November 24, 2021 10:25:43 AM

Good Morning Ryan,

Apologies for the delayed response, please find the requested info below.

1. Yes, GFL does provide services in that specific area.
2. Most septic haulage trucks are able to hold capacity of approximately 13,000 Liters.
3. We utilize the municipal waste management system located at 55 Allens Side Road, ECA # 6449-9U8K46), with our sewage carrier # 2682-4LRGMT.

Feel free to contact us if you have any further questions or concerns.

Thank you,

Crystal Eusepi | Operations Administrator

GFL Infrastructure Group Inc.

59 Yates Ave, Sault Ste. Marie, ON, P6C 1G1

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From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: Wednesday, November 24, 2021 9:42 AM
To: Abigail Carr <acarr@gflenv.com>
Subject: RE: Service Area and Capacity Confirmation

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Good Morning Abigail,

I just wanted to follow up on my email below.

Our client is looking to sever their lot on Holiday Beach Road and the review board requires that the information requested below is included in their application.

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

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From: Ryan Wilson
Sent: October 5, 2021 2:52 PM
To: 'acarr@gflenv.com' <acarr@gflenv.com>
Subject: Service Area and Capacity Confirmation

Hi Abigail,

As per our phone conversation this afternoon, we are completing a severance application for a client and require confirmation of the following:

1. Does GFL provide sewage hauling services in the Holiday Beach Road (off Highway 17 N and Whispering Pines Road) area?
2. What is the sewage disposal capacity of a single GFL hauler?
3. Does GFL hold a Environmental Compliance Approval (ECA) for an approved waste management system for septage? If so, can you provide us with the ECA number?

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

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5.

**Archaeological Assessment, Criteria for Evaluating Archaeological Potential
Checklist and Criteria for Evaluating Potential for Built Heritage Resources and
Cultural Heritage Landscapes Checklist**

**Ministry of Heritage, Sport, Tourism, and
Culture Industries**

Archaeology Program Unit
Programs and Services Branch
Heritage, Tourism and Culture Division
5th Floor, 400 University Ave.
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**Ministère des Industries du patrimoine, du sport, du
tourisme et de la culture**

Unité des programme d'archéologie
Direction des programmes et des services
Division du patrimoine, du tourisme et de la culture
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Sep 28, 2021

Robb Bhardwaj (P449)
ASI Archaeological and Cultural Heritage Services
200-2321 Fairview Burlington ON L7R 2E3

RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 and 2 Archaeological Assessment of a Property South of Holiday Beach Road, Part 4, Plan IR-9307, Part of Broken Southwest ¼ Section 21, Geographic Township of Tilley, District of Algoma, Ontario", Dated Sep 13, 2021, Filed with MHSTCI Toronto Office on N/A, MHSTCI Project Information Form Number P449-0521-2021, MHSTCI File Number 0015253

Dear Mr. Bhardwaj:

The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18, has been entered into the Ontario Public Register of Archaeological Reports without technical review.¹

Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require further information, please do not hesitate to send your inquiry to Archaeology@Ontario.ca

cc. Archaeology Licensing Officer
George Stanznik, Homeowner
Virginia McLeod, Sault Ste. Marie Municipal Heritage Committee

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Stage 1 and 2 Archaeological Assessment of a Property South of Holiday Beach Road, Part 4, Plan IR-9307, Part of Broken Southwest ¼ Section 21, Geographic Township of Tilley, District of Algoma, Ontario

Original Report

Prepared for:

George Staznik

c/o Kresin Engineering Corporation

536 Fourth Line East

Sault Saint Marie, Ontario

P6A 5K8

Archaeological Licence: P449 (Bhardwaj)

PIF P449-0521-2021

Archaeological Services Inc. File: 20PL-323

13 September 2021



Executive Summary

ASI was contracted by Kresin Engineering Corporation on behalf of George Staznik to undertake a Stage 1 and 2 Archaeological Assessment of a property south of Holiday Beach Road, Part 4, Plan IR-9307, part of Broken Southwest ¼ Section 21, Geographic Township of Tilley, District of Algoma. The subject property is approximately one hectare in area.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the property, along with nineteenth and twentieth-century settlement trends. This research indicated there was potential for the presence of both Indigenous and Euro-Canadian archaeological resources on the subject property.

The Stage 2 assessment was conducted on June 29, 2021, by means of a test pit survey at five-metre intervals. Despite careful scrutiny, no archaeological resources were encountered during the course of the survey.

It is recommended that no further archaeological assessment of the subject property be required.



Project Personnel

- **Project Manager:** Robb Bhardwaj, MA (P449), Associate Archaeologist, Field Director, Planning Assessment Division
- **Project Director:** Robb Bhardwaj
- **Project Administrator:** Lauren Vince, Hons. BA (R1235), Archaeologist, Project Manager, Planning Assessment Division
- **Field Director:** Poorya Kashani, PhD (P1133), Associate Archaeologist, Field Director, Planning Assessment Division
- **Field Archaeologists:** Jamie Li, Robert Skrepnek, Hons. BA
- **Report Preparation:** Dana Millson, PhD, Archaeologist, Technical Writer, Planning Assessment Division
- **Graphics:** Peter Bikoulis, PhD, Archaeologist, GIS Technician, Planning Assessment Division; Carolyn Nettleton, BA, Archaeologist, GIS Technician, Operations Division
- **Report Reviewers:** Robb Bhardwaj; Martin Cooper MA, Senior Archaeologist



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1.0 Project Context

ASI was contracted by Kresin Engineering Corporation on behalf of George Staznik to undertake a Stage 1 and 2 Archaeological Assessment of a property south of Holiday Beach Road, Part 4, Plan IR-9307, Part of Broken Southwest ¼ Section 21, Geographic Township of Tilley, District of Algoma (Figure 1). The subject property is approximately one hectare in area.

1.1 Development Context

This assessment was conducted under the project management and project direction of Robb Bhardwaj (P449) under Ministry of Heritage, Sport, Tourism and Culture Industries (hereafter “the Ministry”) PIF P449-0521-2021. All activities carried out during this assessment were completed prior to a severance application, as required by the Sault North Planning Board and the *Planning Act* (Ministry of Municipal Affairs and Housing, 1990). All work was completed in accordance with the *Ontario Heritage Act* (Ministry of Culture, now the Ministry, 1990) and the *Standards and Guidelines for Consultant Archaeologists* (hereafter “the Standards”) (Ministry of Tourism and Culture (now the Ministry), 2011).

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by the proponent on April 29, 2021. Buried utility locates were obtained prior to fieldwork.

1.2 Historical Context

The purpose of this section is to describe the past and present land use and settlement history, and any other relevant historical information gathered through the Stage 1 background research. First, a summary is presented of the current understanding of Indigenous land use of the subject property. This is followed by a review of historical Euro-Canadian settlement trends.

Historically, the subject property was located on the north shore of Batchawana Bay, in the Geographic Township of Tilley, District of Algoma. It is now situated south of Holiday Beach Road and consists of open woodland and scrub, fronting Batchawana Bay (Lake Superior) to the south.



1.2.1 Pre-Contact Settlement

Northern Ontario was occupied by human populations much later than the south. The Laurentide glacier retreated above the subject property by approximately 10, 500-10, 000 before present (BP) (Karrow & Warner, 1990: Figure 2.9, 2.11). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10, 000 BP, the environment had progressively warmed, and populations now occupied less extensive territories (Ellis & Deller, 1990: 62-63).

Between approximately 10,000-5,500 BP, the Great Lakes basin experienced low-water levels, and many sites that would have been located on those former shorelines were now submerged. This period produced the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production, which suggests prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 BP; the latter was acquired from the north shore of Lake Superior, which gives evidence for extensive exchange networks throughout the Great Lakes region. By approximately 3,500 BP, copper implements became common in the areas surrounding Lake Superior and there is evidence of the exchange of copper into southern Ontario (Wright, 2001: 261-262). The earliest evidence for cemeteries dates to approximately 4,500-3,000 BP and is indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis et al., 1990; Brown, 1995: 13).

Between 3,000-2,500 BP, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period began around 2,500 BP. Exchange and interaction networks broadened at this time (Spence et al., 1990: 136, 138) and by approximately 2,000 BP, evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990: 155, 164). As is clearly evident in the detailed ethnographies of Anishinaabek populations, winter was a period during which some families would depart from the larger group as it was easier



to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Anishinaabemowin-speakers during these millennia of settlement and land use.

Remains from Laurel- period (2,200–1,200 BP) archaeological sites show a strong riverine and lake adaptation. The subsistence strategies during this period involved, like the Archaic period, a wide range of faunal and floral resources. Seasonal gatherings of people for subsistence and social purposes began to occur during this period, resulting in the appearance of large settlements at prime fishing locations. A Middlesex burial mound is situated in the Killarney area northeast of Georgian Bay, and later Laurel mounds are known from the Rainy River area of northwestern Ontario, indicating a strongly developed mortuary practice influenced by the Hopewell groups of the Ohio valley. The grave offerings associated with these burials continued to place an emphasis upon the exotic origin of raw materials. These developments suggest that changes first evidenced in Early Woodland period continued to develop over time.

Before the European arrival, extensive exchange systems had already developed between the Anishinaabe and Cree of north-central and northeastern Ontario and the Huron-Wendat and other Iroquoian groups to the south. The end of the Late Woodland period in northern Ontario is marked by the appearance of European trade goods, circa 1600 CE.

1.2.2 Post-Contact Settlement

The Robinson-Huron Treaty

In 1850, the treaty was signed in Baawating (Sault Ste. Marie) by the Lake Huron Chiefs and leaders of the Anishinaabek signatory First Nations ceding the Lake Huron shoreline, including the islands, from Matchedash Bay to Batchewana Bay, and inland as far as the height of land, for resource extraction and settlement (Surtees, 1986). While settlement was restricted to the established reserves, “the full and free privilege to hunt over the territory [then] ceded by them and to fish in the waters thereof as they have heretofore been in the habit of doing” was retained in the Treaty for the first time in treaty making history, as



well as cash payment for annuities (Surtees, 1986; Surtees, 1971). After the conclusion of the treaty signing in 1850, Anishnaabe chiefs from the Severn River area also registered claims for lands that had been included without negotiation. These claims were not resolved until the signing of the Williams Treaties in 1923, which incorporated the shoreline from French River to Matchedash Bay inland to the height of land (Surtees, 1986).

During the negotiations of the Robinson-Huron Treaty, the Métis lost much of their rights, particularly regarding their land, despite having strong support from Chief Shingwaukose from Garden River. However, regardless of the Crown's treatment of the Métis, the Ojibway continued to regard the Métis as having the same rights as them (Lytwyn, 1998; Préfontaine, 2003). It was also generally assumed that in spite of the Robinson Treaty, the Métis would continue to have the right to hunt and fish. This was evident in the nineteenth century census data, which showed the occupation of many Métis as hunters, fishermen, trappers, and traders. Although mostly removed from the core due to the inability to own land, the Métis continued to live on the outskirts of Sault Ste. Marie (Lytwyn, 1998). The Robinson Treaty remains a contentious document. From September 2017 to June 2018, 21 Anishinaabek Nations brought a case to the Ontario Superior court against the federal and provincial governments over the interpretation to uphold the augmentation of annuities clause in the treaty, with a ruling expected later in 2018 (Scholey, 2018; Robinson Huron Treaty Trust, 2018).

Sault Saint Marie Region

Historical documentation provides some information on the populations that lived in northern Ontario during the seventeenth century. The extensive mobility of these populations reflects a different sense of territoriality than the settled agricultural or even itinerant horticultural groups living to the south and data is often insufficient to accurately map the ranges of individual groups. The *sault* ("rapids") on the St. Mary's River is noted to have been occupied by the *Saulteaux* Ojibwe as well as the Odawa in the latter part of the seventeenth century (Feest & Feest, 1978; Rogers, 1978). The location is called *Bawating* in Anishinaabemowin (ASI, 2011).



The *Saulteaux* are understood to have been primarily settled at Bawating (Rogers, 1978: Fig.1), which would have been an important portage for any traffic between Lake Superior and Lake Huron as well as an important fishing ground for many groups in the upper Great Lakes. The *Saulteaux* practised some horticulture, however, these crops only complimented their diet as the climate did not always permit crops to ripen. Between the planting and harvest times, populations travelled throughout the Lake Huron north shore to take advantage of seasonal resources. During the summer and winter, the *Saulteaux* gathered birch bark for canoe and lodge construction; during the autumn, they harvested blueberries and sturgeon for winter stores. Garden crops were harvested in late summer and in early winter people hunted beaver and moose along the Lake Huron north shore. Following the dispersal of the Huron-Wendat at about 1650, the Ojibwe Nations began to be attacked by the Haudenosaunee. By approximately 1670, the *Saulteaux* had experienced significant population losses and united with other groups (Rogers, 1978: 760-763).

The *Odawa* were an Anishinaabe Nation who occupied Bruce County, Grey County and Manitoulin Island, and consisted of several groups. The *Odawa* subsisted primarily from fishing but also practiced horticulture and were extensively involved in trade. They were known to co-reside with Iroquoian populations (Thwaites, 1896: 21:125). By the mid-seventeenth century, the Indigenous Nations occupying southern Ontario had largely been dispersed by the Haudenosaunee who sought to monopolize the beaver hunt. The *Odawa* moved throughout what are now the States of Michigan and Wisconsin until one of the *Odawa* groups, the *Kiskakon*, came to settle at Bawating in 1670/1671. In 1676, the *Kiskakon* moved to the Saint Ignace Mission at Mackinac (Feest and Feest, 1978: 772-773).

Information on Anishinaabe lifeways along the north shore of Lake Huron during the eighteenth century into the early nineteenth century is limited. Some horticulture was still practised, and hunting was focused on deer and fur-bearing quarry such as raccoon, beaver and marten. At Bawating, the whitefish fishery was of particular importance, as well as the collection of maple sugar during the spring. As the nineteenth century progressed, agriculture became more important to Anishinaabe economy; however, traditional produce such as



wild rice, maple sugar and fishing remained important. Despite the maintenance of many traditional lifeways, throughout the nineteenth century pressure from Euro-Canadian culture affected many aspects of Indigenous culture (Rogers, 1978: 762-765).

The Métis have been present in the Sault Ste. Marie area as early as the 1600's, particularly since the establishment of the first mission (Leffler, 2006). The Métis typically settled in close proximity to rivers, “occupying strips of land perpendicular to and along the river” (Lytwyn, 1998: 1). This was the settlement pattern at Sault Ste. Marie in 1846 when Vidal surveyed the area, documenting each household and including a list of the head of each household. These included prominent Métis including Joseph Boissoneau, Joseph Boissoneau Jr., and Charles Oakes Ermatinger, a fur trader who had built the Old Stone House. At the time of the survey, amongst the 500 population of Sault Ste. Marie, Vidal specifically noted that there were Métis living near the mission (Osborne and Swainson, 1986: 22). Prior to 1846, the Métis community was documented to be comprised of one household in 1761 owned by Jean Baptiste Cadotte and 80 buildings in 1826 (Prefontaine, 2003). In 1845, the Métis community was described as having a population of 250 people and 50 houses (Lytwyn, 1998: 1).

The Métis played an integral part in the fur trade taking place in the area during the seventeenth century at the mission, which also operated as a trading post. They would continue to thrive later during the eighteenth and nineteenth century with the establishment of the Northwest Company, XY Company and the Hudson’s Bay Company. Amongst other jobs held by the Métis, perhaps the most important was that of the “Coureur des Bois” – people who were responsible for transporting the furs for the French traders (Leffler, 2006). In addition to the fur trade, the Métis were heavily involved in hunting and fishing, evident by their involvement in the fishing industry that developed during the nineteenth century. Processing maple sugar and cultivating/harvesting crops were also important to the Métis way of life (Lytwyn, 1998).

1.2.3 Review of Map Sources

A review of nineteenth- and early twentieth-century mapping was completed to determine if these sources depict any nineteenth-century Euro-Canadian



settlement features that may represent potential historical archaeological sites within or adjacent to the subject property. Historic map sources are used to reconstruct/predict the location of former features within the modern landscape by cross-referencing points between the various sources and then georeferencing them in order to provide the most accurate determination of the location of any property from historic mapping sources. The results can be imprecise (or even contradictory) because sources of error, such as the vagaries of map production, differences in scale or resolution, and distortions caused by the reproduction of the sources, introduce error into the process. The impacts of this error are dependent on the size of the feature in question, the constancy of reference points on mapping, the distances between them, and the consistency with which both are depicted on historic mapping.

In addition, not all settlement features were depicted systematically in the compilation of these historical map sources, given that they were financed by subscription, and subscribers were given preference with regards to the level of detail provided. Thus, not every feature of interest from the perspective of archaeological resource management would have been within the scope of these sources.

The 1863 *Plan of the North Shore of Lake Superior Map* (Hayward, 1863) shows the subject property on a point from the mainland that juts into the north shore of Batchawaung Bay (Figure 2). There are no structures depicted within the subject property. The Chippawa River empties into the bay to the north of the subject property in the crook of an inlet and there is an island in the bay to the west.

The 1875 *Atlas of the Dominion District of Nippissing, Province of Ontario* (Figure 3) (Tackabury, 1875) and the 1924 *Map of Northern Ontario* (Figure 4) (Rand McNally & Co., 1924) both depict the subject property on a point of land along the north shore of Batchawaung Bay. There are no houses or watercourses depicted on or near the subject property.

The 1958 *Map of District of Algoma* (Northern Ontario Transportation Series, 1958) illustrates the subject property on a point of land on the north shore of Batchawana Bay, correlating to earlier mapping (Figure 5). Watercourses are



illustrated to both north and south of the subject property emptying into the bay. The subject property is located immediately to the south of the Chippewa River.

1.3 Archaeological Context

This section provides background research pertaining to previous archaeological fieldwork conducted within and in the vicinity of the subject property, its environment characteristics (including drainage, soils, surficial geology, topography, etc.), and current land use and field conditions.

1.3.1 Registered Archaeological Sites

In order that an inventory of archaeological resources could be compiled for the subject property, three sources of information were consulted: the site record forms for registered sites housed at the Ministry, published and unpublished documentary sources, and the files of ASI.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database, which is maintained by the Ministry. This database contains archaeological sites registered within the Borden system. The Borden system was first proposed by Doctor Charles E. Borden and is based on a block of latitude and longitude. Each Borden block measures approximately 13 kilometres east-west by 18.5 kilometres north-south and is referenced by a four-letter designator. Sites within a block are numbered sequentially as they are found. The subject property is located in the centre of the CfLc Borden block.

There are no archaeological sites registered in the Ontario Archaeological Sites Database within a one-kilometre radius of the subject property. The paucity of documented archaeological sites in the general vicinity of the property is likely related to the lack of archaeological investigation of the adjacent areas that were developed prior to the instigation of systematic archaeological assessments under provincial legislation. It does not necessarily reflect the intensity of Indigenous settlement or land use prior to Euro-Canadian colonization, nor the absence of early Euro-Canadian settlement, and thus



should not be taken as an indicator of any lack of Indigenous or Euro-Canadian land use or occupation.

1.3.2 Previous Assessments

During the course of the background research, it was determined that no archaeological assessments are known to have been completed within 50 metres of the subject property.

1.3.3 Physiography

The subject property is located on the Penokean Hills physiographic landform within the James Region of the Canadian Shield physiographic region (Natural Resources Canada, 2019). The James Region exhibits the characteristic features of the Shield that are apparent in major uplands and plateaus. This region spreads from the centre of Manitoba to Labrador, lying south of the Hudson Region. The James Region encompasses several subregions consisting of hills (Port Arthur, Penokean, Mistassini, Labrador, and Povungnituk), plateaus (Saglouc, Larch, Caniapiscau, and Lake), uplands (Abitibi and Severn), plains (Nipigon and Cobalt), and lowlands (Eastmain). North of Lake Huron, the Penokean Hills form an area of folded sediments. Most of these hills are 800 – 1,000 feet in elevation (Ministry of Northern Development and Mines, 1988).

The surficial geology of the subject property is comprised of glaciolacustrine and lacustrine shallow water deposits and sand (Ministry of Northern Development and Mines, 1988).

The subject property fronts Batchawana Bay on Lake Superior and is, therefore, within the Lake Superior watershed (Baldwin et al., 2000; Ministry of Natural Resources and Forestry, 2020).

1.3.4 Review of Pre-contact Archaeological Potential

The Standards, Section 1.3.1 stipulates that primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.), as well as ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges,



relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, cobble beaches, etc.) are characteristics that indicate archaeological potential. Geographic characteristics also indicate archaeological potential and include distinct topographic features and soils.

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most commonly used variables for predictive modelling of site location.

Other geographic characteristics that can indicate pre-contact archaeological potential including: elevated topography (eskers, drumlins, large knolls, plateaux), pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground, and distinctive land formations that might have been special or spiritual places for indigenous populations, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use by indigenous peoples, such as burials, structures, offerings, rock paintings or carvings. Resource areas, including food or medicinal plants (migratory routes, spawning areas, prairie), and scarce raw materials (quartz, copper, ochre, or outcrops of chert) are also considered characteristics that indicate pre-contact archaeological potential.

The subject property is located along the shore of Lake Superior within the sheltered inlet of Batchawana Bay, southeast of the mouth of the Chippewa River (Figure 1). It should be noted that Chippewa Falls, an important land feature, is located approximately one kilometre upstream. There is a linear pond approximately 25 metres north of the subject property with marshland beyond. As a result, there is a high potential for the presence of Indigenous archaeological resources, depending on the degree of subsequent land alteration.



1.3.5 Review of Historical Archaeological Potential

The Standards, Section 1.3.1 stipulates those areas of early Euro-Canadian settlement, including places of early military pioneer settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches, and early cemeteries, are considered to have archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage parks. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historical landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

For the Euro-Canadian period, the majority of early nineteenth century farmsteads (i.e., those which are arguably the most potentially significant resources and whose locations are rarely recorded on nineteenth century maps) are likely to be captured by the basic proximity to the water model, since these occupations were subject to similar environmental constraints. An added factor, however, is the development of the network of concession roads and railroads through the course of the nineteenth century. These transportation routes frequently influenced the siting of farmsteads and businesses. Accordingly, undisturbed lands within 100 metres of an early historical transportation route are also considered to have potential for the presence of Euro-Canadian archaeological sites.

The subject property is located on the north shore of Batchawana Bay, south of the mouth of the Chippewa River (Figure 1). Although beyond the buffers, it should be noted that a Hudson's Bay trading post was situated at Batchawana Village to the west and the Chippewa Falls is located upstream to the north. The watercourse that flows over Chippewa Falls empties into Batchawana Bay just north of the subject property. As such, there is the possibility for the presence of Euro-Canadian historic archaeological resources on the subject property, depending on the degree of subsequent land alteration.



1.3.6 Existing Conditions

The subject property is one hectare in size and consists of open woodland and scrub in the northwest portion of the subject property and treed areas in the south and east (Figure 6). There is a small sandy beach along the southern limit that fronts Batchawana Bay on Lake Superior. There are residences with associated yards/wooded areas to the west and east and Holiday Beach Road aligns with the northern boundary.

2.0 Field Methods

The Stage 2 field assessment was conducted on June 29, 2021, in order to inventory, identify, and describe any archaeological resources extant within the subject property prior to development. All fieldwork was conducted under the field direction of Poorya Kashani (P1133) and was carried out in accordance with the Standards. The weather conditions were appropriate for the completion of fieldwork, permitting good visibility of the land features.

Representative photos documenting the field conditions during the Stage 2 fieldwork are presented in Section 8.0 of this report, and photo locations and field observations have been compiled on project mapping (Figure 7). Field observations and photographs were recorded with a Trimble Catalyst DA1 GPS unit using WGS 84. Photo locations and field observations have been compiled on project mapping (Plates 1-4; Figure 7).

2.1 Test Pit Survey

The entire property was assessed by means of test pit survey at five-metre intervals (Images 1-3). All standards under Section 2.1.2 Test Pit Survey of the Standards were met. Test pits were hand excavated at least five centimetres into subsoil and all topsoil was screened through six-millimetre mesh to facilitate artifact recovery. The test pits were examined for stratigraphy, cultural features, and evidence of fill. All test pits were at least 30 centimetres in diameter and excavated within one metre of all structures when possible. Upon completion, all test pits were backfilled.



The soil profiles observed in the test pits consisted of 20-25 centimetres of brown (10YR 4/3) loamy sand mixed with river stones (A-horizon), overlying yellowish (10YR 5/4) sand mixed with river stones sterile subsoil (B-horizon) (Plate 4).

3.0 Record of Finds

Despite careful scrutiny, no archaeological resources were found during the course of the Stage 2 field assessment. Written field notes, annotated field maps, GPS logs and other archaeological data related to the subject property are located at ASI.

The documentation and materials related to this project will be curated by ASI until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries, and any other legitimate interest groups.

4.0 Analysis and Conclusions

ASI was contracted by Kresin Engineering Corporation on behalf of George Staznik to complete a Stage 1 and 2 archaeological assessment of a property south of Holiday Beach Road, Part 4, Plan IR-9307, Part of Broken Southwest ¼ Section 21, Geographic Township of Tilley, District of Algoma. The subject property is approximately one hectare.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the property, along with nineteenth- and twentieth-century settlement trends. This research indicated there was potential for the presence of Indigenous and Euro-Canadian archaeological resources on the subject property depending on the degree of subsequent soil alteration.

The Stage 2 assessment consisted of a test pit survey at five-metre intervals across the entire property. Despite careful scrutiny, no archaeological resources were encountered during the course of the survey.



It is recommended that no further archaeological assessment of this property be required.

5.0 Recommendations

In light of these results, the following recommendation is made:

1. No further archaeological assessment of the property be required.

NOTWITHSTANDING the results and recommendations presented in this study, ASI notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries should be immediately notified.

The above recommendations are subject to Ministry approval, and it is an offence to alter any archaeological site without Ministry of Heritage, Sport, Tourism and Culture Industries concurrence. No grading or other activities that may result in the destruction or disturbance of any archaeological sites are permitted until notice of the Ministry's approval has been received.

6.0 Legislation Compliance Advice

ASI advises compliance with the following legislation:

- This report is submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 2005, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Heritage, Sport,



Tourism and Culture Industries, a letter will be issued by the Ministry stating that there are no further concerns with regards to alterations to archaeological sites by the proposed development.

- It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act.
- The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33, requires that any person discovering or having knowledge of a burial site shall immediately notify the police or coroner. It is recommended that the Registrar of Cemeteries at the Ministry of Consumer Services is also immediately notified.
- Archaeological sites recommended for further archaeological field work or protection remain subject to Section 48(1) of the Ontario Heritage Act and may not be altered, nor may artifacts be removed from them, except by a person holding an archaeological license.

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8.0 Images



Image 1: Existing conditions of the subject property consists of open woodland and scrub.



Image 2: The subject property consists of open woodland and scrub.



Image 3: Field crew test pitting at 5-metre intervals.

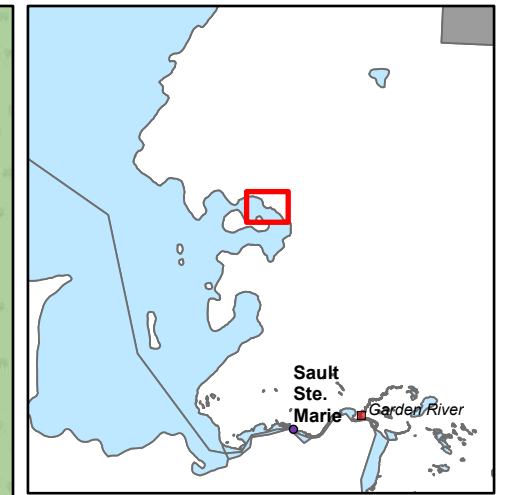
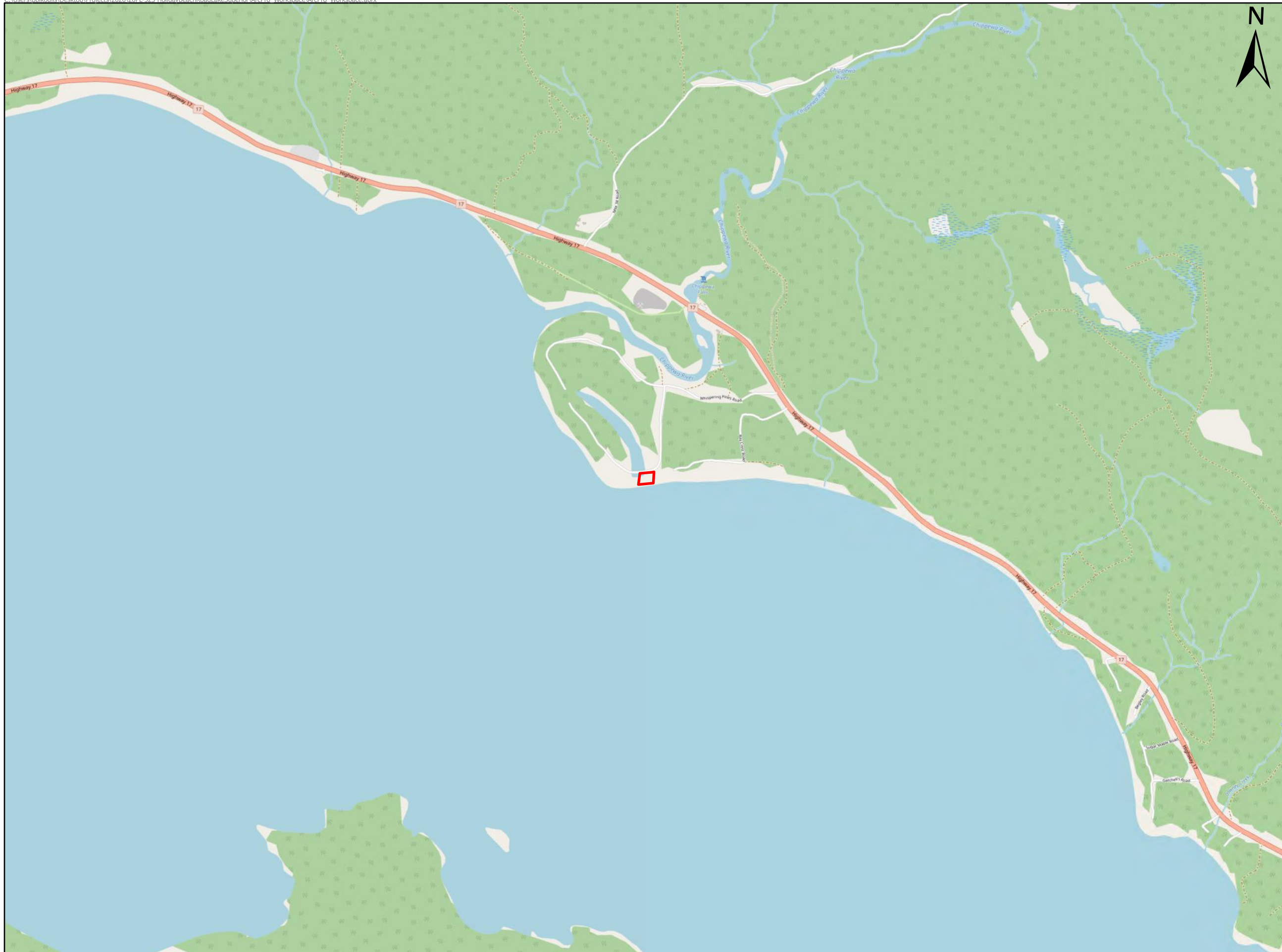


Image 4: Test pit soil profile consisting of A-horizon overlying sterile subsoil B-horizon.

9.0 Maps

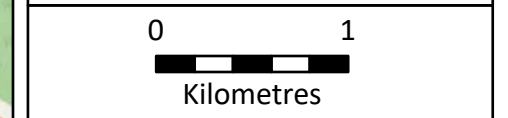
See following pages for detailed assessment mapping and figures





 SUBJECT PROPERTY

Sources: © OpenStreetMap (and contributors, CC-BY-SA) Projection: NAD 1983 UTM Zone 17N Scale: 1:25,000



ASI Project No: 20PL-323 Date: 5/21/2021 1:43 PM Drawn By: pbikouli File: 20PL323_Fig1



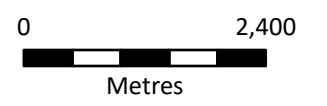
Providing Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
T 416-966-1069 F 416-966-9723 asiheritage.ca

Figure 1: Location of Subject Property



SUBJECT PROPERTY

Source: Hayward's Plan of the north shore of Lake Superior (1863)



Projection: NAD 1983 UTM Zone 16N
Scale: 1:75,000
Page Size: 11 x 17

ASI Project No.: 20PL-323
Date: 6/2/2021 1:56 PM

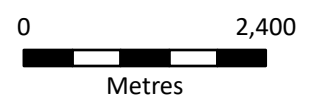
Drawn By: pbikoulis
File: 20PL323_Fig2

Figure 2: Subject Property located on the 1863 Plan of the north shore of Lake Superior map



 SUBJECT PROPERTY

Source: Earthstar Geographics/Tackabury's Atlas of the Dominion District of Nippissing, Province of Ontario (1875)



Projection: NAD 1983 UTM Zone 16N
Scale: 1:75,000
Page Size: 11 x 17

ASI Project No.: 20PL-323
Date: 6/2/2021 4:42 PM

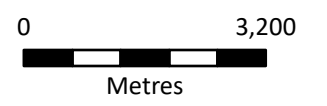
Drawn By: pbikoulis
File: 20PL323_Fig3

Figure 3: Subject Property located on the 1875 Atlas of the Dominion District of Nippissing, Province of Ontario



SUBJECT PROPERTY

Source: Rand McNally Commercial Atlas of America (1958)



Projection: NAD 1983 UTM Zone 16N
Scale: 1:100,000
Page Size: 11 x 17

ASI Project No.: 20PL-323
Date: 6/2/2021 4:42 PM

Drawn By: pbikoulis
File: 20PL323_Fig4

Figure 4: Subject Property located on the 1924 Map of Northern Ontario




	 SUBJECT PROPERTY	Source: Map of Algoma Township (1958)	0 3,200  Metres
		Projection: NAD 1983 UTM Zone 16N Scale: 1:100,000 Page Size: 11 x 17	ASI Project No.: 20PL-323 Date: 6/2/2021 4:42 PM

Figure 4: Subject Property located on the 1958 Map of District of Algoma



	 SUBJECT PROPERTY	Maxar, Microsoft	 Metres	
		Projection: NAD 1983 UTM Zone 16N Scale: 1:1,000 Page Size: 11 x 17	ASI Project No.: 20PL-323 Date: 2021-09-09 2:25 PM	Drawn By: cnettleton File: 20PL323_Fig6

Figure 6: Existing Conditions of Subject Property




	 SUBJECT PROPERTY	 PROFILE PHOTO LOCATION	Maxar, Microsoft	
	 TEST PIT SURVEY - 5 METRE INTERVALS	 PHOTO DIRECTION AND LOCATION	Projection: NAD 1983 UTM Zone 16N Scale: 1:600 Page Size: 11 x 17	

Figure 7: Stage 2 Archaeological Assessment Results

The purpose of the checklist is to determine:

- if a property(ies) or project area may contain archaeological resources i.e., have archaeological potential
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Archaeological assessment

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a licensed consultant archaeologist (see page 4 for definitions) to undertake an archaeological assessment.

The assessment will help you:

- identify, evaluate and protect archaeological resources on your property or project area
- reduce potential delays and risks to your project

Note: By law, archaeological assessments **must** be done by a licensed consultant archaeologist. Only a licensed archaeologist can assess – or alter – an archaeological site.

What to do if you:

- **find an archaeological resource**

If you find something you think may be of archaeological value during project work, you must – by law – stop all activities immediately and contact a licensed consultant archaeologist

The archaeologist will carry out the fieldwork in compliance with the *Ontario Heritage Act* [s.48(1)].

- **unearth a burial site**

If you find a burial site containing human remains, you must immediately notify the appropriate authorities (i.e., police, coroner's office, and/or Registrar of Cemeteries) and comply with the *Funeral, Burial and Cremation Services Act*.

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages when completing this form.

Project or Property Name

Project or Property Location (upper and lower or single tier municipality)

Proponent Name

Proponent Contact Information

Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place?

Yes No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

2. Has an archaeological assessment been prepared for the property (or project area) and been accepted by MTCS?

Yes No

If Yes, do not complete the rest of the checklist. You are expected to follow the recommendations in the archaeological assessment report(s).

The proponent, property owner and/or approval authority will:

- summarize the previous assessment
- add this checklist to the project file, with the appropriate documents that demonstrate an archaeological assessment was undertaken e.g., MTCS letter stating acceptance of archaeological assessment report

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g., environmental assessment document
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Are there known archaeological sites on or within 300 metres of the property (or the project area)?

Yes No

4. Is there Aboriginal or local knowledge of archaeological sites on or within 300 metres of the property (or project area)?

Yes No

5. Is there Aboriginal knowledge or historically documented evidence of past Aboriginal use on or within 300 metres of the property (or project area)?

Yes No

6. Is there a known burial site or cemetery on the property or adjacent to the property (or project area)?

Yes No

7. Has the property (or project area) been recognized for its cultural heritage value?

Yes No

If Yes to any of the above questions (3 to 7), do not complete the checklist. Instead, you need to hire a licensed consultant archaeologist to undertake an archaeological assessment of your property or project area.

If No, continue to question 8.

8. Has the entire property (or project area) been subjected to recent, extensive and intensive disturbance?

Yes No

If Yes to the preceding question, do not complete the checklist. Instead, please keep and maintain a summary of documentation that provides evidence of the recent disturbance.

An archaeological assessment is not required.

If No, continue to question 9.

Yes No

9. Are there present or past water sources within 300 metres of the property (or project area)?

If Yes, an archaeological assessment is required.

If No, continue to question 10.

Yes No

10. Is there evidence of two or more of the following on the property (or project area)?

- elevated topography
- pockets of well-drained sandy soil
- distinctive land formations
- resource extraction areas
- early historic settlement
- early historic transportation routes

If Yes, an archaeological assessment is required.

If No, there is low potential for archaeological resources at the property (or project area).

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g., under the *Environmental Assessment Act, Planning Act* processes
 - maintained by the property owner, proponent or approval authority
-

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

In this context, the following definitions apply:

- **consultant archaeologist** means, as defined in Ontario regulation as an archaeologist who enters into an agreement with a client to carry out or supervise archaeological fieldwork on behalf of the client, produce reports for or on behalf of the client and provide technical advice to the client. In Ontario, these people also are required to hold a valid professional archaeological licence issued by the Ministry of Tourism, Culture and Sport.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may be already in place for identifying archaeological potential, including:

- one prepared and adopted by the municipality e.g., archaeological management plan
- an environmental assessment process e.g., screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport under the Ontario government's Standards & Guidelines for Conservation of Provincial Heritage Properties [s. B.2.]

2. Has an archaeological assessment been prepared for the property (or project area) and been accepted by MTCS?

Respond 'yes' to this question, if all of the following are true:

- an archaeological assessment report has been prepared and is in compliance with MTCS requirements
 - a letter has been sent by MTCS to the licensed archaeologist confirming that MTCS has added the report to the Ontario Public Register of Archaeological Reports (Register)
- the report states that there are no concerns regarding impacts to archaeological sites

Otherwise, if an assessment has been completed and deemed compliant by the MTCS, and the ministry recommends further archaeological assessment work, this work will need to be completed.

For more information about archaeological assessments, contact:

- approval authority
- proponent
- consultant archaeologist
- Ministry of Tourism, Culture and Sport at archaeology@ontario.ca

3. Are there known archaeological sites on or within 300 metres of the property (or project area)?

MTCS maintains a database of archaeological sites reported to the ministry.

For more information, contact MTCS Archaeological Data Coordinator at archaeology@ontario.ca.

4. Is there Aboriginal or local knowledge of archaeological sites on or within 300 metres of the property?

Check with:

- Aboriginal communities in your area
- local municipal staff

They may have information about archaeological sites that are not included in MTCS' database.

Other sources of local knowledge may include:

- property owner
- local heritage organizations and historical societies
- local museums
- municipal heritage committee
- published local histories

5. Is there Aboriginal knowledge or historically documented evidence of past Aboriginal use on or within 300 metres of the property (or property area)?

Check with:

- Aboriginal communities in your area
- local municipal staff

Other sources of local knowledge may include:

- property owner
- local heritage organizations and historical societies
- local museums
- municipal heritage committee
- published local histories

6. Is there a known burial site or cemetery on the property or adjacent to the property (or project area)?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulation Unit, Ontario Ministry of Consumer Services – for database of registered cemeteries
- Ontario Genealogical Society (OGS) – to locate records of Ontario cemeteries, both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to locate early cemeteries

In this context, 'adjacent' means 'contiguous', or as otherwise defined in a municipal official plan.

7. Has the property (or project area) been recognized for its cultural heritage value?

There is a strong chance there may be archaeological resources on your property (or immediate area) if it has been listed, designated or otherwise identified as being of cultural heritage value by:

- your municipality
- Ontario government
- Canadian government

This includes a property that is:

- designated under *Ontario Heritage Act* (the OHA), including:
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)
 - an archaeological site (Part VI)
- subject to:
 - an agreement, covenant or easement entered into under the OHA (Parts II or IV)
 - a notice of intention to designate (Part IV)
 - a heritage conservation district study area by-law (Part V) of the OHA
- listed on:
 - a municipal register or inventory of heritage properties
 - Ontario government's list of provincial heritage properties
 - Federal government's list of federal heritage buildings
- part of a:
 - National Historic Site
 - UNESCO World Heritage Site
- designated under:
 - *Heritage Railway Station Protection Act*
 - *Heritage Lighthouse Protection Act*
- subject of a municipal, provincial or federal commemorative or interpretive plaque.

To determine if your property or project area is covered by any of the above, see:

- Part A of the MTCS Criteria for Evaluating Potential for Built Heritage and Cultural Heritage Landscapes

Part VI – Archaeological Sites

Includes five sites designated by the Minister under Regulation 875 of the Revised Regulation of Ontario, 1990 (Archaeological Sites) and 3 marine archaeological sites prescribed under Ontario Regulation 11/06.

For more information, check [Regulation 875](#) and [Ontario Regulation 11/06](#).

8. Has the entire property (or project area) been subjected to recent extensive and intensive ground disturbance?

Recent: after-1960

Extensive: over all or most of the area

Intensive: thorough or complete disturbance

Examples of ground disturbance include:

- quarrying
- major landscaping – involving grading below topsoil
- building footprints and associated construction area
 - where the building has deep foundations or a basement
- infrastructure development such as:
 - sewer lines
 - gas lines
 - underground hydro lines
 - roads
 - any associated trenches, ditches, interchanges. **Note:** this applies only to the excavated part of the right-of-way; the remainder of the right-of-way or corridor may not have been impacted.

A ground disturbance does **not** include:

- agricultural cultivation
- gardening
- landscaping

Site visits

You can typically get this information from a site visit. In that case, please document your visit in the process (e.g., report) with:

- photographs
- maps
- detailed descriptions

If a disturbance isn't clear from a site visit or other research, you need to hire a licensed consultant archaeologist to undertake an archaeological assessment.

9. Are there present or past water bodies within 300 metres of the property (or project area)?

Water bodies are associated with past human occupations and use of the land. About 80-90% of archaeological sites are found within 300 metres of water bodies.

Present

- Water bodies:
 - primary - lakes, rivers, streams, creeks
 - secondary - springs, marshes, swamps and intermittent streams and creeks
- accessible or inaccessible shoreline, for example:
 - high bluffs
 - swamps
 - marsh fields by the edge of a lake
 - sandbars stretching into marsh

Water bodies not included:

- man-made water bodies, for example:
 - temporary channels for surface drainage
 - rock chutes and spillways
 - temporarily ponded areas that are normally farmed
 - dugout ponds
- artificial bodies of water intended for storage, treatment or recirculation of:
 - runoff from farm animal yards
 - manure storage facilities
 - sites and outdoor confinement areas

Past

Features indicating past water bodies:

- raised sand or gravel beach ridges – can indicate glacial lake shorelines
- clear dip in the land – can indicate an old river or stream
- shorelines of drained lakes or marshes
- cobble beaches

You can get information about water bodies through:

- a site visit
- aerial photographs
- 1:10,000 scale [Ontario Base Maps](#) - or equally detailed and scaled maps.

10. Is there evidence of two or more of the following on the property (or project area)?

- elevated topography
- pockets of well-drained sandy soil
- distinctive land formations
- resource extraction areas
- early historic settlement
- early historic transportation routes

• **Elevated topography**

Higher ground and elevated positions - surrounded by low or level topography - often indicate past settlement and land use.

Features such as eskers, drumlins, sizeable knolls, plateaus next to lowlands, or other such features are a strong indication of archaeological potential.

Find out if your property or project area has elevated topography, through:

- site inspection
- aerial photographs
- [topographical maps](#)

• **Pockets of well-drained sandy soil, especially within areas of heavy soil or rocky ground**

Sandy, well-drained soil - in areas characterized by heavy soil or rocky ground - may indicate archaeological potential

Find out if your property or project area has sandy soil through:

- site inspection
- [soil survey reports](#)

- **Distinctive land formations**

Distinctive land formations include – but are not limited to:

- waterfalls
- rock outcrops
- rock faces
- caverns
- mounds, etc.

They were often important to past inhabitants as special or sacred places. The following sites may be present – or close to – these formations:

- burials
- structures
- offerings
- rock paintings or carvings

Find out if your property or project areas has a distinctive land formation through:

- a site visit
- aerial photographs
- 1:10,000 scale [Ontario Base Maps](#) - or [equally detailed and scaled maps](#).

- **Resource extraction areas**

The following resources were collected in these extraction areas:

- food or medicinal plants e.g., migratory routes, spawning areas, prairie
- scarce raw materials e.g., quartz, copper, ochre or outcrops of chert
- resources associated with early historic industry e.g., fur trade, logging, prospecting, mining

Aboriginal communities may hold traditional knowledge about their past use or resources in the area.

- **Early historic settlement**

Early Euro-Canadian settlement include – but are not limited to:

- early military or pioneer settlement e.g., pioneer homesteads, isolated cabins, farmstead complexes
- early wharf or dock complexes
- pioneers churches and early cemeteries

For more information, see below – under the early historic transportation routes.

- **Early historic transportation routes** - such as trails, passes, roads, railways, portage routes, canals.

For more information, see:

- historical maps and/or historical atlases
 - for information on early settlement patterns such as trails (including Aboriginal trails), monuments, structures, fences, mills, historic roads, rail corridors, canals, etc.
 - [Archives of Ontario](#) holds a large collection of historical maps and historical atlases
 - digital versions of historic atlases are available on the [Canadian County Atlas Digital Project](#)
- commemorative markers or plaques such as local, [provincial](#) or [federal](#) agencies
- [municipal heritage committee](#) or other [local heritage organizations](#)
 - for information on early historic settlements or landscape features (e.g., fences, mill races, etc.)
 - for information on commemorative markers or plaques



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email: info@kresinengineering.ca

Memorandum

To: File

From: Ryan Wilson

Date: December 7, 2021

KEC Ref: 2066.02

**Re: Staznik Holiday Beach Road Property Official Plan Amendment
Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes**

Following the completion of the above noted criteria checklist, it was determined that there is low potential for built heritage or cultural heritage landscape on the property and thus further evaluation was not undertaken.

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

Project or Property Location (upper and lower or single tier municipality)

Proponent Name

Proponent Contact Information

Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place?

Yes No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value?

Yes No

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area):

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties \[s.B.2.\]](#)

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- [Ontario Heritage Trust](#)
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- [Ontario Heritage Trust](#) - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- [Ontario Heritage Trust](#)

v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada website](#).

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through [Ontario Trails](#).

**6.
Species at Risk and Natural Heritage Support
& MECP Correspondence**

From: [Ryan Wilson](#)
To: [Allan, Mike \(MECP\)](#)
Cc: "SAROntario@ontario.ca"
Subject: RE: MECP SARB Review: Information Request Holiday Beach Road
Date: November 6, 2023 10:26:00 AM
Attachments: [22-2142 Kresin Engineering Corp Goulais River EIS FINAL.pdf](#)

Good Morning Mike,

Following your email below, we retained Blue Heron Environmental to prepare a Species at Risk and Natural Heritage report in support of our client's proposed property severance. Attached please find a copy of the final report.

The attached report will be included with the Official Plan Amendment (OPA) application package submitted to the Sault Ste. Marie North Planning Board (SSMNPB).

Regards,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

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From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: May 6, 2022 10:15 AM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: RE: MECP SARB Review: Information Request Holiday Beach Road

Hi Ryan,

I have taken over the file for this area as it falls within my assigned jurisdiction. I apologize for the delay in responding to you as we have experienced a high number of files and some staffing changes within our organization resulting in some files being shuffled around.

I have reviewed the previous communications between you and MECP SARB staff and agree with what has been provided so far. I would like to add that SAR bats (Little Brown Myotis, Northern Myotis, Eastern Small-footed Myotis and Tri-coloured Bat) should also be considered as they may be inhabiting the area.

AS it was mentioned in a previous email (January 27, 2021), it is the proponents responsibility to avoid contravening the Endangered Species Act (ESA) 2007. As such it is the proponents responsibility to identify any adverse effects the project may cause to any SAR on site.

MECP SARB recommends avoidance and mitigation strategies for SAR where possible and if

avoidance and mitigation cannot be achieved then an authorization under the ESA may be required. As mentioned in your email below, a single site visit was conducted and no observations were made. Based on the imagery of the site, there appears to be mature deciduous trees that may provide habitat for SAR breeding birds and bats. It is up to the proponent to determine if species 1,3, 6 (listed in your email below) and SAR bats are present on site and if the project could adversely impact these species. Little Brown Myotis, Northern Myotis and Tri-coloured Bat may be found in trees > 10 cm diameter at breast height (dbh) exhibiting cracks, cavities or exfoliating bark. Eastern Small-footed Myotis may be found in rock piles, crevices in rocks, boulders and flat rocks where they may roost on a daily basis, or overwinter if substrate cracks or fissures are deep enough. If the proponent wishes to assume presence of SAR bat species on the property, avoiding contravention of the ESA can be accomplished by clearing vegetation outside of the breeding bird (April 15 – August 31) and bat sensitive time periods (May 1 – August 31).

Wood turtles are present in the Chippawa River with the nearest sighting just over 3 km away. I have attached the Recovery Strategy for the Wood Turtle (2010) [here](#), which includes the recommended mapping procedure for regulated habitat.

A Blanding's Turtle sighting occurred within 1.4 km of the proposed project site triggering the General Habitat Description. I would suggest providing mapping based on the BLTU GHD as the site falls within significant habitat.

One site visit does not provide enough information for us to make any decisions on whether the project might impact SAR. Also, no report was completed to describe methods used to identify SAR or if any site surveys were completed. If planning to develop in 2023, MECP SARB recommends completing an Information Gathering Form [IGF](#) to assist in our evaluation of the impacts the project may have on SAR. If you require more information to assist you in your [identification of SAR](#) on site and the ESA process, I encourage you to visit our SAR [website](#). For information on [guides and documents](#) that can help you with the process, please visit this [website](#).

If you have any further questions feel free to reach out to me at my contact information located below.

Regards,
Mike

Mike R. Allan, MSc.
A/Management Biologist
Landscape Species Recovery Section
Species at Risk Branch
Ministry of Environment Conservation and Parks
705-313-0894
Mike.Allan@ontario.ca

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: November 30, 2021 11:30 AM
To: Snell, Shamus (MECP) <Shamus.Snell@ontario.ca>
Subject: RE: MECP SARB Review: Information Request Holiday Beach Road

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Hi Shamus,

It's been sometime since we've last corresponded on this.

Further to your previous email identifying a total of six (6) Species at Risk (SAR) occurrences, we developed the following general habitat descriptions for each SAR:

1. **Blanding's Turtle:** Is mostly an aquatic turtle found in a variety of habitats, including ponds, ditches, marshes, creeks, rivers, lakes and bogs. They generally prefer shallow water, organic substrates and dense submergent and/or emergent vegetation.
2. **Canada Warbler:** They generally prefer wet coniferous, deciduous and mixed forest types, with a dense shrub layer. They nest on the ground, on logs or hummocks, and uses dense shrub layer to conceal the nest.
3. **Chimney Swift:** Historically found in deciduous and coniferous, usually wet forest types, all with a well-developed, dense shrub layer. Most are now found in urban areas in large uncapped chimneys.
4. **Lake Sturgeon:** Lives almost exclusively in freshwater lakes and rivers with soft bottoms of mud, sand or gravel. They are usually found at depths of five to 20 metres and spawn in relatively shallow, fast-flowing water (usually below waterfalls, rapids, or dams) with gravel and boulders at the bottom. However, they will spawn in deeper waters where habitat is available and are known to spawn on open shoals in large rivers with strong currents.
5. **Wood Thrush:** They can be found in mature deciduous and mixed (conifer-deciduous) forests. They seek moist stands of trees with well-developed undergrowth and tall trees for singing perches. These birds prefer large forests, but will also use smaller stands of trees. They build their nests in living saplings, trees or shrubs, usually in sugar maple or American beech.
6. **Wood Turtle:** They generally prefer clear rivers, streams or creeks with a slight current and sandy or gravelly bottom. They spend more time on land and the shores of watercourses than other native Ontario turtles. Wooded areas are essential habitat for the Wood Turtle, but they are found in other habitats, such as wet meadows, swamps and fields.

Kresin Engineering Corporation (KEC) conducted a site visit at the subject property and immediately surrounding area and did not identify any of the SAR nor their habitats, during the site visit or during a confirmatory review of site photos. KEC noted a potentially suitable turtle habitat across Holiday Beach Road to the north of the subject property.

If during development of the property, SAR and/or their habitat are encountered, work will be halted until proper authorization under the Endangered Species Act is acquired.

Please let me know if you have any questions and/or suggestions regarding this proposed approach.

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

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From: Snell, Shamus (MECP) <Shamus.Snell@ontario.ca>
Sent: January 27, 2021 8:35 AM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: MECP SARB Review: Information Request Holiday Beach Road

Hi Ryan,

The Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch (SARB) has conducted a review of the Holiday Beach Road, and the areas adjacent to it for Species at Risk (SAR) occurrences and detected the following SAR occurrences:

- Blanding's Turtle (*Emydoidea blandingii*);
- Canada Warbler (*Cardellina canadensis*);
- Chimney Swift (*Chaetura pelagica*);
- Lake Sturgeon (*Acipenser fulvescens*);
- Wood Thrush (*Hylocichla mustelina*);
- Wood Turtle (*Glyptemys insculpta*).

While this review represents MECP's best currently available information, it is important to note that a lack of information for a site does not mean that SAR or their habitat are not present. There are many areas where the Government of Ontario does not currently have information, especially in areas not previously surveyed. On-site assessments are recommended to better verify site conditions, identify and confirm presence of species at risk and/or their habitats.

It is the responsibility of the proponent to ensure that SAR are not killed, harmed, or harassed, and that their habitat is not damaged or destroyed through the proposed activities to be carried out. If the proposed activities can not avoid impacting protected species and their habitats then the proponent will need to apply for a authorization under the ESA.

Regards,

Shamus Snell
A/ Management Biologist
Species at Risk Branch
Ministry of the Environment, Conservation and Parks
Email: shamus.snell@ontario.ca

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: December 9, 2020 1:39 PM
To: Species at Risk (MECP) <SAROntario@ontario.ca>
Subject: RE: Holiday Beach Road - Species at Risk

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Hi Lisa,

Thank you for your response. I should have included in my initial email to your Branch that we have had ongoing discussions with the Sault North Planning Board (SNPB) for this particular project. The SNPB informed us that their value map from 2009 identifies three (3) species at risk (SAR) in the area of our client's property. SNPB asked us to confirm the SAR presence with the MECP since their map may be outdated.

Based on the above, we just wanted to confirm that SAR are still in the area and whether or not any permits may be required with future development.

Regards,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

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From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: December 8, 2020 11:33 AM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: Re: Holiday Beach Road - Species at Risk

Hi Ryan,

Please find attached for your use MECP's Draft "Client's Guide to Preliminary Screening for Species at Risk". Once you have completed your preliminary screening please email us your results (SAROntario@ontario.ca) and your file will then be assigned to one of our Management Biologists for triaged review.

Please Note - We are currently experiencing a large volume of requests and thank you for your patience.

Thank you,

Lisa

SAR Ontario
Species at Risk
Ministry of the Environment, Conservation and Parks

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: December 7, 2020 5:02 PM
To: Species at Risk (MECP) <SAROntario@ontario.ca>
Subject: Holiday Beach Road - Species at Risk

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Hello,

We have recently been in contact with the local MECP office (Sault Ste. Marie) regarding potential species at risk (SAR) in the area of a client's property. Our client wants to do their due diligence prior to any development taking place and the local office suggested that we contact your branch. The property is located at the following coordinates: 16 T N 5199235m E 695686m

Would you be able to confirm if there are SAR in the area of the property noted above ? If there are, does the MECP have any concerns regarding future development on the property?

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

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SPECIES AT RISK AND NATURAL HERITAGE SUPPORT - LOT 4, HOLIDAY BEACH ROAD

FOR

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ACRONYM LIST

Acronym	Definition
ANSI	Area of Natural and Scientific Interest
°C	Degree Celsius
COSEWIC	Committee on the Status of Endangered Wildlife in Canada
IA	Impact Assessment
ESA	<i>Endangered Species Act</i>
FWCA	<i>Fish and Wildlife Conservation Act</i>
km/hr	Kilometres per hour
km	Kilometres
LIO	Land Information Ontario
m	Metres
m ²	Square metres
MBCA	<i>Migratory Birds Convention Act</i>
MECP	Ministry of the Environment, Conservation and Parks
MNR	Ministry of Natural Resources
MNRF	Ministry of Natural Resources and Forestry
NHIC	Natural Heritage Information Centre
PPS	Provincial Policy Statement
PSW	Provincially Significant Wetland
SAR	Species at Risk
SOCC	Species of Conservation Concern
SRank	Subnational Conservation Rank
SWH	Significant Wildlife Habitat



1.0 INTRODUCTION

1.1 Project Overview

Blue Heron Solutions for Environmental Management (Blue Heron) was retained by Kresin Engineering Corporation (Kresin) to provide species at risk (SAR) and natural heritage support for a lot severance application (the Project) for Lot No. 4, Holiday Beach Road in Sault Ste Marie, Ontario (the Site; Appendix A, Figure 1). As the initial step in this process, a desktop records review was completed to identify significant natural heritage features and areas listed in Section 2.1 of the Provincial Policy Statement (PPS; Ministry of Municipal Affairs and Housing 2020) that may be present in the Study Area (defined as the Site plus 120 m of adjacent land). An assessment of Project activities was completed to determine whether the features might be impacted.

1.2 Scope of Work

The scope of work completed for the Project consisted of:

- A desktop records review;
- A Site Investigation
- Blanding's Turtle and Wood Turtle habitat mapping; and
- An impact assessment for significant natural heritage features and areas.

1.3 Project Description

The property owner is applying for a lot severance for the Site. Since the Site is under the jurisdiction of the Sault Ste Marie North Official Plan Consolidated (Tunnock Consulting Ltd. 2015), it is subject to the natural heritage policies of the Provincial Policy Statement (PPS; Ministry of Municipal Affairs and Housing [MMAH] 2020).

1.4 Study Area Description

The Site is defined as Lot No. 4 on Holiday Beach Road in Sault Ste Marie, Ontario. For the purpose of the study, the Study Area is defined as the Site plus the 120 metres (m) of adjacent lands, to account for wildlife movement (Appendix A, Figure 2).

2.0 ENVIRONMENTAL POLICY CONTEXT

In Ontario, ecological requirements for developments on private lands are derived from several pieces of legislation, including:

- *The Planning Act;*
- *The Endangered Species Act;* and
- *The Fish and Wildlife Conservation Act.*

Federal legislation that may also apply includes:

- *The Migratory Bird Convention Act,* and
- *The Fisheries Act.*



A brief summary of the legislative requirements for each of these Acts is provided in Section 2.1 to Section 2.5, below.

2.1 The Planning Act, 1990

The *Planning Act* (Government of Ontario 1990) is the provincial legislation that regulates land use planning in Ontario. It provides the basis for the development of Official Plans for municipalities and planning policies that guide future development.

2.1.1 Provincial Policy Statement

The Provincial Policy Statement (PPS; Ministry of Municipal Affairs and Housing [MMAH] 2020) is a consolidated statement of the government's policies on land use planning. It gives provincial policy direction on key land use planning issues that affect communities, including the protection of the environment and resources including farmland, natural resources (e.g., wetlands and woodlands) and water. Natural heritage policies are addressed in Section 2.1 of the PPS and are summarized below:

- Development and Site alteration is prohibited in:
 - Fish habitat (except in accordance with provincial and federal requirements);
 - Habitat of endangered species and threatened species, and
 - Significant wetlands in Ecoregions 5E, 6E and 7E.
- Development and Site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features/areas or their functions of, and the adjacent lands that surround:
 - Significant Wildlife habitat (SWH);
 - Significant woodlands in Ecoregions 5E, 6E, and 7E;
 - Significant valleylands in Ecoregions 5E, 6E, and 7E;
 - Significant areas of natural and scientific interest (ANSI); and
 - Significant wetlands north of Ecoregions 5E, 6E, and 7E.
- Natural features and areas shall be protected for the long term.
- Development and Site alteration shall not be permitted on adjacent lands to the natural heritage features 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.

2.1.2 Official Plan

Official plans are developed in accordance with the *Planning Act* (Government of Ontario 1990) and must consider all aspects of the PPS in their development. Specifically, Section 2.2 of the Sault Ste Marie North Official Plan Consolidated (Tunnock Consulting Ltd. 2015), states that an Impact Assessment is required for any proposed development within:

- 120 m of significant habitat of endangered and threatened species;
- 120 m of SWH;
- 120 m of fish habitat;
- 300 m of Lake Trout fish habitat of an at-capacity lake;



- 120 m of life science ANSI;
- 50 m of earth science ANSI, and
- 120 m significant wetlands, coastal wetlands and unevaluated wetlands.

According to Section 2.2.4 of the Official Plan, the Impact Assessment will identify the presence of significant natural heritage features in the Study Area and assess potential project-related impacts to the functioning of these features. Development and Site alterations are not permitted unless the Impact Assessment demonstrates that there will be no negative impacts on the natural features or their ecological functions.

2.2 Endangered Species Act, 2007

The Study Area is located on private lands and as such, is subject to the provincial *Endangered Species Act* (ESA; Government of Ontario 2007). The legislation prohibits the killing or harming of species designated as threatened, endangered, or extirpated under the ESA and provides immediate general habitat protection until regulations identifying species-specific habitat are developed. There are exceptions for newly listed species, whereby the existing prohibitions for endangered and threatened species may be suspended by means of an order by the minister. General habitat is defined as the areas on which a species depends, directly or indirectly, to carry out its life processes necessary to survive and reproduce (e.g., nesting, denning, courtship, mating, egg incubation, gestation, birthing and rearing young, pollination, and germination). Where a species defined habitat is available, the habitat will be classified into three categories based on their level of tolerance to alterations.

- Category 1 has the lowest tolerance to alteration and is considered to be highly sensitive habitat for the species;
- Category 2 has a moderate tolerance to alterations; and
- Category 3 has the highest tolerance to alterations.

2.3 Fish and Wildlife Conservation Act, 1997

Ontario's *Fish and Wildlife Conservation Act* (FWCA; Government of Ontario 1997) provides protection and management requirements applicable to wild fish and animals in the province. Under the provisions of the FWCA, it is prohibited to destroy, take, or possess the nest or eggs of a bird that belongs to most species that are wild by nature. The FWCA also prohibits the damage or destruction of dens or habitual dwellings of furbearing mammals, other than foxes or skunks without a valid license.

2.4 Migratory Birds Convention Act, 1994

The purpose of the *Migratory Birds Convention Act* (MBCA; Government of Canada 1994) is to protect migratory bird populations by regulating potentially harmful human activities to migratory birds and their nests. Under the provisions of the MBCA, taking, destroying, or possessing individuals, nests or eggs of many migratory birds is prohibited.



2.5 Fisheries Act, 1985

The *Fisheries Act* (FA; Government of Canada 1985) provides for the management and control of fisheries, the conservation and protection of fish, the protection of fish habitat and pollution prevention. The FA prohibits the deposition of harmful substances into waters frequented by fish. It also prohibits any work, undertaking or activity that results in the harmful alteration, disruption, or destruction of fish habitat.

3.0 METHODS

In accordance with the PPS, the purpose of the Impact Assessment is to determine the presence of significant natural heritage features and areas, including fish habitat, species at risk, and the habitat that supports SAR. In addition to identifying the presence of these features and areas, the impact assessment provides an assessment of potential project-related interactions with these features and provides recommendations to mitigate potential impacts. To this end, a desktop records review was completed to search for records of known element occurrences and to determine what sensitive species and/or features may be present in the Study Area. A Site Investigation was then completed to confirm the presence of suitable habitat to support sensitive features/areas identified through the desktop records review. If suitable habitat was identified, an assessment of significance was made using the significance threshold criteria provided in the *Significant Wildlife Habitat Criteria Schedule for Ecoregion 5E* (herein referred to as the Criteria Schedule; Ministry of Natural Resources and Forestry [MNRF] 2015).

Project activities were considered when assessing the potential project-related interactions with the significant natural features and areas thought to be in the Study Area. Guidance documents such as the *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005* (Ministry of Natural Resources [MNR] 2010), the *Significant Wildlife Habitat Technical Guide* (MNR 2000), the Criteria Schedule (MNRF 2015), and the *Significant Wildlife Habitat Mitigation Support Tool* (MNRF 2014) were used to provide appropriate mitigation recommendations to minimize impacts to the local ecology from the project.

3.1 Desktop Records Review

A thorough review of background information was performed for the Study Area to identify the potential for SAR, SAR habitat, and other significant natural heritage features (e.g., provincially significant wetlands [PSWs], significant areas of Natural and Scientific Interest [ANSIs], parks and protected areas, and Significant Wildlife Habitat [SWH]). The findings from the desktop records review were considered when completing the impact assessment (Section 4.5). Information sources include reviewed during the desktop screening exercise include, but are not limited to:

- Natural Heritage Information Centre (NHIC);
- Land Information Ontario (LIO);
- Make-a-Map Natural Heritage webpage application (MNRF 2023a);
- Ontario Breeding Bird Atlas data square occurrences (Bird Studies Canada 2023);
- iNaturalist Webpage Application (iNaturalist 2023);
- Fish On-Line Webpage Application (MNRF 2023b);
- Ontario Butterfly Atlas (Macnaughton 2019);



- eBird Webpage Application (eBird 2023);
- Bird Conservation Strategy for Bird Conservation Region 12 in Ontario and Manitoba: Boreal Hardwood Transition (Environment Canada 2014).
- Bat Conservation International (BCI) range maps (Bat Conservation International 2023);
- Species at Risk in Ontario (SARO) range maps (MECP 2023);
- Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (MNR 2015);
- Algoma Forest 2020-2030 Forest Management Plan (Clergue Forest Management Inc., 2020);
- Sault Ste Marie North Official Plan Consolidated (Tunnock Consulting Ltd. 2015);
- Species at Risk Public Registry range maps (Environment and Climate Change Canada 2023);
- Committee on the Status of Endangered Wildlife in Canada (COSEWIC) range maps (COSEWIC 2023);
- Fisheries and Oceans Canada SAR maps (Fisheries and Oceans Canada 2023);
- *Endangered Species Act* (Government of Ontario 2007);
- District Ministry of Natural Resources and Forestry;
- Google Earth aerial photos and other GIS applications; and
- Literature and/or studies on or adjacent to the Study Area.

Kresin has previously contacted the Ministry of Environment, Conservation and Parks (MECP) on December 7th, 2020, regarding this Project to identify additional known occurrences of natural heritage constraints. The MECP responded to Kresin on May 6th, 2022 (Appendix B).

3.1.1 Species at Risk Screening

Identification of SAR (i.e., species listed in the ESA) with ranges that overlap the Study Area was completed as a desktop exercise, using the sources listed in Section 3.1. The first step in the SAR screening was to compare the habitat requirements for SAR with ranges overlapping the Study Area with the available habitat in the Study Area, based on available aerial imagery. The potential for the species to occur was determined through a probability of occurrence, based on the following definitions:

Low: There is no suitable habitat available in the Study Area and no occurrence of the species has been recorded in the Study Area

Moderate: Habitat is likely present in the Study Area, but no occurrence of the species has been documented in the Study Area

High: There is a known species record in or adjacent to the Study Area that was identified through the background data review and suitable habitat is likely present.

3.1.2 Significant Wildlife Habitat Screening and Determination of Significance

Ecosite types listed in the Criteria Schedule (MNR 2015) as being associated with SWH features were compared with the existing habitat in the Study Area to determine the potential for them to be present within it. The assessment of potential was based on the following definitions:

Low: The ecosite types listed in the Criteria Schedule are not present in the Study Area and there are no confirmed records the SWH in the Study Area



Moderate: The ecosite types listed in the Criteria Schedule are present in the Study Area, but there are no confirmed records of the SWH in the Study Area

High: There are confirmed records of the SWH within the Study Area

While a natural heritage feature or area may be present in the Study Area, only the ones that are deemed “significant” are subject to the PPS provisions, unless otherwise stated in the Official Plan. The determination of significance was completed by comparing the feature or area observed with the criteria for significance provided in the *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement* (MNR 2010), the *Significant Wildlife Habitat Technical Guide* (MNR 2000), and the Criteria Schedule (MNR 2015). Where insufficient data were available to determine significance for natural heritage features, the habitat was identified as “candidate habitat” for that feature.

3.2 Site Investigation

Following the desktop exercise, a Site Investigation was completed to confirm the presence of habitat interpreted through aerial imagery. On May 26th, 2023, a Blue Heron ecologist traversed the property, noting habitat types, plant species, incidental wildlife observations, and other important characteristics with which to assess the likelihood of the Study Area to support the features listed in Section 2.1 of the PPS. The weather was slightly overcast, with winds up to 13 kilometres per hour (km/hr) and an average temperature of 23 degrees Celsius (°C).

During the Site investigation, habitat identified during the desktop exercise was field verified. If the existing habitat differed from that thought to be present from the desktop exercise, the probability of SAR occurrence was reassessed based on confirmed field observations of the existing habitat. Suitable habitat for all SAR identified through the desktop records review were searched for, and signs of individuals were recorded. Suitable candidate SAR habitat not previously identified during the desktop exercise was also noted.

3.2.1 Incidental Observations

Wildlife incidental observations included visual observations of wildlife and wildlife signs (e.g., scat, tracks, hair, tree scrapes, and/or dens, etc.) and auditory observations (e.g., wildlife vocalizations, beaver tail slaps, etc.). Focus was paid to edge habitats and specialized microhabitats within the Study Areas where wildlife might be more active. Areas of exposed substrate, such as sand or mud, were examined for visible tracks.

3.3 Blanding’s Turtle and Wood Turtle Habitat Mapping

General habitat description (GHD) mapping was completed for the Blanding’s Turtle and the Wood Turtle to determine if their regulated habitat overlapped with the Study Area. Mapping followed direction provided from the *General Habitat Description for the Blanding’s Turtle* (MECP 2013) and the *Wood Turtle Recovery Strategy* (MECP 2010).

3.4 Identification of Natural Heritage Features and Areas

Information obtained in the desktop records review and during the Site Investigation was used to identify significant natural heritage features listed in Section 2.1 of the PPS that are or might be present in the Study Area.



3.5 Impact Assessment

For each of the natural features either confirmed or likely to occur in the Study Area, an assessment of the Project-related impacts to that feature was completed.

4.0 RESULTS

4.1 Desktop Records Review

4.1.1 Species at Risk Screening

There is moderate and high potential for 13 SAR to inhabit the Study Area, based on range information and habitat availability. Of these, seven are protected SAR (i.e., provincially designated as threatened or endangered under the ESA). Table 1 provides a summary of these species. A complete SAR screening is provided in Appendix C (Table C.1).

Table 1 – Endangered and Threatened Species at Risk with Moderate and High Potential to Occur in the Study Area ¹⁾²⁾

Common Name	Scientific Name	ESA ³⁾ Designation
Birds		
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Endangered
Mammals		
Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered
Northern Myotis	<i>Myotis septentrionalis</i>	Endangered
Tri-coloured Bat	<i>Perimyotis subflavus</i>	Endangered
Fish		
Lake Sturgeon (Great Lakes - Upper St. Lawrence Population)	<i>Acipenser fulvescens</i>	Endangered
Reptiles		
Blanding's Turtle	<i>Emydoidea blandingii</i>	Threatened
Wood Turtle	<i>Glyptemys insculpta</i>	Endangered

¹⁾Species in the summarized list are limited to those with moderate or high potential to occur in the Study Area.

²⁾Assessment is based on desktop records review information and Site investigation.

³⁾ *Endangered Species Act, 2007.*

4.1.2 Significant Wildlife Habitat

Table 2 provides a summary of the types of SWH that were assessed as having moderate or high potential to be present in the Study Area. In many instances, the detailed information required to provide a complete assessment of significance was not available and the targeted survey required to collect that information was outside of the scope of this Project. Consequently, a conservative approach was adopted in assigning a moderate occurrence potential where suitable candidate habitat was present in the Study Area but the level of significance for that feature could not be determined. The full assessment of SWH presence is provided in Appendix C (Table C.2).



Table 2 – Significant Wildlife Habitat Assessment Summary¹⁾

Significant Wildlife Habitat Category	Significant Wildlife Habitat Name	Occurrence Potential
Seasonal Concentration Areas	Shorebird Migratory Stopover Area	Moderate
	Bat Maternity Colonies	Moderate
	Turtle Wintering Areas	Moderate
Specialized Habitat	Turtle and Lizard Nesting Areas	High
	Amphibian Breeding Habitat (Wetlands)	Moderate
	Amphibian Breeding Habitat (Woodland)	Moderate
	Mast Producing Areas	Moderate
Habitat for Species of Conservation Concern	Special Concern and Rare Wildlife	High
Animal Movement Corridors	Amphibian Movement Corridors	Moderate

¹⁾ Significant wildlife habitat (SWH) is limited to those with moderate or high potential to occur in the Study Area.

²⁾ Assessment is based on desktop records review information and Site investigation.

4.2 Site Investigation

The Study Area is typical of that described for Georgian Bay Ecoregion (Ecoregion 5E; Crins et al., 2009). It has a gently undulating topography, with wetlands observed in low, wet, drainage areas. Ecosite B058 (Dry to Fresh, Coarse: Maple Hardwood) is present within the Study Area and is illustrated in Appendix A, Figure 3.

The Study Area is comprised of a single canopy layer with a canopy cover greater or equal to 50%. The dominating canopy species are Red Maple (*Acer rubrum*), Red Oak (*Quercus rubra*) and White Birch (*Betula papyrifera*), averaging 10 centimetres (cm) to 20 cm diameter at breast height (DBH). Planted Jack Pine (*Pinus banksiana*) grows parallel to Holiday Beach Road. Large Red Oaks with a DBH averaging 25 cm were observed along the shoreline of Lake Superior. The substrate in the Study Area is comprised of sand.

There's an un-named waterbody directly across Holiday Beach Road, in the northern extent of the Study Area, where 21 Painted Turtles (*Chrysemys picta*) were observed basking on semi-submerged logs. The subspecies for the Painted Turtles was not determined in the field. The substrate in the un-named waterbody is comprised of soft materials (i.e., silt, sand, mud) and is deeper than 1 m. An old turtle nest was observed on Site with desiccated turtle eggs.

4.3 Blanding's Turtle and Wood Turtle Habitat Mapping

4.3.1 Blanding's Turtle

Blanding's Turtle habitat mapping followed guidance from the *General Habitat Description for the Blanding's Turtle* (MECP 2013). Based on the mapping results (Appendix A; Figure 4a and Figure 4b), the Site overlaps with Category 2 and Category 3 Blanding's Turtle Habitat.



Table 3 - Categorized Blanding's Turtle Habitat Overlap

Categorized Blanding's Turtle Habitat	Overlap with the Site (m ²)	Overlap with the Study Area (m ²)
Category 1	0	0
Category 2	4344	29,432
Category 3	6989	42,955

Blanding's Turtle habitat categorization is divided into 3 categories to identify the level of tolerated alterations permitted.

Category 1: Nests and overwintering sites plus 30 m of surrounding lands;

Category 2: The wetland complex (i.e., all suitable wetlands or waterbodies within 200 m of each other) that extends up to 2 km from an occurrence, and the area within 30 m around those suitable wetlands or waterbodies; and

Category 3: Area between 30 m and 250 m around suitable wetlands/waterbodies identified in Category 2, within 2 km of an occurrence.

4.3.2 Wood Turtle

Wood Turtle habitat mapping followed guidance from the *Wood Turtle Recovery Strategy* (MECP 2010). Based on the mapping results (Appendix A; Figure 5a and Figure 5b) the Site overlaps with Wood Turtle regulated habitat by 11,334m² and overlaps with the Study Area by 72,388m². The Wood Turtle regulated habitat is identified by:

Step 1: Identifying the two most extreme observations along the stream;

Step 2: Mapping up to 3 km beyond the two most extreme observations along the stream;

Step 3: Prescribing a minimum 500 m buffer on either side of the stream between the mapped extents; and

Step 4: Prescribing a minimum 300 m buffer around all known potential nesting sites.

4.4 Natural Heritage Features and Areas

4.4.1 Significant Wetlands

No PSWs were identified in the Study Area during the desktop records review.

4.4.2 Significant Woodlands in Ecoregions 6E and 7E

The Study Area is located in Ecoregion 5E.



4.4.3 Significant Valleylands in Ecoregions 6E and 7E

The Study Area is located in Ecoregion 5E.

4.4.4 Significant Wildlife Habitat

Significant wildlife habitat is one of the more complicated natural heritage features to identify and evaluate. The MNRF designates “significant” or critical habitat that is necessary for the maintenance, survival, and/or recovery of naturally occurring or reintroduced populations of endangered and threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of their life cycles (MNRF 2015). Significant wildlife habitat should be evaluated in the context of the entire planning authority’s jurisdiction, and only the best examples are considered significant.

There are four categories of SWH:

- Seasonal Concentration Areas of Animals (Section 0);
- Specialized Habitat for Wildlife (Section 0);
- Habitat for Species of Conservation Concern (SOCC; Section 0); and
- Animal Movement Corridors (Section 0).

Of these, Specialized Habitat for Wildlife and Habitat of SOCC were confirmed present in the Study Area because of the documented occurrences of two SAR designated as threatened or endangered under the ESA within the Study Area and observation of a turtle nest on Site. A cautionary approach was adopted in assigning moderate occurrence potentials to SWH types where the thresholds for significance could not be determined because of insufficient data. Detailed descriptions of these SWH types, including the rationale for assessing them as potentially present are provided in the sections below. The full assessment of SWH presence is provided in Appendix C (Table C.2).

Seasonal Concentration Areas

Of the 13 possible types of Seasonal Concentration areas listed in the Criteria Schedule (MNRF 2015), three were identified as having moderate to high potential to occur in the Study Area:

- Shorebird Migratory Stopover Areas;
- Bat Maternity Colonies; and
- Turtle Wintering Areas.

Shorebird Migratory Stopover Areas include shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally, unvegetated shoreline habitats. Great Lakes coastal shorelines are extremely important for migratory shorebirds. The shoreline of the Study Area, located on Lake Superior, could provide suitable habitat for migratory shorebirds, but they are likely to use the mouth of the Chippewa River, since it is protected from high energy waves and prevailing winds.

Bat Maternity Colonies occur in treed areas (i.e., cavities and peeling bark of trees), vegetation and often buildings. Ecosite B058 was identified during field surveys (Section 4.2), suggesting that bat maternity colonies could occur in the Study Area.

Turtle Wintering Areas include permanent water bodies or large wetlands that contain sufficiently deep water to prevent freezing. Overwintering sites must also have substrates that are soft enough for turtles



to burrow into. The un-named waterbody in the northern extent of the Study Area may support overwintering areas for turtles.

Specialized Habitat for Wildlife

Three types of Specialized Habitat were identified in the desktop records review that have a moderate to high potential to occur in the Study Area:

- Turtle and Lizard Nesting Areas;
- Amphibian Breeding Habitat (wetlands)
- Amphibian Breeding Habitat (woodlands); and
- Mast Producing Areas.

Turtle and Lizard Nesting Areas are important for local populations to breed. These areas include sand and gravel substrates (i.e., beaches) that turtles are able to dig in, are located in open, sunny areas, and are in close proximity to water. An old turtle nest was observed during the Site Investigation with old, dried-up turtle eggs.

Amphibian Breeding Habitat (wetlands) is extremely important within Northern Ontario landscapes for breeding of amphibian species. These areas include wetlands, rich swamps and thickets, vernal/seasonal pooling, riparian and a variety of woodland interiors and margins. The wetland north of the un-named waterbody could provide suitable habitat.

Amphibian Breeding Habitat (woodlands) are important for local populations of amphibians to reproduce. These areas include wetlands, lakes, or ponds adjacent (i.e., within 120 m) to a woodland. Typically, textured moist ecosites are associated with this type of habitat. The forest adjacent to the un-named waterbody may provide moist forested habitat that amphibians utilize for breeding.

Mast Producing Areas which are important food sources for wildlife, especially for Black Bears (*Ursus americanus*) and Ruffed Grouse (*Bonasa umbellus*). All treed ecosites can produce mast, and species associated with mast such as Raspberry (*Rubus idaeus*) and Red Oaks (*Quercus rubra*) are present in the Study Area.

Habitat for Species of Conservation Concern

Species of conservation concern (SOCC) include species designated as special concern under the ESA, federally designated SAR on private and provincial lands, and species with provincial conservation ranks (i.e., S Ranks) of S1, S2 or S3. Additionally, priority bird species identified in Bird Conservation Region 12 (Environment Canada 2014) are also considered SOCC. The habitat in the Study Area has potential to support 22 SOCC (Appendix C, Table C.2). Since no surveys were completed, a cautionary approach has been applied to consider all SOCC species that may occur in the area.

Special Concern and Rare Wildlife Species Habitat includes habitat of provincially rare or species that have experienced a population decline in Ontario

Animal Movement Corridors

Animal Movement Corridors provide a critical link between habitats that are regularly used by wildlife. Wildlife may likely utilize movement corridors to travel around Lake Superior to upland areas. Amphibian Movement Corridors from the un-named waterbody to upland terrestrial habitats for breeding may be



present in the Study Area. Since no surveys were completed, a cautionary approach has been applied to assess the potential for Amphibian Movement Corridors.

4.4.5 Significant Areas of Natural and Scientific Interest

Areas of natural and scientific interest (ANSIs) are designated by the province according to standardized evaluation procedures. No ANSIs were identified in the Study Area.

4.4.6 Coastal Wetlands in Ecoregions 5E, 6E, and 7E

No Coastal Wetlands were identified in the Study Area.

4.4.7 Fish Habitat

Fish habitat, as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas in which fish depend directly or indirectly to carry out their life processes.

Lake Superior contains cool water and warm water fish species, including but not limited to Burbot (*Lota lota*), Cisco (*Coregonus artedii*), Lake Whitefish (*Coregonus clupeaformis*), Northern Pike (*Esox lucius*), Rock Bass (*Ambloplites rupestris*), Smallmouth Bass (*Micropterus dolomieu*), Walleye (*Sander viterus*), White Sucker (*Catostomus commersoni*), and Yellow Perch (*Perca falvescens*; MNRF 2022).

4.4.8 Habitat of Endangered and Threatened Species

There is moderate and high potential seven protected SAR (i.e., provincially designated as threatened and endangered under the ESA) to inhabit the Study Area, based on range information and habitat availability. The habitat for two SAR (Blanding's Turtle [*Emydoidea blandingii*] and Wood Turtle [*Glyptemys insculpta*]) were confirmed present in the Study Area (see Section 4.1). Table 1 provides a summary of these species, and a complete SAR screening is provided in Appendix C (Table C.1).

4.5 Impact Assessment

Based on the results of the desktop records review and the Site investigation, the significant natural heritage features that have been confirmed or that are likely present in the Study Area are summarized in Table 3. These features are subject to Project-related impacts.

However, since the Project is limited to the severance of lots, there will be no impacts to the significant natural heritage features confirmed or potentially present (Table 3).



Table 4 – Summary of Candidate Significant Natural Heritage Features and Areas Potentially Present within the Study Area

Natural Heritage Feature/Area Type	Occurrence Potential ¹⁾	Anticipated Project-related Impacts
Significant Wetlands (PSW)	Low	None
Significant Woodlands in Ecoregions 5E, 6E, and 7E	Low	None
Significant Valleylands in Ecoregions 5E, 6E, and 7E	Low	None
Significant Wildlife Habitat (SWH)	High	None
Significant Areas of Natural and Scientific Interest (ANSI)	Low	None
Coastal Wetlands in Ecoregions 5E, 6E, and 7E	Low	None
Fish Habitat	High	None
Habitat of Endangered and Threatened Species	High	None

¹⁾ Assessment is based on desktop information and the Site Investigation.

5.0 CONCLUSIONS

Based on the results of this assessment, the Project will not result in negative impacts to ecological sensitivities identified in the Study Area.



6.0 CLOSURE

This information presented in this report is confidential and has been prepared for the exclusive use of Kresin to provide a summary of the species at risk (SAR) and natural heritage at Lot No. 4, Holiday Beach Road. Blue Heron accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The conclusion and recommendations presented herein represent the best judgements of the biologist, based on the Site conditions observed in May 2023 and current environmental standards.

We trust that the information presented in this report meets your needs and expectations. Should you have any questions, comments or concerns, please do not hesitate to contact the undersigned.

Sincerely,

BLUE HERON SOLUTIONS FOR ENVIRONMENTAL MANAGEMENT INC.

Josie-Ann Tessier, EP
Intermediate Biologist / Project Manager

Jennifer Braun, M.Sc.
Senior Biologist / Biophysical Division Lead



7.0 REFERENCES

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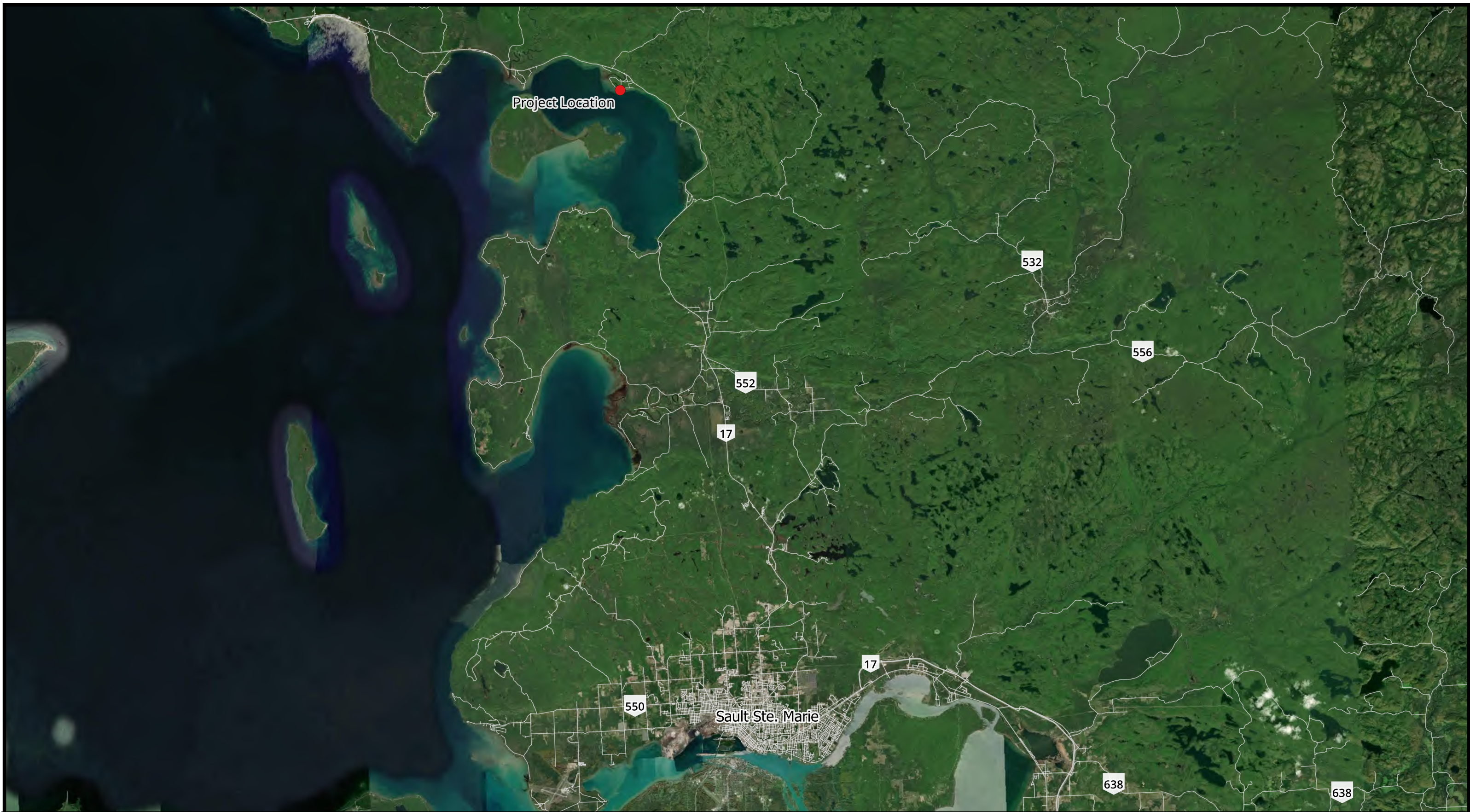
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Appendix A
Site Map & Figures



Legend

● Project Location



Notes:



Kresin Engineering Corp.

General Location	Drawn By	D.S.
	Checked By	J.T.
	Last Modified:	2023-10-26
Projection		
NAD83 / UTM zone 16N		
Lot 4 Holiday Beach Road		Figure 1
Holiday Road EIS		



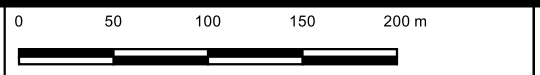
Lake Superior

Legend Site Study Area Waterbody	0 50 100 150 m 	Kresin Engineering Corp.	
	Notes: 	Study Area	
		Projection NAD83 / UTM zone 16N	
		Lot 4 Holiday Beach Road Holiday Road EIS	
		Drawn By D.S. Checked By J.T. Last Modified: 2023-10-26	
		Figure 2	



Legend

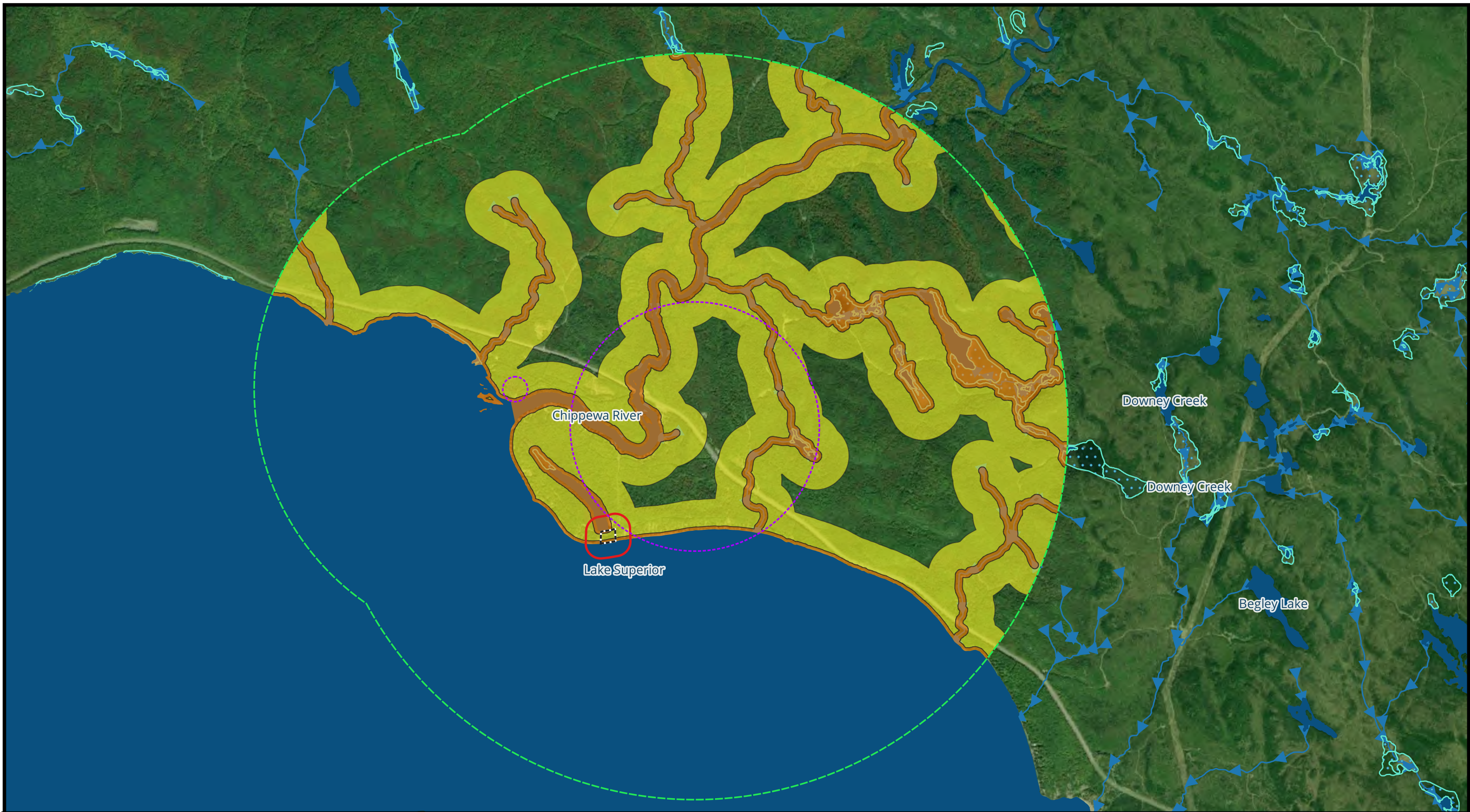
Site	FRI Data
Study Area	G058
Waterbody	G197
	Open Water
	Disturbed



Notes:

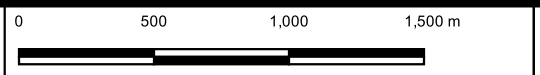


Kresin Engineering Corp.	
Ecosites	Drawn By: D.S.
	Checked By: J.T.
Last Modified: 2023-10-26	
Projection	
NAD83 / UTM zone 16N	
Lot 4 Holiday Beach Road	
Holiday Road EIS	
Figure 3	



- Legend**
- Site
 - Study Area
 - Waterbody
 - Watercourse
 - Wetland

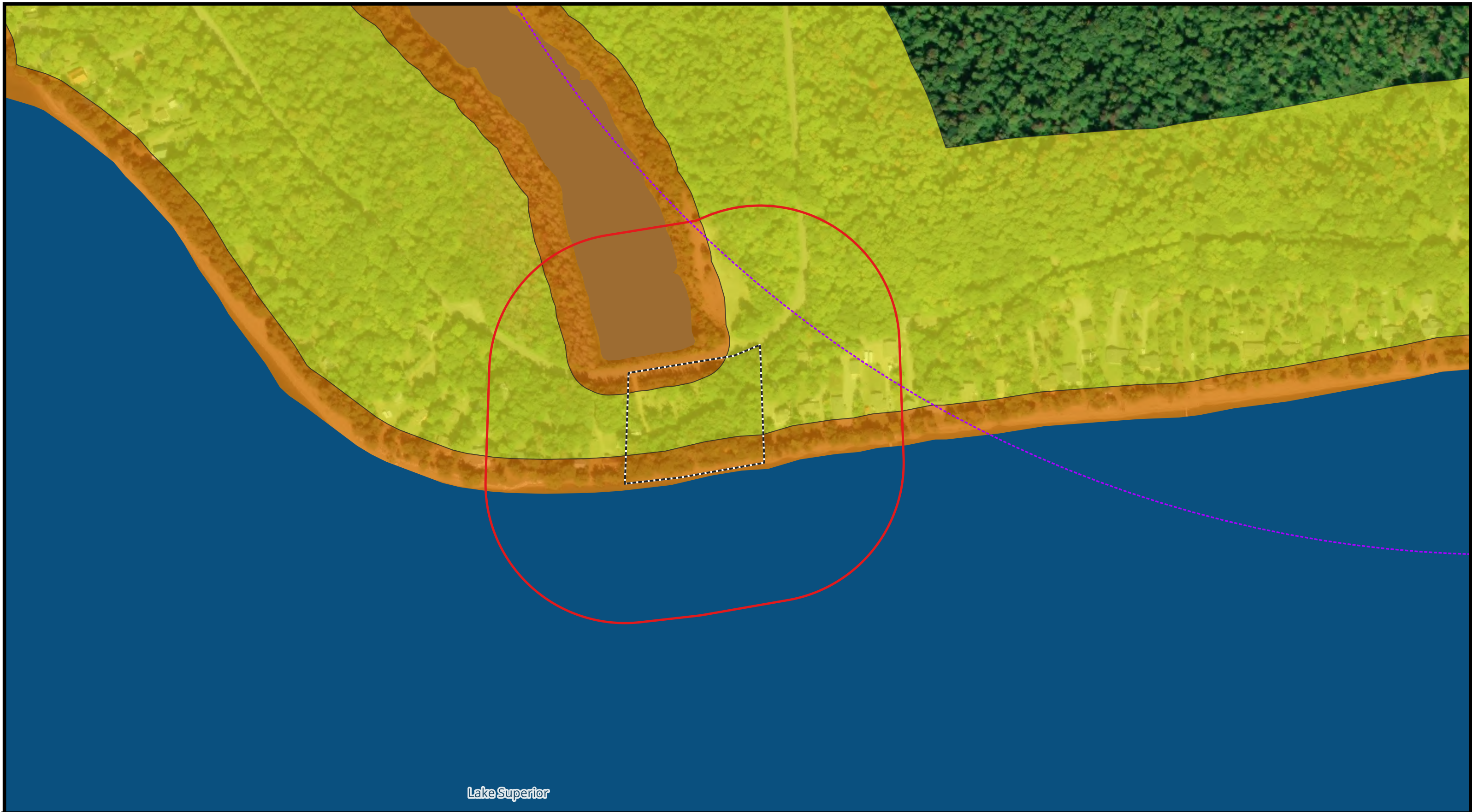
- NHIC Blanding's Turtle Observation Area
- Wetland Complex 2km Buffer
- Blandings Turtle Habitat Category 2 and 3
 - Category 2
 - Category 3



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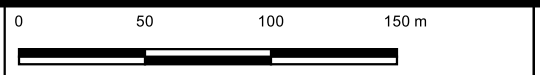
Kresin Engineering Corp.							
Blanding's Turtle General Habitat Description Mapping	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 0.8em;">Drawn By</td> <td style="font-size: 0.8em;">D.S.</td> </tr> <tr> <td style="font-size: 0.8em;">Checked By</td> <td style="font-size: 0.8em;">J.T.</td> </tr> <tr> <td style="font-size: 0.8em;">Last Modified:</td> <td style="font-size: 0.8em;">2023-10-26</td> </tr> </table>	Drawn By	D.S.	Checked By	J.T.	Last Modified:	2023-10-26
Drawn By	D.S.						
Checked By	J.T.						
Last Modified:	2023-10-26						
Projection NAD83 / UTM zone 16N							
Lot 4 Holiday Beach Road							
Holiday Road EIS							
Figure 4a							



Lake Superior

Legend

- Site
- Study Area
- Waterbody
- NHIC Blanding's Turtle Observation Area
- Wetland Complex 2km Buffer
- Blandings Turtle Habitat Category 2 and 3
- Category 2
- Category 3



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Kresin Engineering Corp.													
Blanding's Turtle General Habitat Description Mapping	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">Drawn By</td> <td style="font-size: small;">D.S.</td> </tr> <tr> <td style="font-size: small;">Checked By</td> <td style="font-size: small;">J.T.</td> </tr> <tr> <td style="font-size: small;">Last Modified:</td> <td style="font-size: small;">2023-10-26</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: small;">Projection</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: small;">NAD83 / UTM zone 16N</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: small;">Figure 4b</td> </tr> </table>	Drawn By	D.S.	Checked By	J.T.	Last Modified:	2023-10-26	Projection		NAD83 / UTM zone 16N		Figure 4b	
Drawn By	D.S.												
Checked By	J.T.												
Last Modified:	2023-10-26												
Projection													
NAD83 / UTM zone 16N													
Figure 4b													
Lot 4 Holiday Beach Road													
Holiday Road EIS													



Legend Site Study Area Waterbody Wetland Wood Turtle Habitat Regulated Habitat		0 1,000 2,000 3,000 4,000 5,000 m 	Kresin Engineering Corp. <table border="1"> <tr> <td>Drawn By</td> <td>D.S.</td> </tr> <tr> <td>Checked By</td> <td>J.T.</td> </tr> <tr> <td>Last Modified:</td> <td>2023-10-26</td> </tr> <tr> <td colspan="2">Projection</td> </tr> <tr> <td colspan="2">NAD83 / UTM zone 16N</td> </tr> <tr> <td colspan="2">Lot 4 Holiday Beach Road</td> </tr> <tr> <td colspan="2">Holiday Road EIS</td> </tr> <tr> <td colspan="2">Figure 5a</td> </tr> </table>	Drawn By	D.S.	Checked By	J.T.	Last Modified:	2023-10-26	Projection		NAD83 / UTM zone 16N		Lot 4 Holiday Beach Road		Holiday Road EIS		Figure 5a	
Drawn By	D.S.																		
Checked By	J.T.																		
Last Modified:	2023-10-26																		
Projection																			
NAD83 / UTM zone 16N																			
Lot 4 Holiday Beach Road																			
Holiday Road EIS																			
Figure 5a																			
CONFIDENTIAL																			



Lake Superior

Legend Site Study Area Waterbody Wood Turtle Habitat Regulated Habitat	0 50 100 150 m 		Kresin Engineering Corp. 	
	CONFIDENTIAL			
	Wood Turtle Regulated Habitat Mapping		Lot 4 Holiday Beach Road	Drawn By: D.S. Checked By: J.T. Last Modified: 2023-10-26
	Holiday Road EIS		Projection: NAD83 / UTM zone 16N Figure 5b	

Appendix B

Ministry Correspondence

From: [Species at Risk \(MECP\)](#)
To: [Ryan Wilson](#)
Subject: RE: MECP SARB Review: Information Request Holiday Beach Road
Date: May 6, 2022 10:15:05 AM

Hi Ryan,

I have taken over the file for this area as it falls within my assigned jurisdiction. I apologize for the delay in responding to you as we have experienced a high number of files and some staffing changes within our organization resulting in some files being shuffled around.

I have reviewed the previous communications between you and MECP SARB staff and agree with what has been provided so far. I would like to add that SAR bats (Little Brown Myotis, Northern Myotis, Eastern Small-footed Myotis and Tri-coloured Bat) should also be considered as they may be inhabiting the area.

AS it was mentioned in a previous email (January 27, 2021), it is the proponents responsibility to avoid contravening the Endangered Species Act (ESA) 2007. As such it is the proponents responsibility to identify any adverse effects the project may cause to any SAR on site.

MECP SARB recommends avoidance and mitigation strategies for SAR where possible and if avoidance and mitigation cannot be achieved then an authorization under the ESA may be required. As mentioned in your email below, a single site visit was conducted and no observations were made. Based on the imagery of the site, there appears to be mature deciduous trees that may provide habitat for SAR breeding birds and bats. It is up to the proponent to determine if species 1,3, 6 (listed in your email below) and SAR bats are present on site and if the project could adversely impact these species. Little Brown Myotis, Northern Myotis and Tri-coloured Bat may be found in trees > 10 cm diameter at breast height (dbh) exhibiting cracks, cavities or exfoliating bark. Eastern Small-footed Myotis may be found in rock piles, crevices in rocks, boulders and flat rocks where they may roost on a daily basis, or overwinter if substrate cracks or fissures are deep enough. If the proponent wishes to assume presence of SAR bat species on the property, avoiding contravention of the ESA can be accomplished by clearing vegetation outside of the breeding bird (April 15 – August 31) and bat sensitive time periods (May 1 – August 31).

Wood turtles are present in the Chippawa River with the nearest sighting just over 3 km away. I have attached the Recovery Strategy for the Wood Turtle (2010) [here](#), which includes the recommended mapping procedure for regulated habitat.

A Blanding's Turtle sighting occurred within 1.4 km of the proposed project site triggering the General Habitat Description. I would suggest providing mapping based on the BLTU GHD as the site falls within significant habitat.

One site visit does not provide enough information for us to make any decisions on whether the project might impact SAR. Also, no report was completed to describe methods used to identify SAR or if any site surveys were completed. If planning to develop in 2023, MECP SARB recommends completing an Information Gathering Form [IGF](#) to assist in our evaluation of the impacts the project

may have on SAR. If you require more information to assist you in your [identification of SAR](#) on site and the ESA process, I encourage you to visit our SAR [website](#). For information on [guides and documents](#) that can help you with the process, please visit this [website](#).

If you have any further questions feel free to reach out to me at my contact information located below.

Regards,
Mike

Mike R. Allan, MSc.
A/Management Biologist
Landscape Species Recovery Section
Species at Risk Branch
Ministry of Environment Conservation and Parks
705-313-0894
Mike.Allan@ontario.ca

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: November 30, 2021 11:30 AM
To: Snell, Shamus (MECP) <Shamus.Snell@ontario.ca>
Subject: RE: MECP SARB Review: Information Request Holiday Beach Road

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

Hi Shamus,

It's been sometime since we've last corresponded on this.

Further to your previous email identifying a total of six (6) Species at Risk (SAR) occurrences, we developed the following general habitat descriptions for each SAR:

1. **Blanding's Turtle:** Is mostly an aquatic turtle found in a variety of habitats, including ponds, ditches, marshes, creeks, rivers, lakes and bogs. They generally prefer shallow water, organic substrates and dense submergent and/or emergent vegetation.
2. **Canada Warbler:** They generally prefer wet coniferous, deciduous and mixed forest types, with a dense shrub layer. They nest on the ground, on logs or hummocks, and uses dense shrub layer to conceal the nest.
3. **Chimney Swift:** Historically found in deciduous and coniferous, usually wet forest types, all with a well-developed, dense shrub layer. Most are now found in urban areas in large uncapped chimneys.
4. **Lake Sturgeon:** Lives almost exclusively in freshwater lakes and rivers with soft bottoms of

mud, sand or gravel. They are usually found at depths of five to 20 metres and spawn in relatively shallow, fast-flowing water (usually below waterfalls, rapids, or dams) with gravel and boulders at the bottom. However, they will spawn in deeper waters where habitat is available and are known to spawn on open shoals in large rivers with strong currents.

5. **Wood Thrush:** They can be found in mature deciduous and mixed (conifer-deciduous) forests. They seek moist stands of trees with well-developed undergrowth and tall trees for singing perches. These birds prefer large forests, but will also use smaller stands of trees. They build their nests in living saplings, trees or shrubs, usually in sugar maple or American beech.
6. **Wood Turtle:** They generally prefer clear rivers, streams or creeks with a slight current and sandy or gravelly bottom. They spend more time on land and the shores of watercourses than other native Ontario turtles. Wooded areas are essential habitat for the Wood Turtle, but they are found in other habitats, such as wet meadows, swamps and fields.

Kresin Engineering Corporation (KEC) conducted a site visit at the subject property and immediately surrounding area and did not identify any of the SAR nor their habitats, during the site visit or during a confirmatory review of site photos. KEC noted a potentially suitable turtle habitat across Holiday Beach Road to the north of the subject property.

If during development of the property, SAR and/or their habitat are encountered, work will be halted until proper authorization under the Endangered Species Act is acquired.

Please let me know if you have any questions and/or suggestions regarding this proposed approach.

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

The information contained in this e-mail is confidential and intended only for the addressee(s). If you have received this communication in error, please notify us immediately and delete and/or destroy it and all copies of it. Thank you.

From: Snell, Shamus (MECP) <Shamus.Snell@ontario.ca>
Sent: January 27, 2021 8:35 AM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: MECP SARB Review: Information Request Holiday Beach Road

Hi Ryan,

The Ministry of Environment, Conservation and Parks (MECP) Species at Risk Branch (SARB) has conducted a review of the Holiday Beach Road, and the areas adjacent to it for Species at Risk (SAR) occurrences and detected the following SAR occurrences:

- Blanding's Turtle (*Emydoidea blandingii*);
- Canada Warbler (*Cardellina canadensis*);

- Chimney Swift (*Chaetura pelagica*);
- Lake Sturgeon (*Acipenser fulvescens*);
- Wood Thrush (*Hylocichla mustelina*);
- Wood Turtle (*Glyptemys insculpta*).

While this review represents MECP's best currently available information, it is important to note that a lack of information for a site does not mean that SAR or their habitat are not present. There are many areas where the Government of Ontario does not currently have information, especially in areas not previously surveyed. On-site assessments are recommended to better verify site conditions, identify and confirm presence of species at risk and/or their habitats.

It is the responsibility of the proponent to ensure that SAR are not killed, harmed, or harassed, and that their habitat is not damaged or destroyed through the proposed activities to be carried out. If the proposed activities can not avoid impacting protected species and their habitats then the proponent will need to apply for a authorization under the ESA.

Regards,

Shamus Snell
A/ Management Biologist
Species at Risk Branch
Ministry of the Environment, Conservation and Parks
Email: shamus.snell@ontario.ca

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: December 9, 2020 1:39 PM
To: Species at Risk (MECP) <SAROntario@ontario.ca>
Subject: RE: Holiday Beach Road - Species at Risk

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

Hi Lisa,

Thank you for your response. I should have included in my initial email to your Branch that we have had ongoing discussions with the Sault North Planning Board (SNPB) for this particular project. The SNPB informed us that their value map from 2009 identifies three (3) species at risk (SAR) in the area of our client's property. SNPB asked us to confirm the SAR presence with the MECP since their map may be outdated.

Based on the above, we just wanted to confirm that SAR are still in the area and whether or not any

permits may be required with future development.

Regards,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

The information contained in this e-mail is confidential and intended only for the addressee(s). If you have received this communication in error, please notify us immediately and delete and/or destroy it and all copies of it. Thank you.

From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: December 8, 2020 11:33 AM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: Re: Holiday Beach Road - Species at Risk

Hi Ryan,

Please find attached for your use MECP's Draft "Client's Guide to Preliminary Screening for Species at Risk". Once you have completed your preliminary screening please email us your results (SAROntario@ontario.ca) and your file will then be assigned to one of our Management Biologists for triaged review.

Please Note - We are currently experiencing a large volume of requests and thank you for your patience.

Thank you,

Lisa

[SAR Ontario](#)
[Species at Risk](#)
[Ministry of the Environment, Conservation and Parks](#)

From: Ryan Wilson <ryan@kresinengineering.ca>
Sent: December 7, 2020 5:02 PM
To: Species at Risk (MECP) <SAROntario@ontario.ca>
Subject: Holiday Beach Road - Species at Risk

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

Hello,

We have recently been in contact with the local MECP office (Sault Ste. Marie) regarding potential species at risk (SAR) in the area of a client's property. Our client wants to do their due diligence prior to any development taking place and the local office suggested that we contact your branch. The property is located at the following coordinates: 16 T N 5199235m E 695686m

Would you be able to confirm if there are SAR in the area of the property noted above ? If there are, does the MECP have any concerns regarding future development on the property?

Thank you,

Ryan Wilson, P. Eng.
Project Engineer

Kresin Engineering Corporation - 536 Fourth Line East, Sault Ste. Marie, ON, P6A 6J8 - tel: 705-949-4900, fax: 705-949-9965

The information contained in this e-mail is confidential and intended only for the addressee(s). If you have received this communication in error, please notify us immediately and delete and/or destroy it and all copies of it. Thank you.

Appendix C

Desktop Records Review Results

Table C.1 – Species at Risk with the Potential to Occur in the Study Area

Table C.2 – Significant Wildlife Habitat with the Potential to Occur in the Study



Table C.1 – Species at Risk Desktop Screening Results for Lot No. 4, Holiday Beach Road ¹⁾

Common Name	Scientific Name	ESA ²⁾	SARA ³⁾	COSEWIC ⁴⁾	S Rank ⁵⁾	Habitat Descriptions	Potential to Occur in the Study Area	Rationale
Arthropods								
Monarch	<i>Danaus plexippus</i>	Special Concern	Special Concern	Endangered	S2N,S4B	Monarchs in Canada exist primarily wherever milkweed (<i>Asclepius</i> sp.) and wildflowers (e.g., Goldenrod, Asters, and Purple Loosestrife) exist. This includes abandoned farmland, along roadsides, and other open spaces where these plants grow (SARA 2010).	Low	No wildflowers (Milkweed, Goldenrod or Purple Loosestrife) were observed during the Site Investigation.
Birds								
Acadian Flycatcher	<i>Empidonax virescens</i>	Endangered	Endangered	Endangered	S1B	Throughout its breeding range, the Acadian Flycatcher is a habitat specialist, nesting in mature closed-canopy forests with an open understory. It favours species of nest trees that have a particular growth form. In Ontario, Acadian Flycatchers are typically found either in large patches of mature deciduous forests or in mature, forested ravine settings. In upland situations, it largely avoids forest edges and is therefore rarely found in small, isolated forest fragments. In ravine situations, however, territories can be linear, and the species appears to be less sensitive to edge effects. Territories range in size from 0.5 ha to 4.0 ha and are often situated close to streams, vernal pools, or other water features (COSEWIC 2010).	Low	The Study Area is considered an open forest adjacent to a large water body, which is not suitable for the species.
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Special Concern	Not Listed	Not at Risk	S4	Bald Eagles nest in a variety of habitats and forest types, almost always near a major lake or river where they do most of their hunting. While fish are their main source of food, Bald Eagles can easily catch prey up to the size of ducks, and frequently feed on dead animals, including White-tailed Deer. They usually nest in large trees such as pine and poplar. During the winter, Bald Eagles sometimes congregate near open water such as the St. Lawrence River, or in places with a high deer population where carcasses might be found (MECP 2021).	Moderate	The Study Area is located along the shoreline of Lake Superior and is within 100 m of the Chippewa River. Both of these waterbodies have fish species for foraging. Bald Eagle was confirmed present (OBBA 16TFS99) 2 km from the Study Area.
Canada Warbler	<i>Cardellina canadensis</i>	Special Concern	Threatened	Special Concern	S5B	Wet, mixed deciduous-coniferous forests with a well-developed shrub layer tend to be preferred for breeding, but Canada Warbler also uses riparian shrub forest on slopes and in ravines, and in stands regenerating after natural and anthropogenic disturbances. In its wintering range, Canada Warbler favours mature forest at altitudes of 1000 m to 2000 m, but also occurs in second-growth forests, forest edges, shade coffee plantations, and other semi-open areas. During migration, the species most frequently occurs in woodlands with dense understory, including floodplain forests (COSEWIC 2020).	Moderate	Canada Warbler was confirmed present in the region (OBBA 16TFS99). However, the Study Area does not have a well-developed shrub layer.



Common Name	Scientific Name	ESA ²⁾	SARA ³⁾	COSEWIC ⁴⁾	S Rank ⁵⁾	Habitat Descriptions	Potential to Occur in the Study Area	Rationale
Cerulean Warbler	<i>Setophaga cerulea</i>	Threatened	Endangered	Endangered	S2B	Cerulean Warblers breed in mature deciduous forests that have mesic or flood floodplain conditions or are surrounded by forested wetlands. Cerulean Warblers tend to avoid dense understory and favour open to semi-open understories. Forests with well-developed canopies comprised of large-diameter, well-spaced, and mature maple species or oak species are favoured territories (COSEWIC 2010).	Low	No forested wetlands or floodplain conditions are present in the Study Area.
Chimney Swift	<i>Chaetura pelagica</i>	Threatened	Threatened	Threatened	S3B	Chimney Swifts are aerial foragers, often concentrating near water where insects are abundant. The Chimney Swift is now mainly associated with urban and rural areas where chimneys are available for nesting and roosting. In their northern breeding range, Chimney Swifts look for sites with a relatively constant ambient temperature (COSEWIC 2018).	Low	No standing structures with chimneys are present in the Study Area.
Eastern Wood-pewee	<i>Contopus virens</i>	Special Concern	Special Concern	Special Concern	S4B	In Canada, the Eastern Wood-pewee is mostly associated with the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It is most abundant in forest stands of intermediate age and in mature stands with little understory vegetation (COSEWIC 2012).	High	Eastern Wood-pewee was confirmed present in the area (OBBA 16TFS99) and the Study Area supports an intermediate/mature deciduous forest with little understory vegetation.
Olive-sided Flycatcher	<i>Contopus cooperi</i>	Special Concern	Threatened	Special Concern	S4B	Olive-sided Flycatcher is most often associated with edges of coniferous or mixed forests with tall trees or snags for perching, alongside open areas, or in burned forest with standing trees and snags. In natural conditions, these habitats may include open to semi-open mature forest stands, as well as mature stands with edges near wet areas (such as rivers, muskeg, bogs or swamps), burned forest, openings created by insect outbreaks, barrens, or other gaps. The species also uses forest stands adjacent to human-created openings (such as clearcuts, thinned stands, and prescribed burns; COSEWIC 2018).	Low	The Study Area does not contain a coniferous forest or semi-open areas needed by the Olive-sided Flycatcher.
Piping Plover	<i>Charadrius melodus circumcinctus</i>	Endangered	Endangered	Endangered	S1B	Across its breeding range, the Piping Plover nests on wide sandy beaches with little vegetation and a mix of substrates such as pebbles, gravel, shells and sticks. In the Canadian Great Lakes and at Lake of the Woods, Ontario, Piping Plovers nest on sand and pebble beaches of freshwater dune formations on barrier islands, peninsulas or shorelines of large lakes. The beaches used by Piping Plovers, on both breeding and wintering grounds, are also of great value to human populations, so habitat has been lost to or degraded by development, resource extraction, recreation and other disturbances (COSEWIC 2013).	Low	No freshwater dunes on barrier islands or peninsulas are present in the Study Area.



Common Name	Scientific Name	ESA ²⁾	SARA ³⁾	COSEWIC ⁴⁾	S Rank ⁵⁾	Habitat Descriptions	Potential to Occur in the Study Area	Rationale
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Endangered	Endangered	Endangered	S3	Red-headed Woodpecker can be found in a variety of treed habitats, including deciduous woodlands, open woodlots, parks, golf courses, cemeteries, treed agricultural and urban areas, savannah-like grasslands with scattered trees, riparian forests, wetlands, beaver ponds, burned areas, and along forest edges and roadsides. During the breeding period, dead limbs or snags are required for nesting, and an open canopy is preferred (COSEWIC 2018).	Moderate	The Study Area contains deciduous woodlands and riparian forest.
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	Threatened	Threatened	S4B	In Canada, the Wood Thrush nests mainly in second-growth and mature deciduous and mixed forests, with saplings and well-developed understory layers. This species prefers large forest mosaics but may also nest in small forest fragments. Wintering habitat is characterized primarily by undisturbed to moderately disturbed wet primary lowland forests (COSEWIC 2012).	Low	The Study Area is characterized by a mature deciduous forest. However, it lacks a well-developed understory layer to support this species.
Fish								
American Brook Lamprey	<i>Lethenteron appendix</i>	Not Listed	Not Listed	Not Listed	S3	Spawns in spring (peak mid-May to early June at 17 °C in Quebec, late). Eggs hatch in a few days to a few weeks, depending on temperature. Larval stage may last several years. Metamorphosis begins in summer, completed by next spring. Adults die after spawning. May aggregate when spawning. Habitat of adults includes gravel-sand riffles and runs of creeks and small to medium rivers with strong flow (Page and Burr 2011). Larvae burrow into sand and silt, often in pools or slow water near shore. Adults are usually found in breeding areas. Eggs are laid in nests in gravel/sand riffles and runs with strong flow (NatureServe Explorer).	Low	The shoreline of the Study Area is comprised of sand and silt but is directly on Lake Superior with high wave energy and frequent water level changes, not suitable for supporting this species.
Deepwater Sculpin (Great Lakes - Western St. Lawrence Population)	<i>Myoxocephalus thompsonii</i>	Not Listed	Special Concern	Special Concern	S4	The Great Lakes Deepwater Sculpin is found near the bottom of cold, deep, and highly oxygenated lakes. Other habitat preferences are not known. Spawning areas are not known (COSEWIC 2017).	Low	Although the species is located on Lake Superior, the Study Area is along the shallow shoreline of Lake Superior.



Common Name	Scientific Name	ESA ²⁾	SARA ³⁾	COSEWIC ⁴⁾	S Rank ⁵⁾	Habitat Descriptions	Potential to Occur in the Study Area	Rationale
Lake Sturgeon (Great Lakes - Upper St. Lawrence Population)	<i>Acipenser fulvescens</i>	Endangered	Not Listed	Threatened	S2	The Lake Sturgeon exists as a freshwater species and is rarely in brackish water in large rivers with access to the sea. Lake Sturgeon are generally found in the shallow areas of lakes or larger rivers, moving into smaller rivers to spawn. They are a benthic (bottom dwelling) species that feeds over substrates of mud, sand or gravel. Lake Sturgeon usually are found at depths of 5m to 10 m. Lake Sturgeon are found in areas where water velocity does not exceed 70 cm/sec. Spawning sites usually are fast-flowing waters of 0.6 m to 5 m in depth over hardpan clay, sand, gravel, rubble, cobble or boulders. Young-of-the-year have been observed resting on sand bars (COSEWIC 2017).	Moderate	Lake Sturgeon has been confirmed 1.6 km and 2.0 km from the Study Area (NHIC, 08Sept2023). However, the shoreline of the Study Area is shallow and comprised on silt and sands, not suitable for Lake Sturgeon.
Northern Brook Lamprey (Great Lakes - Upper St. Lawrence River Population)	<i>Ichthyomyzon fossor</i>	Special Concern	Special Concern	Special Concern	SNR	This Lamprey is generally found in clear water streams of a variety of sizes. Larval Northern Brook Lamprey reside in burrows in silt and sand substrate. After metamorphosing into juveniles, the larvae emerge from their burrows and attach themselves to the stream bottom. Northern Brook Lamprey spawn in a coarse gravel substrate with a relatively swift, unidirectional current (COSEWIC 2020).	Low	The Study Area's shoreline is comprised of silt and sand but there is no gravel substrate habitat necessary for spawning.
Silver Lamprey (Great Lakes - Upper St. Lawrence Population)	<i>Ichthyomyzon unicuspis</i>	Special Concern	Special Concern	Special Concern	S3	Silver Lamprey ammocoetes live in burrows in soft stream substrate, usually composed of silt and sand. After metamorphosis, juveniles live within the stream or migrate to larger waterbodies such as larger tributary streams or lakes where transformed individuals feed and grow to maturity. Spawners usually construct nests in shallow riffle areas within streams (COSEWIC 2020).	Moderate	The Study Area's shoreline is comprised of silt and sand and is located on Lake Superior. Although not suitable for spawning areas, the Study Area may be suitable habitat for individuals may feed and grow to maturity.
Mammals								
Eastern Small-footed Myotis	<i>Myotis leibii</i>	Endangered	Not Listed	Data Deficient	S2S3	In the spring and summer, Eastern Small-footed Bats will roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees. These bats often change their roosting locations every day. At night, they hunt for insects to eat, including beetles, mosquitos, moths, and flies. In the winter, these bats hibernate, most often in caves and abandoned mines. They seem to choose colder and drier sites than similar bats and will return to the same spot each year (MECP 2021).	Low	No rocks, rock outcrops, buildings, bridges or caves are present in the Study Area.



Common Name	Scientific Name	ESA ²⁾	SARA ³⁾	COSEWIC ⁴⁾	S Rank ⁵⁾	Habitat Descriptions	Potential to Occur in the Study Area	Rationale
Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered	Endangered	Endangered	S3	Bats are nocturnal. During the day they roost in trees and buildings. They often select attics, abandoned buildings and barns for summer colonies where they can raise their young. Little Brown Bats hibernate from October or November to March or April, most often in caves or abandoned mines that are humid and remain above freezing (MECP 2021).	Moderate	No caves or abandoned mines are located in the Study Area in Ontario (Abandoned Mines Infrastructure System [AMIS]). However, there are large diameter trees (>10 cm DBH) with cavities in the Study Area.
Northern Myotis	<i>Myotis septentrionalis</i>	Endangered	Endangered	Endangered	S3	Northern Long-eared Bats are associated with boreal forests, choosing to roost under loose bark and in the cavities of trees. These bats hibernate from October or November to March or April, most often in caves or abandoned mines (MECP 2021).	Moderate	No caves or abandoned mines are located in the Study Area (AMIS). However, there are large diameter trees (>10 cm DBH) with cavities in the Study Area.
Tri-coloured Bat	<i>Perimyotis subflavus</i>	Endangered	Endangered	Endangered	S3?	During the summer, the Tri-colored Bat is found in a variety of forested habitats. It forms day roosts and maternity colonies in older forest and occasionally in barns or other structures. They forage over water and along streams in the forest. Tri-colored Bats eat flying insects and spiders gleaned from webs. At the end of the summer they travel to a location where they swarm; it is generally near the cave or underground location where they will overwinter. They overwinter in caves where they typically roost by themselves rather than part of a group (MECP 2021).	Moderate	No caves or abandoned mines are located in the Study Area AMIS). However, there are large diameter trees (>10 cm DBH) with cavities in the Study Area.
Reptiles								
Blanding's Turtle	<i>Emydoidea blandingii</i>	Threatened	Endangered	Endangered	SNR	Blanding's Turtles are often observed using clear water eutrophic wetlands. Blanding's Turtles have strong site fidelity but may use several connected water bodies throughout the active season. Turtles of all ages occur primarily in shallow water habitats. Females nest in a variety of substrates including sand, organic soil, gravel, cobblestone, and soil-filled crevices of rock outcrops. Adults and juveniles overwinter in a variety of water bodies that maintain pools averaging about 1 m in depth; however, hatchling turtles have been observed hibernating terrestrially during their first winter (COSEWIC 2016).	High	Blanding's Turtles have been confirmed within 1.4 km from the Study Area (MECP correspondence 6May2022 with Mike R, Allan).
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	Not Listed	Special Concern	Special Concern	S4	Painted turtles inhabit waterbodies, such as ponds, marshes, lakes and slow-moving creeks, that have a soft bottom and provide abundant basking sites and aquatic vegetation. These turtles often bask on shorelines or on logs and rocks that protrude from the water. The midland painted turtle hibernates on the bottom of waterbodies (COSEWIC 2018).	High	Twenty-one Painted Turtles were observed in the un-named waterbody across the road from the Study Area.



Common Name	Scientific Name	ESA ²⁾	SARA ³⁾	COSEWIC ⁴⁾	S Rank ⁵⁾	Habitat Descriptions	Potential to Occur in the Study Area	Rationale
Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	Special Concern	Special Concern	S4	The preferred habitat for the Snapping Turtle is characterized by slow-moving water with a soft mud bottom and dense aquatic vegetation. Established populations are most often located in ponds, sloughs, shallow bays or river edges and slow streams, or areas combining several of these wetland habitats. Although individual turtles will persist in developed areas (e.g., golf course ponds, irrigation canals), it is unlikely that populations persist in such habitats. Snapping Turtles can occur in highly polluted waterways, but environmental contamination is known to limit reproductive success (COSEWIC 2008).	Moderate	The un-named waterbody has a soft mud bottom with aquatic vegetation, suitable for supporting this species.
Wood Turtle	<i>Glyptemys insculpta</i>	Endangered	Threatened	Threatened	S2	Wood Turtle is semiaquatic and considerably more terrestrial than most freshwater turtles. It is strongly associated with meandering rivers and streams with moderate current and sand or gravel substrates. Wood Turtles overwinter underwater in streams, rivers, and occasionally ponds. During the active season (spring, summer, early fall), the turtles use riparian habitats and upland forests surrounding their home rivers; mosaics of forest and open-canopy areas are the most commonly used or preferred terrestrial habitats, and Wood Turtles are frequently referred to as an 'edge species'. Wood Turtles primarily forage in terrestrial or wetland habitats that occur within close proximity to the river/stream, including bogs, marshy pastures, oxbows, beaver ponds, shrubby cover, meadows, coniferous forests, mixed forests, hay and agricultural fields and pastures. Wood Turtles use the same areas each year and are capable of returning to these areas from several kilometres away; males tend to remain close to their home rivers during the active season, whereas females tend to move further inland. Natural nesting habitat of Wood Turtle consists of sand or gravel-sand beaches or banks of streams that receive moderate to intense exposure to sun. Wood Turtles also nest in anthropogenic open-canopy sites such as gravel pits, road shoulders, and decommissioned railway beds (COSEWIC 2018).	High	Wood Turtles have been confirmed within 3 km from the Study Area 1.4 km from the Study Area (MECP correspondence 6May2022 with Mike R, Allan).

¹⁾ Assessment is based on desktop information and targeted field surveys.

²⁾ ESA – *Endangered Species Act*, 2007, S.O. 2007, c. 6 (last amendment 2019, c. 9, Sched. 5);

³⁾ SARA – *Species at Risk Act*, 2002, c. 29;

⁴⁾ COSEWIC – Committee on the Status of Endangered Wildlife in Canada;

⁵⁾ S Rank – Subnational Conservation Rank, whereby: S1 – Critically imperiled in Ontario, S2 – Species is imperiled in Ontario, S3 – Species is vulnerable in Ontario, S4 – Species is apparently secure in Ontario, S5 – Species is secure in Ontario, SNR – Unranked species, N – non-breeding population in Ontario, B – breeding populations in Ontario, and ? – Inexact numeric rank.

⁶⁾ Fisheries and Oceans Canada online interactive map consulted September 6th 2023 link : <https://www.dfo-mpo.gc.ca/species-especies/sara-lep/map-carte/index-eng.html>



Blue Heron Environmental is committed to the highest quality of professionalism in assisting organizations in fulfilling their regulatory needs and stewardship goals.

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Timmins: 705.264.4342

Thunder Bay: 807.251.9727

Sudbury: 705.929.9751

Ottawa: 613.617.2482

Red Lake 807.335.0038

807.335.0224



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**7.
MNR Correspondence**

Memorandum

To: File
From: Ryan Wilson
Date: December 7, 2021
KEC Ref: 2066.02
**Re: Staznik Holiday Beach Road Property Official Plan Amendment
Flood Hazard**

During our pre-application consultation with the Ministry of Municipal Affairs and Housing (MMAH), there were two (2) flood hazards associated with the subject property identified: 1) Laker Superior and the 2) Chippewa River.

Lake Superior

MMAH stated that the development constraints associated with the dynamic beach designation meet or exceed any constraints associated with the Lake Superior 1:100-year flood hazard limit (184.2m). Therefore, the dynamic beach designation is the primary consideration that would influence/limit development on the subject property.

Chippewa River

MMAH stated that the subject property is within a low-lying coastal area with some history of flooding issues associated with the Chippewa River. MMAH noted that it may be pertinent to address the lack of flood hazard mapping for the riverine system by requesting flood elevation modelling by a qualified individual. The Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF) was forwarded the MMAH flood hazard concerns. The NDMNRF regional hydrologist indicated that they did not have significant hydrology concerns and no further hydrology analysis is required to identify flooding hazards.

Ryan Wilson

Subject: FW: SNPB Site Specific OPA Preconsultation Meeting

From: Laidley, Jon (MNRF) <Jon.Laidley@ontario.ca>
Sent: August 9, 2021 2:25 PM
To: Ryan Wilson <ryan@kresinengineering.ca>
Subject: RE: SNPB Site Specific OPA Preconsultation Meeting

Hi Ryan,

I was able to connect with NDMNRF's regional engineering unit who looked at the submitted OPA application materials. Based on the nature of the development application, as well as the nature of the Chippewa River and its shoreline, the regional hydrologist indicated they didn't have significant hydrology concerns. Based on this, they indicated that no further hydrology analysis is needed to identify flooding hazards associated with the historic channel/oxbow north of the subject property.

This restricts the development constraints related to natural hazards on the property to those associated with Lake Superior (ie. 184.2masl contour elevation for 100 year flood + 45m inland allowance [15m horizontal wave uprush allowance + 30m horizontal dynamic beach allowance]).

Hope this helps. Feel free to reach out if you have any questions.

All the best,
Jon Laidley

District Planner
Sault Ste. Marie District | Northeast Region | Regional Operations Division
Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF)
jon.laidley@ontario.ca | (705) 618-1972

Please Note: As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.



SAULT STE. MARIE NORTH PLANNING BOARD

669 Wellington Street East, Sault Ste. Marie, Ontario P6A 2M6
T: 705-254-6649 • F: 705-946-4286 • saultnorthpb@shaw.ca

MINUTES
REGULAR BOARD MEETING OF JANUARY 12, 2021
7:00 P.M.

E-MAILED JAN 31 2022

	Present	Absent
Michael Jalak	Steve Turco	Peter Tonazzo – Logged in late
Jerry Dolcetti	Mark Parsons	at 7:16 pm
Rita Kokis		

Official: Jerrica Gilbert

1 Adoption of Minutes

- a. Resolved that the minutes of the regular board meeting held December 15, 2021 was adopted.

Mover — Jerry Dolcetti

Secunder — Steve Turco

Carried.....Res. No 01 / 22

b. Election of Officers:

Annual Election of officers as per Board rules & procedures.

Jerrica Gilbert—Secretary-Treasurer asked for nominations for Chair.

Mark Parsons was nominated for Board Chair by Michael Jalak and accepted. There were no other nominations.

Resolved that nominations be closed for Chair. Mark Parsons was acclaimed Chair.

Mover — Michael Jalak

Secunder — Rita Kokis

Carried.....Res. No 02 / 22

Jerrica Gilbert—Secretary-Treasurer asked for nominations for First Vice-Chair.

Steve Turco was nominated for Vice-Chair by Rita Kokis and accepted. There were no other nominations.

Resolved that nominations be closed for Vice-Chair. Steve Turco was acclaimed First Vice-Chair.

Mover — Michael Jalak

Secunder — Rita Kokis

Carried.....Res. No 03 / 22

MINUTES – JANUARY 12, 2021

1.1 Declaration of Conflicts

None.

2 Correspondence

None

3 Presentations/Delegations

None

4 Committee Reports

None

4.1 Planning and Zoning Applications

- a. File# OPA 2021-11 Official Plan Application, George Staznick, 221 Holiday Beach Rd., SEC 21 SW1/4PT RP 1R9307; PART 4, Tilley Township. The Report of Planning Staff dated January 12th, 2022 was attached for Board information.

Resolved that the Board make a formal request to the Ministry of Municipal Affairs and Housing to clarify what the Planning Board's role is for the process whereby applicants submit complete formal applications for Official Plan Amendments for approval by the Ministry.

Mover — Jerry Dolcetti

Secunder — Rita Kokis

Carried.....Res. No 04 / 22

The Board unanimously choose to table the following until more direction was given from the Province.

Resolved that in the event that the Ministry requires wording for a proposed amendment from the Planning Board in order to assess Official Plan Amendment Application 2021-11, the following is proposed by the Board with the understanding that the proposed wording does not constitute approval of the application by the Sault Ste. Marie North Planning Board considering public notice has not yet been given: "Notwithstanding Policies 3.6.4 – Sewage and Water Services and Table 3.7.7(A) as they pertain to Shoreline Communities of the Official Plan, the lands described as Sec 21 South-West ¼ Part RP 1R9307 Part 4, known as 221 Holiday Beach Road, may be severed to create one (1) lot plus the retained for shoreline recreational purposes where both lots are approximately 0.5 hectares in lot area despite the Official Plan requirements for 0.8 hectares for new lot creation, conditional upon the successful approval of a severance application to the Sault Ste. Marie North Planning Board."

Mover — None

Secunder — None

MINUTES – JANUARY 12, 2021

4.2 Letters of Conformity

- a. File#48-21RU, Shaun Wallace White, 1876 Mission Rd., SEC 14 NE ¼ Part RP 1R3585 Part 1; Kars Township
25' x 40' Garage (Post Construction) — **Approved**
- b. File#01-22SR, Colleen & Douglas Volpel, 1748 Pine shores rd., PLAN 802 LOT 26; Fenwick Township
28' x 40' Cottage on existing footings. — **Approved**
- c. File#02-22SR, Sergio Pietramale, 50 Shields rd, SEC 14 NE1/4 PCL 2871 AWS; Aweres Township
30' x 38' Attached Garage. — **Approved**
- d. File#03-22SR, Jason & Sara Giroux, 716 Havilland Shores, Plan H647 LOT 12 RCP; Havilland Township
195 Sqm, Two level Irregular shape single family dwelling. — **Approved**

4.3 Administrative

None

4.4 Training

None

5 Accounts

- a. Statement of accounts for the month ending December 31, 2021 attached for Board information and approval.

Resolve that the account expenditures for the month ending December 31, 2021 in the amount of \$19,474.77

Mover — Rita Kokis
Secunder — Peter Tonazzo
CarriedRes. No 05 / 22

6 New or Unfinished Business

- a. Proposed 2022 Fee Schedule was attached for Board discussion.
Resolve that the Board adopt the 2022 Fee Schedule as amended.

Mover — Jerry Dolcetti
Secunder — Steve Turco
CarriedRes. No 06 / 22
- b. The revised Board Operating Procedures was tabled due to time considerations to be considered at a later date.
- c. The Board discussed staff's update on the Communications Plan and proposed new logo design attached. Staff are directed to use Design 1 with some minor adjustments suggested.

MINUTES – JANUARY 12, 2021

d. Planning staff delivered update on Official Plan progress and discussed potential committee meeting dates.


7 Adjournment

Resolved that we now adjourn.

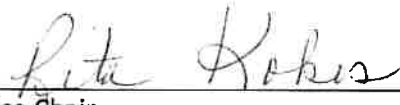
Mover — Michael Jalak

Seconder — Rita Kokis

Carried Res. No 07 / 22



Chairman



A/Vice Chair



SAULT STE. MARIE NORTH PLANNING BOARD

669 Wellington Street East, Sault Ste. Marie, Ontario P6A 2M6
T: 705-254-6649 • F: 705-946-4286 • saulthnorthpb@shaw.ca

Staff Report January 12, 2022

ROLL NO: 5727160000161100000

APPLICATION: Official Plan Amendment #2021-11

APPLICANT(S): John George Staznik & Steven Staznik
OWNER(S): Agent: Kresin Engineering

LOCATION: Section 21 South-West 1/4 Part RP 1R9307 Part 4, Tilley Township

PURPOSE: To seek relief from the Official Plan requirement that new lots created through consent in the Planning Area must be 0.8 ha (2 ac) in order to request the creation of two 0.54 ha (1.3 ac) lots from the Planning Board at a later date.

OFFICIAL PLAN DESIGNATION: Chippewa Falls Shoreline Community

ZONING: Seasonal Residential

ACCESS: Holiday Beach Road – Public Road Maintained by Tilley Local Roads Board

CIRCULATION: Has not yet occurred.

COMMENTS:

Introduction

The Planning Board has been requested to consider recommending that the Ministry amends the Sault North Official Plan for the purpose of allowing the creation of two shoreline residential lots that will be under the 2-acre minimum permitted for new lots under the Consent process. The property owners are brothers that wish to divide the lot in order to build separate cottages for recreational enjoyment: the parcel in question is a legacy property, and the applicants wish to develop the site in order to be near their family in the area (see Figure 1 below).

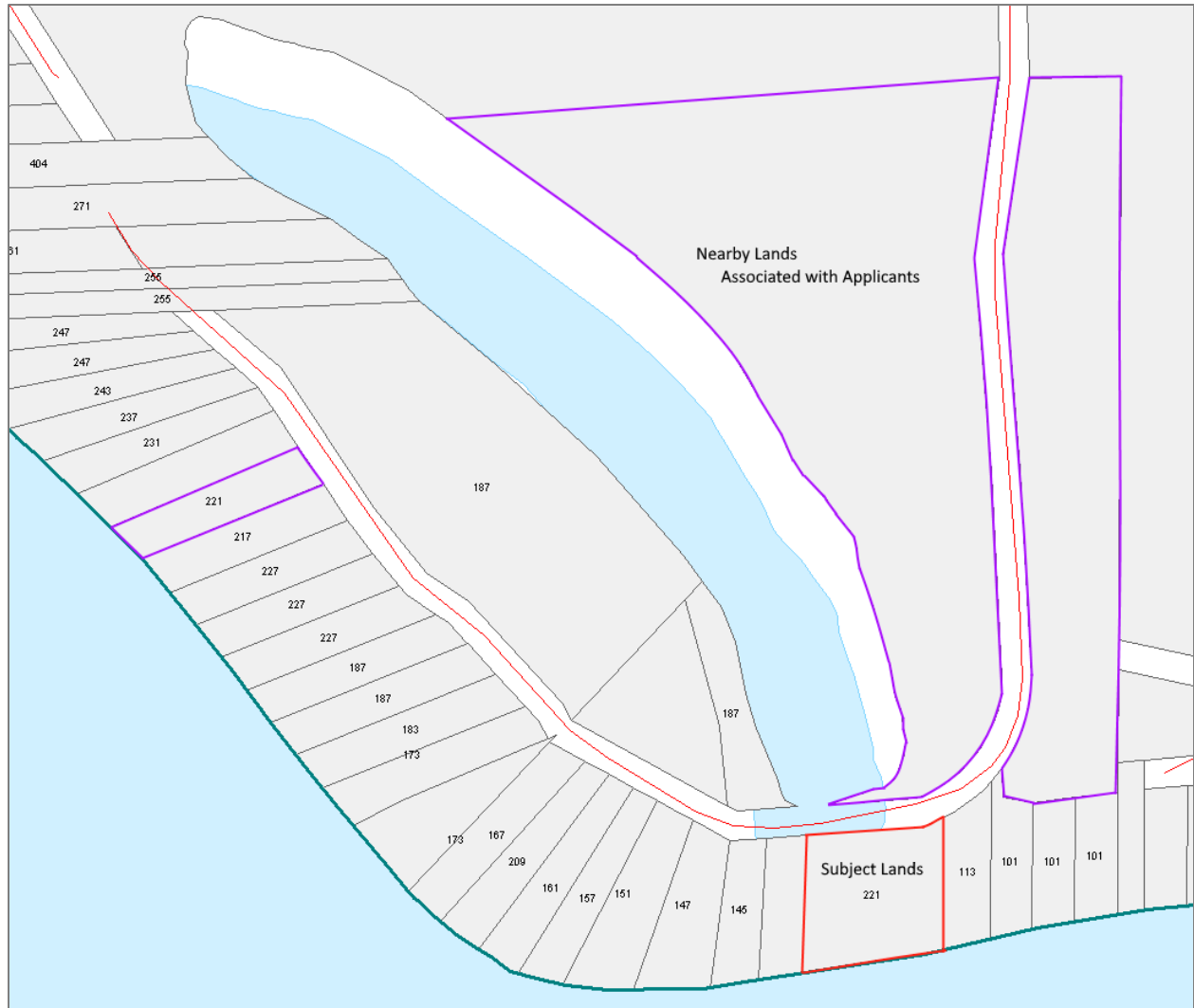


Figure 1: Subject lands with interest in adjacent lands identified.

Site and Surrounding Area

The subject lands are within the Chippewa Falls Shoreline Community as designated under the Sault North Official Plan. This community is characterized by shoreline lots fronting on either the Chippewa River and Lake Superior and lot areas ranging from on average 0.25 to 0.4 hectares (or 0.6 to 1 acre). The area is quite developed by Sault North standards: out of 125 residential shoreline lots, only 19 are considered vacant according to MPAC 2020 data. Unfortunately, data is not available on the conversion rate from seasonal use to year-round use for these properties, which were developed with seasonal use in mind. Access to the property is from Holiday Beach Road, a public roadway maintained by the Tilley Local Roads Board, and is approximated 2 kilometres from Highway 17 N and 50 minutes from the City of Sault Ste. Marie.

The subject lands are mostly flat with sandy, well-draining soils as identified by the technical reports submitted. As with the majority of the lots in this area, a dynamic beach hazard has been identified by the former Ministry of Natural Resources and Forestry, and localized flooding is known to affect lots to

the north of the property fronting on the Chippewa River. A pond exists on the other side of the road adjacent to the subject lands (see Figure 2 below), but the corresponding wetland attached to this system is located over 600 metres away from the subject lands.

The proposal is to allow the severance of the existing 1.08 hectare lot evenly into two 0.54 hectare lots with 61 metres of frontage on Lake Superior (see Figure 3 below).



Figure 2: Aerial view of subject lands (outlined in red, visual reference only) and adjacent properties (Google Earth, 2015).

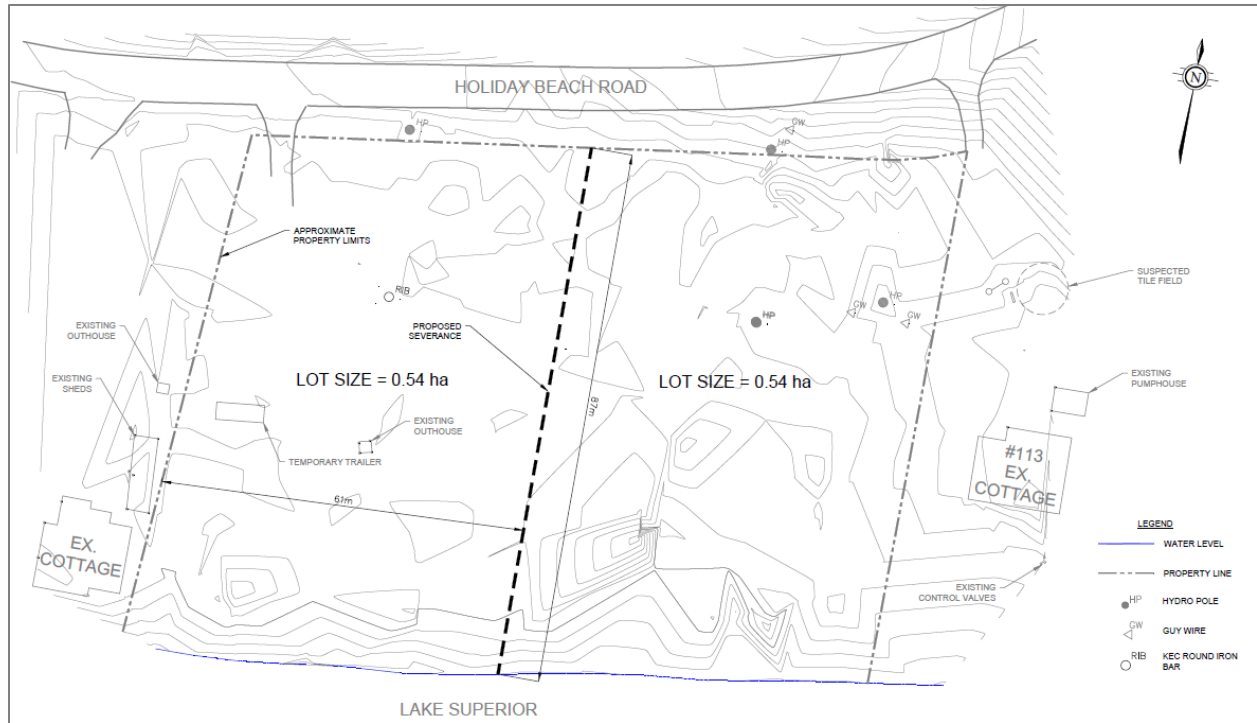


Figure 3: Site Plan supplied by Kresin Engineering showing proposed new lot line (December 2021).

Process

Official Plan Amendments (OPAs) are extensive applications that require several supporting documents in order to form a complete application. Although still an active participant in the process, planning boards cannot approve their own OPA requests: the Ministry of Municipal Affairs and Housing (MMAH) is the final approval authority.

As such, this process is different from regular Board proceedings and plays out as follows:

1. The applicant and/or their consultant works with Planning Board staff and MMAH to determine what is needed for a complete application. Initial pre-consultation notes were provided by Ministry staff back in Spring 2021.
2. A draft application package is submitted to the Planning Board and MMAH for consideration. The applicant paid the Planning Board's application fee in December 2021, and SNPB staff forwarded the application package received from the applicant to MMAH. The application package, which follows this staff report, is meant to provide information and context to the Board regarding the request. Circulating to MMAH with a draft application is meant to facilitate shorter wait time for comments from partner Ministries when a formal application is submitted.
3. If the Board votes to recommend the draft amendment to the Ministry, SNPB staff will provide the applicant with the proposed amendment wording that the Board is being asked to consider in the recommendations following this report. The application package combined with the draft Amendment from the Planning Board allows the applicants to submit a formal application to MMAH. The applicant will be responsible for fees paid directly to the Ministry. If the Board chooses not to accept the applicant's request for an OPA, the applicant may appeal this decision to the Ontario Land Tribunal (OLT).

January 12, 2022

4. Once a formal submission has been received by MMAH, the Province has 90 days to review the proposal. At the end of the 90 days, the Planning Board can set a hearing date for the statutory public meeting, which must have at least 20 days' notice.
5. The Planning Board hosts the public meeting, and forwards any community feedback to MMAH.
6. The Ministry makes a decision on the proposed Amendment. The applicant or any interested party may request a hearing at the OLT if they disagree with the Ministry's decision.

Despite conversations with Ministry staff, there are some questions over the Planning Board's role between Steps 2 to 3 above. It is SNPB's staff's understanding that a final formal application package to the Ministry must contain wording for a draft Amendment and public consultation occurs after a formal submission has been made to MMAH. However, SNPB staff are unsure how the Board can make a recommendation for an amendment without having some form of public consultation take place prior to voting on a resolution.

The following technical reports and statements were submitted with the application form:

- Reference Plans;
- Statement on the Domestic Groundwater Supply;
- Algoma Public Health Severance/Predevelopment Audit Assessment;
- Statement from Local Provider Demonstrating Capacity for Hauled Sewage;
- Stage 1 & 2 Archaeological Assessment;
- Preliminary Screening for Species at Risk; and
- Statement on Flood Hazards.

Recommendation

That the Board make a formal request to the Ministry of Municipal Affairs and Housing to clarify what the Planning Board's role is for the process whereby applicants submit complete formal applications for Official Plan Amendments for approval by the Ministry.



Jerrica Gilbert
Rural Land Planner / Secretary-Treasurer

THE ABOVE IS A STAFF RECOMMENDATION ONLY, SUBJECT TO BOARD APPROVAL.

STAFF REPORT

March 14, 2024

ROLL NO:	5727160000161100000
APPLICATION:	Official Plan Amendment No. 2023-01
APPLICANT(S):	Kresin Engineering c/o Ryan Wilson, P.Eng
OWNER(S):	John George Staznik
LOCATION:	Section 21 South-West 1/4 Part RP 1R9307 Part 4, Tilley Township
PURPOSE:	The application is required to facilitate a future severance of a new residential lot having a lot area of approximately 0.54 hectares and a lot frontage of approximately 184.2 metres along the shoreline of Lake Superior. The proposed retained lands would similarly have an area of approximately 0.54 hectares and frontage of approximately 184.2 metres along the shoreline of Lake Superior. An amendment to the Official Plan is required, as the lot area proposed for the severed and retained lands is less than the minimum prescribed for the Shoreline Communities designation (0.8 ha).
OFFICIAL PLAN DESIGNATION:	Shoreline Communities
ZONING:	Seasonal Residential
ACCESS:	Holiday Beach Road (Tilley Local Roads Board)
CIRCULATION:	Algoma Public Health – Ministry of Transportation – Area Residents Mailed – Sign Posted –

BACKGROUND

The application is required to facilitate a future severance of a new residential lot having a lot area of approximately 0.54 hectares and a lot frontage of approximately 184.2 metres along the shoreline of Lake Superior. The proposed retained lands would similarly have an area of approximately 0.54 hectares and frontage of approximately 184.2 metres along the shoreline of Lake Superior. An amendment to the Official Plan is required, as the lot area proposed for the severed and retained lands is less than the minimum prescribed for the Shoreline Communities designation (0.8 ha).

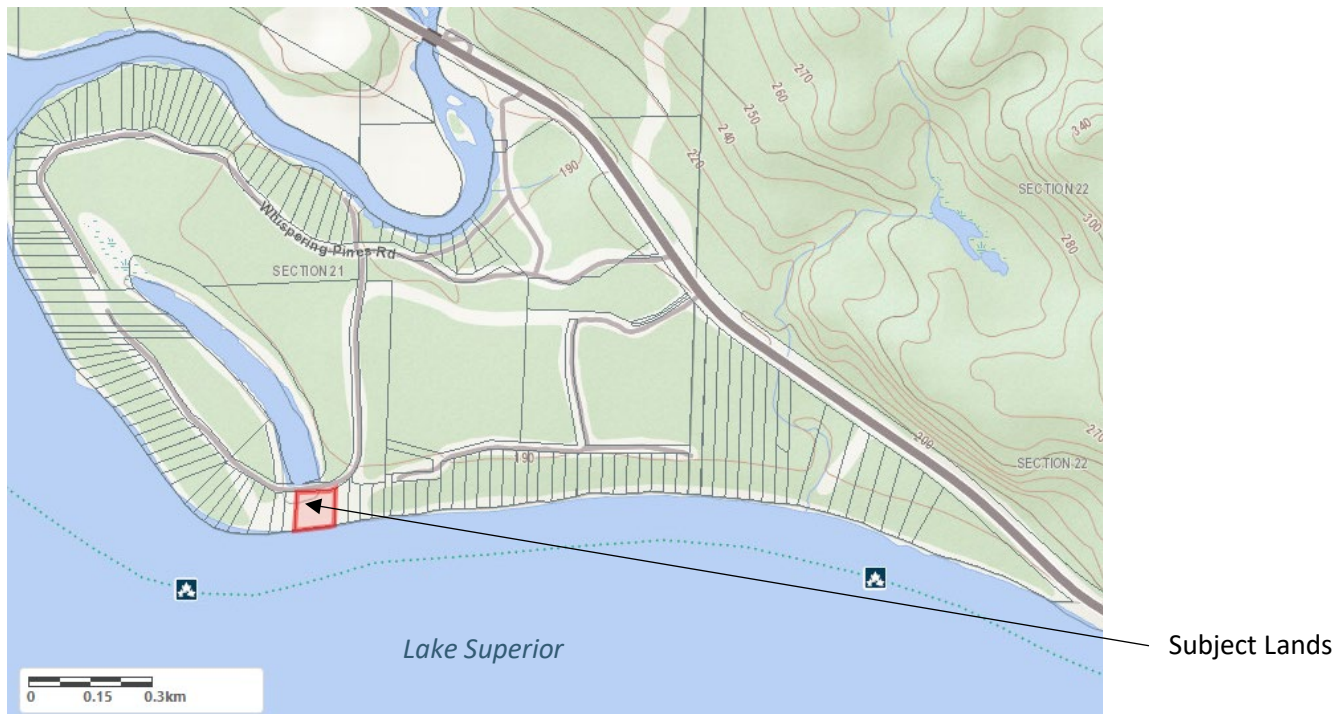
The subject lands are located in Batchewana Bay with frontage along the shoreline of Lake Superior. Adjacent lands to the east and west are similarly developed with low density residential uses along the shoreline of Lake Superior, as well as adjacent lands further north which are developed for low density residential use to the north along the Chippewa River. The proposed lot creation and proposed residential development is compatible with adjacent land uses and is

consistent with the existing pattern of shoreline development in the area. The subject lands are accessed by Holiday Beach Drive, a public road maintained by the Tilley Local Roads Board.

Development constraints on the subject lands include:

- dynamic beach hazards and flooding and erosion hazards associated with the Lake Superior shoreline;
- high archaeological potential, given the subject lands' proximity to the Lake Superior shoreline; and,
- significant wildlife habitat on the subject lands and potential fish habitat adjacent to the subject lands, given proximity to the Lake Superior shoreline.

Figure 1 Subject Lands (Source: Ministry of Natural Resources and Forestry)



The draft amendment to the Official Plan was provided to the Ministry of Municipal Affairs and Housing (MMAH) for review and comment. In response, MMAH provided 'One Window Provincial Review Comments' dated February 2, 2023, which provided review of the proposed amendment against the 2020 Provincial Policy Statement, focusing on the proposed method of servicing, as well as screening for species at risk, and natural hazard features on the subject lands. A copy of these comments is included as Appendix A to this report. Based on this review, MMAH identified additional information that would be required to demonstrate the appropriateness of the amendment as proposed, which include:

- **Site-specific hydrogeological study**, to demonstrate that site conditions are suitable for the long-term provision of individual on-site sewage and water services, given that the proposed lot size is less than 0.8 ha, the minimum lot size recommended for residential waterfront lots per Ministry of the Environment, Conservation and Parks (MECP) guidelines.
- **Identification of species-at-risk (SAR)** and their habitat, to ensure that proposed development and site alteration does not adversely impact habitat of endangered and threatened species. MECP screening identify the potential presence of six SAR in the Holiday Beach Road area and note that if proposed activities cannot avoid impacting protected species and their habitats, then the proponent will need to apply for a permit under the Endangered Species Act.

- **Delineation of the dynamic beach hazard**, given the subject lands’ proximity to the shoreline of Lake Superior, in accordance with Ministry of Natural Resources and Forestry (MNRF) criteria or otherwise validated by a study substantiating the use of an alternative methodology.

To support the proposed amendment to the Official Plan for the Sault Ste. Marie North Planning Area (the “Official Plan Amendment”), the applicants have provided the following supporting materials:

- Dynamic Beach Hazard Limits, prepared by Kresin Engineering and dated May 2023;
- Conceptual Site Plan, prepared by Kresin Engineering and dated May 2023;
- Registered Plan of Survey, prepared by S.L. MacDougall and deposited as Plan 1R-9307 in October 1996;
- Pre-Application Consultation Comments, provided by the Ministry of Municipal Affairs and Housing (MMAH);
- Memorandum re: Groundwater Quality, prepared by Kresin Engineering and dated May 2023;
- Memorandum re: Domestic Water Supply, prepared by Kresin Engineering and dated December 2021;
- Severance / Pre-Development Audit Assessment, prepared by Algoma Public Health and dated July 2021;
- Stage 1 and Stage 2 Archaeological Assessment, prepared by ASI and dated September 2021;
- Acknowledgment Letter, provided by Ministry of Heritage, Sport, Tourism, and Culture Industries and dated September 2021;
- Species at Risk and Natural Heritage Report, prepared by Blue Heron Environmental and dated October 2023;
- Correspondence re: Species at Risk and Natural Heritage Features, provided by Ministry of Environment, Conservation and Parks

PLANNING ANALYSIS

The following sections provide a review of the proposed amendment to the Official Plan, including the application’s consistency with the 2020 Provincial Policy Statement (PPS), the general intent and purpose of the Official Plan for the Sault Ste. Marie North Planning Area (Official Plan), and the proposed development’s compliance with the relevant provisions of the Zoning By-law for the Sault Ste. Marie North Planning Area (Zoning By-law).

Provincial Policy Statement

The PPS is issued under Section 3 of the *Planning Act* and provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Section 1 of the PPS contains policies with regard to managing and directing land use to achieve efficient and resilient development and land use patterns. Policies within this section direct the focus of development activity on rural lands located in territory without municipal organization to be related to the sustainable management or use of resources and resource-based recreational uses, including recreational dwellings. This section further specifies that development shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. Policies within Section 1.6 of the PPS establish a servicing hierarchy and permit development on the basis of individual on-site sewage and water services, where municipal sewage and water services or private communal sewage and water services are not available, planned, or feasible. The applicants propose to develop the severed and retained lands both with a single detached seasonal dwelling, serviced on the basis of private individual on-site water and wastewater services, consistent with the PPS direction for development on lands located in territory without municipal organization.

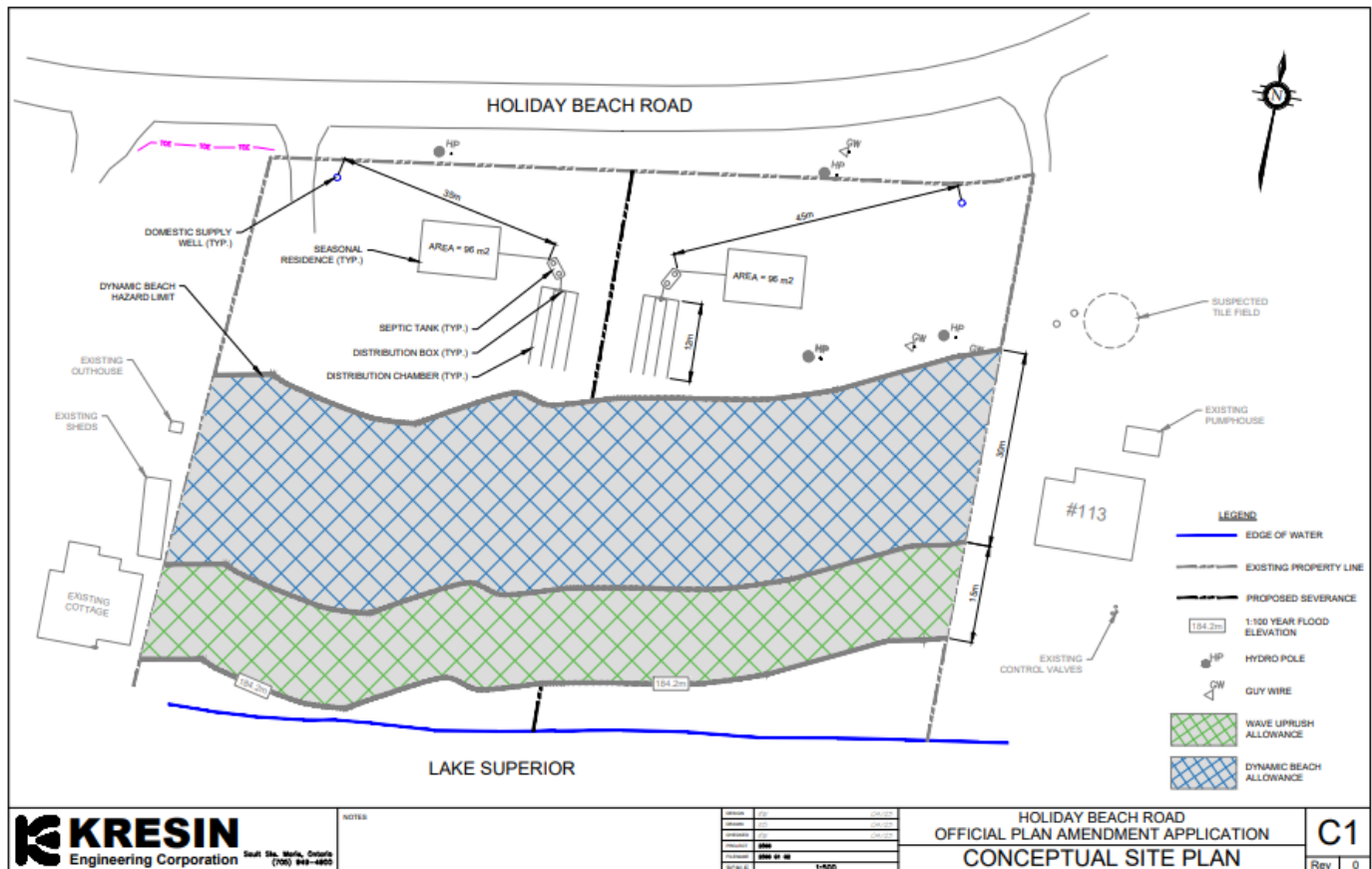
In response to comments from MMAH regarding the suitability of site conditions for the long-term provision of individual on-site sewage and water services, Kresin Engineering prepared a technical memorandum dated May 3, 2023, discussing the impact of the proposed lot creation and associated residential development on groundwater quality. The memorandum provides a description of site conditions, local geology and topography, and review of available well records within 300 metres of the subject lands. Based on this evidence, the author concludes that a Class IV septic system constructed on the proposed additional residential lot would not adversely impact potable groundwater quality.

Upon review of the technical memorandum, MECP has recommended that any water supply wells be located both up-gradient of the proposed septic systems and have screens located below the lowermost and thickest clay/silt strata layers as determined during on-site water well drilling. MECP further recommends adherence to Section 12 of Ontario Regulation 903 regarding the location of the well, and Section 8 of the Ontario Building Code regarding site evaluation, design, and clearance distances for sewage systems.

As for natural hazards, policies within Section 3.1 of the PPS direct development to areas outside of hazardous lands adjacent to the shorelines of the Great Lakes, including Lake Superior, which are impacted by flooding hazards, erosion hazards, and/or dynamic beaches. Policies within this section further prohibit development and site alteration within the dynamic beach hazard as well as areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards. As per the Dynamic Beach Hazard Limits and Conceptual Site Plan prepared by Kresin Engineering and dated May 2023, the seasonal dwellings proposed on the severed and retained lands are outside of the dynamic beach allowance and wave uprush allowance.

An excerpt of the Dynamic Beach Hazard Limits and Conceptual Site Plan prepared by Kresin Engineering is shown below:

Figure 2 Conceptual Site Plan, including delineation of the wave uprush allowance and dynamic beach allowance, as prepared by Kresin Engineering



The delineation of the dynamic beach hazard is consistent with MNRF criteria (i.e., showing a 30 metre dynamic beach allowance and 15 metre wave uprush allowance, as measured from the 1:100 year flood line). As such, the proposed lot creation and associated residential development is consistent with the natural hazard policies of the PPS.

Policies within Section 2.1 of the PPS concern natural heritage features and prohibit development and site alteration in significant wildlife habitat and on lands adjacent to natural heritage features and areas 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 features or their ecological function. Based on the comments provided by MMAH, the applicants retained Blue Heron Environmental to prepare a Species at Risk and Natural Heritage assessment of the subject lands, the findings of which are discussed in a report dated October 2023. The assessment included a desktop review of species at risk, in consultation with MECP, as well as a site investigation, habitat mapping for the Blanding's turtle and wood turtle, and an impact assessment for significant natural heritage features and areas. Findings of their assessment confirmed the presence of significant wildlife habitat on the subject lands (e.g., specialized habitat for wildlife and habitat for species of conservation concern) and documented occurrences of two species at risk designated as threatened or endangered. The results of the impact assessment conclude that the proposed severance will not result in negative impacts to natural features identified on the subject and adjacent lands. It should be noted, however, that the impact assessment is specific only to the proposed severance and does not consider impacts to significant wildlife habitat or other significant natural heritage features or areas resulting from the associated residential development of the severed and retained lands with a single detached seasonal dwelling. In order to ensure that future development and site alteration on the subject lands does not adversely impact habitat of threatened and endangered species, the applicants are advised that permitting in accordance with the *Endangered Species Act* may be required.

Policies within Section 2.6 of the PPS relate to cultural heritage and archaeology and prohibit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. As per the Ministry of Citizenship and Multiculturalism Criteria for Evaluating Archaeological Potential, the subject lands hold high archaeological potential given their proximity to the shoreline of Lake Superior. The applicants retained ASI to conduct a Stage 1 and 2 Archaeological Assessment of the subject lands. The Stage 1 assessment consisted of background research, including consideration of the proximity of previously registered archaeological sites and the original environmental setting of the property in light of historical settlement trends. Based on this background research, ASI concluded that the subject lands hold potential for the presence of both Indigenous and Euro-Canadian archaeological resources. On this basis, ASI conducted the Stage 2 assessment in June 2021, which consisted of test pit surveys at five metre intervals in areas of high archaeological potential. The Stage 2 assessment did not uncover any archaeological resources on the subject lands and therefore the report's author recommended no further assessment of the property. Given these findings, the proposed land division and associated residential development is consistent with the cultural heritage and archaeology policies of the PPS, as the subject lands contain no archaeological resources.

Based on the above, the proposed Official Plan Amendment to recognize a reduced lot area in the Shoreline Communities designation is consistent with the relevant policies of the 2020 Provincial Policy Statement.

Official Plan for the Sault Ste. Marie North Planning Area

The Official Plan establishes several permitted uses for lands in the Shoreline Communities designation, which include seasonal dwellings as proposed on the subject lands. Tables 3.7.9(A) and 3.7.11(A) outline development and locational criteria for residential uses and requirements for land division by consent, respectively, for lands within the Shoreline Communities designation. Below is an overview of the criteria relevant to the proposed land division and residential development of the subject lands:

Minimum Lot Size 0.8 ha / 2 ac. (Residential)

Number of Severances	Maximum of two per lot plus retained lot as of date of adoption of the Official Plan (November 1, 1999).
Access	Frontage on a year-round publicly maintained road for year-round uses.
Other Services & Development Criteria	Section 3.7.9 & Table 3.7.9(A) apply: <ul style="list-style-type: none">• Lot size and frontage must generally coincide with that of surrounding neighbourhood with (0.8 ha [2. ac.]) as a minimum.• Must front on and have direct access to a year round publicly maintained road.• New development and cottage conversions must locate on existing school bus route, have access to fire protection and not require extension of trunk utility.• Backlot creation is not permitted.• Lot must meet requirements for on-site sewage and water services.• Locate where not affected or can overcome development constraints (e.g., natural heritage features, resource management, archaeological resources).• Comply with applicable separation distances per Policy 3.12.4.
Environmental Impact Study	To be completed, where required, prior to granting consent.
Zoning	Must comply with prevailing zoning standard prior to final approval.
Subdivision as Alternative	Applicant must demonstrate that a subdivision is not a suitable alternative per Policy 3.7.12.

The proposed lot creation conforms to all above requirements of the Official Plan for lands within the Shoreline Communities designation, except for the minimum lot size of 0.8 ha required:

- No land has previously been severed from the subject lands; therefore, the proposed severed and retained parcels do not exceed the maximum number of severances permitted.
- The subject lands have frontage on and are accessed via Holiday Beach Road, a public road maintained by the Tilley Local Roads Board. The proposed severance does not represent backlot creation.
- As discussed above, the applicant has demonstrated, through the completion of supporting technical studies, that the proposed development can be located where not affected by development constraints, including natural hazards, natural heritage features, and areas of archaeological potential on the subject and adjacent lands.
- The proposed land division conforms to the relevant requirements for on-site sewage and water services, as per Section 3.6 of the Official Plan:
 - The proposed development is to occur on the basis of individual on-site water supply and sewage services.
 - The proposed wastewater servicing for new development has been reviewed and approved with no objections by Algoma Public Health (APH) as the public body having jurisdiction. APH Staff note that up to 0.9 m of suitable fill material will be required in the area of any future sewage disposal systems.

- The proposed servicing is supported by a technical memorandum prepared by Kresin Engineering in accordance with the requirements of the MECP D-Series Guidelines. This memorandum provides review of local geology and topography, review of available well records in proximity to the subject lands, and offers a recommendation that adequate groundwater supply exists to support the proposed lot creation and associated residential development.
- As previously discussed, the proposed land division is supported by a natural heritage assessment and archaeological assessment which demonstrates that no negative impacts to significant natural heritage features/areas and their ecological functions are anticipated, and no archaeological resources are present on the subject lands. Furthermore, the proposed residential development is sited outside of the dynamic beach hazards and flood and erosion hazards associated with the Lake Superior shoreline, as demonstrated by the supporting materials prepared by Kresin Engineering. Therefore, the proposed land division and associated residential development can be achieved with appropriate consideration for development constraints on the subject lands.
- The proposed land division and associated residential development conforms with the land use compatibility policies of Section 3.12.4 of the Official Plan:
 - The subject lands are located further than 250 metres from provincial Highway 17.
 - The subject lands are located further than 500 metres from any principal railway line.
 - There are no active or defunct waste management facilities, pits or quarries, industrial uses, sewage treatment facilities, or agricultural uses within close proximity to the subject lands.
- Compliance with the relevant provisions of the Zoning By-law is discussed in detail in the section to follow. If the proposed amendment to the Official Plan is approved, the reduced lot area would comply with the minimum lot area and frontage requirements of the Seasonal Residential (SR) Zone.
- The proposed amendment to the Official Plan would facilitate the creation of one new residential lot. Given that only one new lot is proposed, land division by consent is more appropriate than by plan of subdivision.

Notwithstanding the reduced lot area proposed for the severed and retained lands, the proposed land division and associated residential development conforms to all other relevant policies of the Official Plan for lands in the Shoreline Communities designation.

Zoning By-law for the Sault Ste. Marie North Planning Area

The subject lands are zoned Seasonal Residential (SR) in the Zoning By-law, which permits seasonal dwellings as proposed. Requirements for principal buildings and structures permitted in the SR Zone are as follows:

Min. Lot Frontage	30 m
Min. Lot Area	1400 m ² (0.14 ha)
Max. Lot Coverage	15%
Min. Front Yard	23 m
Min. Rear Yard	9 m
Min. Side Yard	3 m
Max. Building Height	9 m

Min. Ground Floor Area (GFA) 37 m²

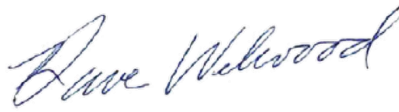
The proposed amendment to the Official Plan would facilitate the severance of 0.54 hectares with frontage of approximately 184.2 metres along the shoreline of Lake Superior, with the proposed retained lands similarly having a lot area of 0.54 hectares and frontage of approximately 184.2 metres, in compliance with the requirements of the SR Zone. The conceptual site plan prepared by Kresin Engineering indicates two proposed seasonal dwellings, one on each parcel, with ground floor area of approximately 96 m² each, in compliance with the minimum GFA requirements of the SR Zone. The proposed seasonal dwellings are shown to be setback more than 45 metres from the highwater mark of Lake Superior, outside the dynamic beach hazard and the wave uprush allowance, in compliance with the requirements of the SR Zone. Based on the conceptual site plan, the proposed seasonal dwellings appear to comply with all other requirements of the SR Zone, including the minimum required rear and side yards, though the height of the proposed dwellings will require confirmation to ensure its compliance with the SR Zone requirements.

RECOMMENDATION

- a. That, subject to feedback arising from the Public Meeting, the Board approve Official Plan Amendment Application filed by Kresin Engineering c/o Ryan Wilson on behalf of John George Staznik for the purpose of recognizing a reduced lot area for the proposed severed and retained parcels than is prescribed for the Shoreline Communities designation of the Official Plan.
- b. That the enclosed By-law and Official Plan Amendment be approved by the Board and forwarded to the Ministry of Municipal Affairs and Housing for adoption.



Rebecca Elphick, M.Pl
Consultant Planner



David Welwood, MES, RPP, MCIP
Consultant Planner

THE ABOVE IS A STAFF RECOMMENDATION ONLY, SUBJECT TO BOARD APPROVAL.



**MINUTES
REGULAR BOARD MEETING OF MARCH 14, 2024
7:00 P.M.**

Present		Absent
Jerry Dolcetti	Ryan Wilson-Kresin Engineering	Peter Tonazzo @7:45
Rita Kokis	Rebecca Elphick-JL Richards	Steve Turco
Peter Tonazzo		Mike Jalak
Official: Kelly Legault		

1. ADOPTION OF MINUTES

- a. Resolve that the attached minutes of the regular board meeting held on February 29, 2024, be adopted.

Mover — Peter Tonazzo

Secunder — Rita Kokis

Carried **Res. No 14 / 24**

2. DECLARATION OF CONFLICTS

None

3. PLANNING AND ZONING APPLICATIONS

- a. File # OPA 2021-11 Official Plan Application - George Staznik, 221 Holiday Beach Rd., SEC 21 SW ¼ PT RP 1R9307; Part 4, Tilley Township. A representative was in attendance to address the Board. The report of Planning Staff dated January 25th, 2024, was attached for Board information, and was presented by Rebecca Elphick JL Richards.

Resolved, that the Board accepts the recommendations outlined in the report by the Planning Staff concerning the application with File# OPA 2011-11, which concerns the property of landowner George Staznik at 221 Holiday Beach Rd., SEC 21 SW ¼ PT RP 1R9307; Part 4, Tilley Township. The Board further resolves to adopt the new By-law #2021-11 in accordance with Section 17(22) of the *Planning Act*, as amended and forwarded to MMAH for final approval.

Mover — Peter Tonazzo

Secunder — Rita Kokis

Carried **Res. No 15 / 24**

Board Member	Vote in Favour	Vote Opposed	Abstained from Vote	Absent from Board Meeting
Jerry Dolcetti	X			
Peter Tonazzo	X			
Steve Turco				X
Rita Kokis	X			
Michael Jalak				X

MINUTES – MARCH 14, 2024

4. PRESENTATIONS/DELEGATIONS

None

5. LETTERS OF CONFORMITY

- a. 05-24SR Shelley & Armando Rizzo

1558 Four Seasons Rd., PLAN M355 LOT 38 PCL 8510 AWS, Kars Township

24' x 24' Camp — **Approved**

20 x 24 House — **Approved**

6. CORRESPONDENCE

- a. Attached was a letter from Algoma Public Health (APH) providing an update regarding the feasibility study of the potential merger between APH and Public Health Sudbury & Districts [For Board Information]
- b. Attached was a notice from the Sault Ste Marie Conservation Authority (SSMRCA) regarding the key changes to Section 28 of the *Conservation Authorities Act* that are expected to take place on April 1st, 2024. [For Board Information]

7. ADMINISTRATIVE

None

8. TRAINING

None

9. FINANCIALS.

- a. Statement of accounts for the Month ending February 29, 2024 was attached [Board Information and Approval]

Resolved that the account expenditures for the month ending February 29, 2024 in the amount of \$10, 371.32 was passed.

Mover — Rita Kokis

Secunder — Peter Tonazzo

CarriedRes. No 16 / 24

10. NEW OR UNFINISHED BUSINESS

- a. Correspondence from the Ministry of Municipal Affairs and Housing Minister announcing funding provision to the Sault Ste Marie North Planning Board under the Assistance to Planning Boards Funding Program 2023-24 was attached along with the Ontario Transfer Payment Agreement for Board approval.

Resolved that the Sault Ste. Marie North Planning Board approves the execution of the Ontario Transfer Payment Agreement in obtaining Business Case Funding 2023-24 from the Ministry of Municipal Affairs and Housing to cover costs associated with revising the Official Plan and updating the Zoning By-law.

Mover — Peter Tonazzo

Secunder — Rita Kokis

CarriedRes. No 17 / 24

MINUTES – MARCH 14, 2024

11. CLOSED MEETING

- a. Move to resolve the Sault Ste. Marie North Planning Board into a closed session to discuss a legal matter pertaining to a private property and provide an update on human resources staffing.

Mover — Rita Kokis

Secunder — Jerry Dolcetti

CarriedRes. No 18 / 24

12. ADJOURNMENT

- a. Resolve that we now adjourn.

Mover — Rita Kokis

Secunder — Jerry Dolcetti

CarriedRes. No 20 / 24

X 
Chairperson

X 
Vice Chairperson

NOTICE OF COMPLETE APPLICATION & PUBLIC HEARING

OFFICIAL PLAN AMENDMENT FILE#: 2021-11

APPLICANT: GEORGE STAZNIK

You are invited to attend the Sault Ste. Marie North Planning Board's public meeting on

March 14, 2024 starting at 7:00 pm Online concerning the above-noted application.

Please get in touch with the Planning Board Staff 24 hours in advance for the meeting link and sign-on details. If there are technological constraints arrangements can be made to participate at the Planning Board office. Please note: 72 hours' notice is required for staff to make arrangements to accommodate, please contact the Planning Board staff for more details.

This notice is sent to you under Sections 22 and 17(15(D) and (19) Of The Planning Act And O. Reg 543/06 because you are a person likely to be interested.

LOCATION OF SUBJECT LANDS: 221 Holiday Beach Road, legally described as Section 21 South-West 1/4 Part RP 1R9307 Part 4, Tilley Township.

PROPOSED CHANGE: The application is required to facilitate a future severance of a new residential lot having a lot area of approximately 0.54 hectares and a lot frontage of approximately 184.2 metres along the shoreline of Lake Superior. The proposed retained lands would similarly have an area of approximately 0.54 hectares and frontage of approximately 184.2 metres along the shoreline of Lake Superior. An amendment to the Official Plan is required, as the lot area proposed for the severed and retained lands is less than the minimum prescribed for the Shoreline Communities designation (0.8 ha).

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed official plan amendment.

If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to the Sault Ste. Marie North Planning Board, 1100 Fifth Line E., Sault Ste. Marie, Ontario, P6A 5K7.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Sault Ste. Marie North Planning Board before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Ministry of Municipal Affairs and Housing regarding the proposed amendment to the Ontario Land Tribunal.

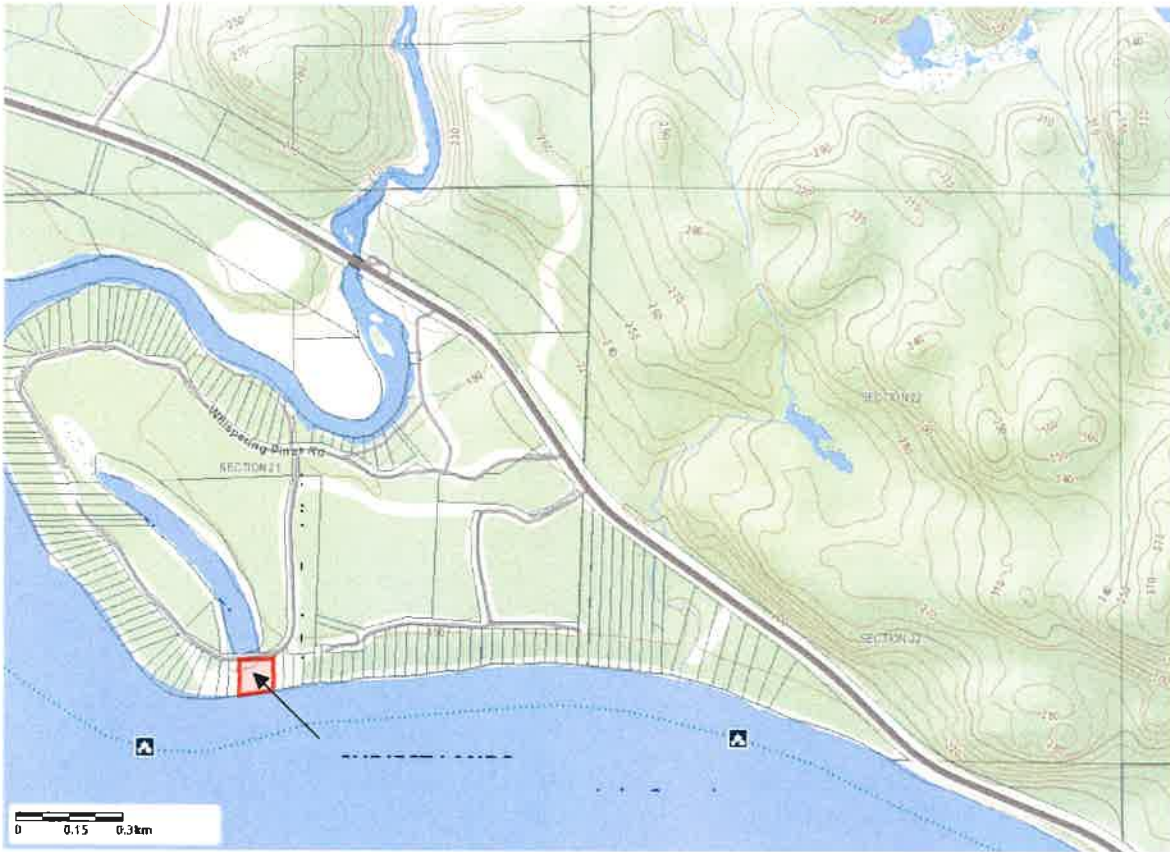
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Sault Ste. Marie North Planning Board before the Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

IF YOU WISH TO BE NOTIFIED of the decision of Sault Ste. Marie North Planning Board in respect of the proposed consent, you must make a written request to the Sault Ste. Marie North Planning Board.

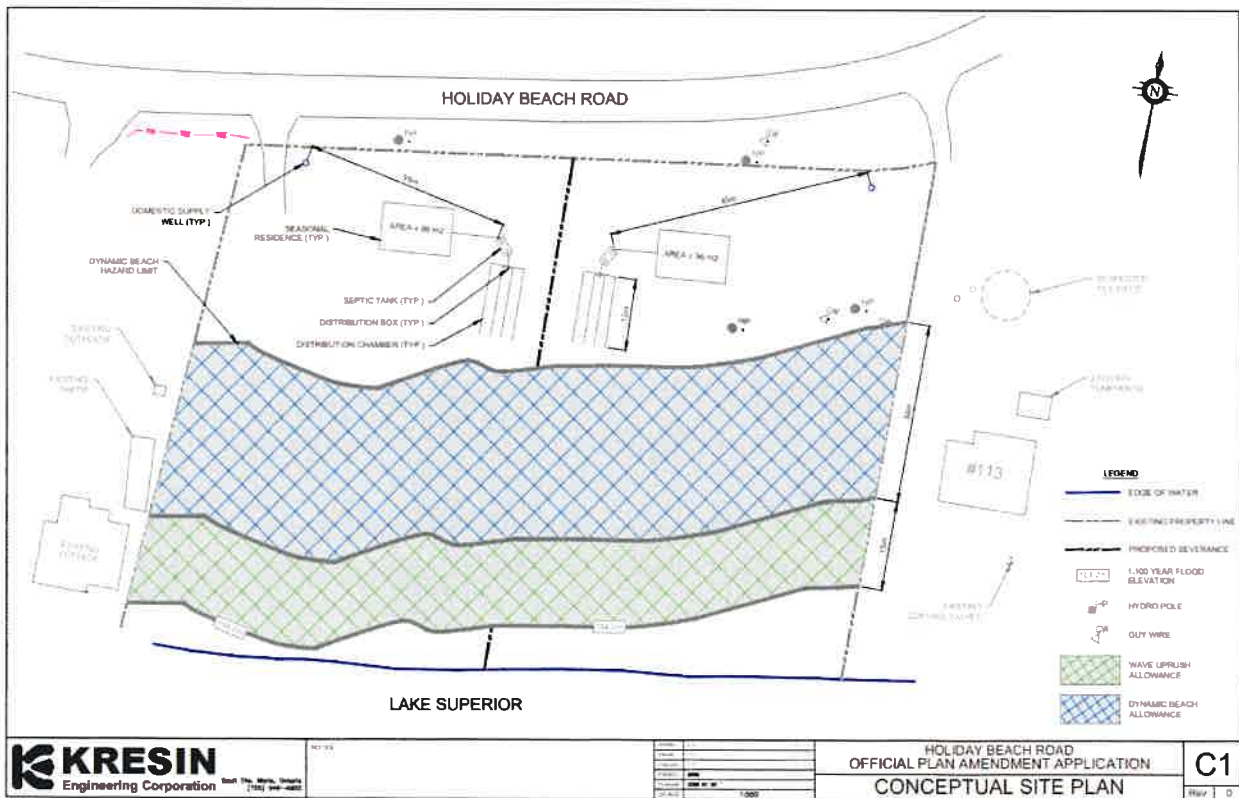
ADDITIONAL INFORMATION relating to the application is available for inspection during regular office hours at the Planning Board Office, 1100 Fifth Line East, Sault Ste. Marie, ON P6A 5K7. For more information regarding this matter, please contact Kelly Legault, Secretary-Treasurer at 705-254-6649 or via email at info@ssmnpb.ca.

Dated at the Sault Ste. Marie North Planning Board this **8** day of **February 2023**.

KEY MAP OF SUBJECT LANDS



CONCEPTUAL SITE PLAN AS PROVIDED BY APPLICANT



Name	Street	Street 2	City	Province	postal
LAUREEN BRUNI	172 CENTENNIAL AVE		SAULT STE MARIE	ON	P6A 5B3
FRED BRANDES CONSTRUCTION	PO BOX 910 STN MAIN		SAULT STE MARIE	ON	P6A 5N5
SCOTT & BRENDA GENE WILSON	45 PARK PLACE DR		SAULT STE MARIE	ON	P6B 6L3
JAMES & KIM MYERS	422 MACDONALD AVE		SAULT STE MARIE	ON	P6B 1H9
HAL & JOANN GILLESPIE	5938 VANDERBILT AVE		DALLAS	TX, USA	75206
IVAN & SILVA BRLECIC	2009 MILLENIUM CRT		SAULT STE MARIE	ON	P6C 6H6
BEVERLEY DICK	137 RIVER RD		SAULT STE MARIE	ON	P6A 6C3
JOHN & STEVEN STAZNIK	23 INDIAN TRAIL		TORONTO	ON	M6R 1Z8
ELISABETH & CATHERINE NORRIS	99 PINE ST SUITE 610		SAULT STE MARIE	ON	P6A 3Y3
DANIEL & RITA PALUMBO	223 FOURTH LINE E		SAULT STE MARIE	ON	P6A 0C3
GIOVANNI & MARIANNE CUGLIETTA	615 WILSON ST		SAULT STE MARIE	ON	P6B 2L5
MICHAEL & TRENAPAGNUCCO	101A HOLIDAY BEACH RD		GOULAIS RIVER	ON	POS 1E0

MAILED FEB 0 9 2024

In addition to the above, I would also recommend circulating the notice and draft OPA to Algoma Public Health and the Tilley Local Roads Board.

See below for contact information for the above:

	Mailing Address	Fax	Email
The secretary of every school board having jurisdiction in the area to which the proposed official plan or plan amendment would apply.	Secretary, Algoma District School Board 644 Albert St E, Sault Ste. Marie, ON P6A 2K7	(705) 942- 2540	
	Secretary, Huron-Superior Catholic District School Board 90 Ontario Avenue, Sault Ste. Marie, ON P6B 6G7		frontdesk@hscdsb.on.ca ✓ 2/13 - NO Reply-
	Secrétaire, Conseil scolaire catholique du Nouvel-Ontario 201 Jogues St, Greater Sudbury, ON P3C 5L7	705- 669- 1270	notices@nouvelon.ca ✓ 2/13 - NO Reply-
	Secrétaire, Conseil Scolaire Public du Grand Nord de l'Ontario 296, rue Van Horne, Sudbury, Ontario P3B 1H9	705 671- 1720	information@cspgno.ca ✓ 2/13 - NO Reply-
The secretary of every company operating a natural gas utility in the local municipality or planning area to which the proposed official plan or plan amendment would apply.	Secretary, Enbridge Gas Inc. 500 Consumers Road, North York, ON, Canada M2J 1P8	403- 231- 3920	MunicipalPlanning@Enbridge.com ✓ 2/13 - NO Reply.
The secretary of every company operating an oil or natural gas pipeline in the local municipality or planning area to which the proposed official plan or plan amendment would apply.	Secretary, Enbridge Gas Inc. 500 Consumers Road, North York, ON, Canada M2J 1P8	403- 231- 3920	MunicipalPlanning@Enbridge.com ✓ 2/13. - NO Reply.
The Executive Vice-President, Law and Development, of Ontario Power Generation Inc.	Executive Vice-President, Law and Development, Ontario Power Generation Inc. 700 University Avenue, Toronto, ON, M5G 1X6		Executivevp.lawanddevelopment@opg.com ✓ 2/13. - NO Reply.
Secretary of Hydro One Inc.	Secretary, Hydro One Inc. 483 Bay St. (South Tower), 8th Floor Reception, Toronto, Ontario M5G 2P5		LandUsePlanning@HydroOne.com ✓ 2/13. - NO Reply.
Regional Director, Ministry of Municipal Affairs and Housing (Sudbury)	Bridget Schulte-Hostedde Municipal Services Office- North at Ontario, Ministry of Municipal Affairs and Housing 159 Cedar Street, Suite 401, Sudbury, Ontario, P3E 6A5		bridget.schulte-hostedde@ontario.ca ✓ 2/13 - NO Reply.
Planner Regional Director, Ministry of Municipal Affairs and	Zainab Seifpour Municipal Services Office – North (Sudbury), Ministry of Municipal Affairs and Housing		zeinab.seifpour@ontario.ca ✓ 2/13. - NO Reply.

info@ssmnpb.ca

To: Huron-Superior Catholic District School Board; Conseil scolaire catholique du Nouvel-Ontario ; Conseil Scolaire Public du Grand Nord de l'Ontario; Enbridge Gas Inc. ; Executive VP Law & Development, OPG Inc.; Secretary, Hydro One Inc.
Subject: Public Notice-Official Plan Amendment application
Attachments: 2021-11 Public Notice (r).pdf; 2021-01 Draft OPA and Bylaw.pdf

Hello,

The Sault Ste. Marie North Planning Board has received an Official Plan Amendment, and due to unforeseen circumstances, the hearing originally scheduled for January 25th has been postponed. Consequently, we are now in the process of recirculating the application with the updated hearing date.

Given that your company or public body is adjacent to or within the planning area, as part of our procedural requirement, we are circulating this public notice to provide an opportunity for interested parties to comment on the proposed amendment.

The application seeks to enable a future severance for a new residential lot, which is estimated to be approximately 0.54 hectares in size with a frontage of about 184.2 meters along the shoreline of Lake Superior. Simultaneously, the proposed retained lands would also encompass an area of roughly 0.54 hectares and a frontage of 184.2 meters along Lake Superior's shoreline. An amendment to the Official Plan is essential as both the proposed severed and retained lands fall below the minimum area prescribed for the Shoreline Communities designation (0.8 ha).

For your convenience, the attached document contains the Public Notice for the Official Plan amendment. Should you wish to provide comments or raise any concerns regarding this application, we kindly request that you submit them in writing to us before March 8th. Your input will be crucial as we prepare for the Hearing scheduled for March 14th.

Thank you for your attention to this matter. If you have any questions or require further information, please feel free to contact us.

Best Regards,

Kelly

Kelly Legault (she/her)

Sault Ste. Marie North Planning Board

1100 Fifth Line East

Sault Ste Marie • Ontario • P6A 6J8

T: 705-254-6649 F: 705-946-4286

E: info@ssmnpb.ca

Individuals who submit written correspondence or information to the Sault Ste Marie North Planning Board should be aware that any personal information contained in their communications may become part of the public record and made available to the public.

E-MAILED FEB 13 2024

info@ssmnpb.ca

From: info@ssmnpb.ca
Sent: Tuesday, February 13, 2024 11:29 AM
To: Bridget Schulte-Hostedde; Zainab Seifpour
Subject: MA File# 57-OP-217434 Official Plan Application
Attachments: 2021-11 Public Notice (r).pdf; 2021-01 Draft OPA and Bylaw.pdf

Hello,

I hope this message finds you well.

I wanted to update you on the status of the Sault Ste. Marie North Planning Board's application, which you graciously reviewed on January 4th and provided valuable feedback. Due to the deferral of the originally scheduled hearing on January 25th, we find ourselves in the process of recirculating the application with the updated hearing date.

Attached, you will find the recirculated public notice, along with a draft copy of the Official Plan Amendment (OPA) and By-law. If you have any further inquiries or would like to share additional comments, please don't hesitate to reach out.

Best regards,
Kelly

Kelly Legault (she/her)

Sault Ste. Marie North Planning Board

1100 Fifth Line East

Sault Ste Marie • Ontario • P6A 6J8

T: 705-254-6649 F: 705-946-4286

E: info@ssmnpb.ca

Individuals who submit written correspondence or information to the Sault Ste Marie North Planning Board should be aware that any personal information contained in their communications may become part of the public record and made available to the public.



Planning Application Notice Signs

The Planning Act and its regulations outline the process of giving notice for public meetings and open houses for various applications. An important part of this process in the Sault North is the placement of notice sign(s) on the subject land to ensure that people in the community know that an application is taking place and how to contribute their input. Notice signs are provided by the Planning Board as part of the application fee* and must be placed on the property by the applicant or one of their agents prior to the date assigned.

It is the responsibility of the applicant to ensure that:

1. One sign is posted on the subject property where it is clearly visible to the public at least 0.9 metres (3 feet) above ground level.
2. The sign is maintained until the application appeal date has expired.
3. The sign is removed and disposed of after the application appeal date has passed.
4. If posting on the subject land is impractical or additional signage is deemed required, the sign(s) is/are to be posted at a nearby location chosen by Planning staff.

Applicants will be requested to provide a digital photograph as evidence that the sign has been placed.

Notice Sign must be placed by: February 23, 2024

For the purposes of this application, the Owner/Applicant/Agent confirms that they understand the above requirements and have received the notice sign from staff. Failure to place the sign may result in the application being deferred at cost to the applicant.

A handwritten signature in blue ink, appearing to be 'R. W. K.', written over a horizontal line.

Signature

Date: Feb. 22, 2024

*Fees cover the cost of one sign (\$26); additional fees may apply if additional signage is required.

**Notice signs may be placed before the given date.

**PRIVATE PROPERTY
NO TRESPASSING**

**SAULT STE. MARIE
NORTH PLANNING BOARD**

PUBLIC NOTICE (Pursuant to the provisions of The Planning Act Ont.)

APPLICATION NO. 2023-11-11. This does not constitute a final decision on the application. The applicant is required to provide a plan of subdivision for the property.

The purpose of this notice is to advise the public of the nature of the application and to provide an opportunity for the public to comment on the application.

The purpose of the application is to:
1. Subdivide the property into lots for residential purposes.
2. Create a new lot for residential purposes.
3. Create a new lot for residential purposes.
4. Create a new lot for residential purposes.

Interested persons may submit written comments on the application to the Secretary (Planning Board) of the Sault Ste. Marie North Planning Board, 1700 Pine Cliff Lane, Sault Ste. Marie, Ontario P6A 6K6.

Phone: (705) 254-6541 Email: info@saultste.com

LOCATION: Onix

HEARING DATE: January 25, 2024

TIME: 7:00 PM

RECEIVED

JAN 5 2024

SAULT STE. MARIE NORTH PLANNING BOARD
to the Official Plan for the Sault Ste. Marie North Planning Area

Prepared by J.L. Richards & Associates Ltd.



**NOTICE OF ADOPTION
OF AN OFFICIAL PLAN AMENDMENT
BY THE SAULT STE. MARIE NORTH PLANNING BOARD**

TAKE NOTICE THAT the Sault Ste. Marie North Planning Board adopted Amendment No. 2021-11 to the Official Plan for the Sault Ste. Marie North Planning Area through the enactment of By-law 2021-11 on March 14, 2024, under Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

This Official Plan Amendment applies only to lands legally described as Section 21 South-West 1/4 Part RP 1R9307 Part 4, geographic township of Tilley, District of Algoma and municipally addressed as 221 Holiday Beach Drive.

PURPOSE AND EFFECT

This Official Plan Amendment is required to facilitate a future severance of a new residential lot having a lot area of approximately 0.54 hectares and a lot frontage of approximately 184.2 metres along the shoreline of Lake Superior, where a minimum lot area of 0.8 hectares is required in the Shoreline Communities designation.

PRIOR TO adoption of this Official Plan Amendment, a statutory public meeting was held on March 14, 2024 to receive public input on the proposed official plan amendment in accordance with Section 17(15) of the Planning Act.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS

No written or oral submissions were made in support of or in opposition to the application to amend the Official Plan.

A copy of the Official Plan Amendment is available for inspection at the Sault Ste. Marie North Planning Board office, 1100 Fifth Line East, Sault Ste. Marie, ON, P6A 6J8, between the hours of 8:30 a.m. and 4:30 p.m.

ANY PERSON OR PUBLIC BODY is entitled to receive a Notice of Decision of the approval authority, being the Ministry of Municipal Affairs and Housing, if a written request to be notified of the decision is made to:

Ministry of Municipal Affairs and Housing
Municipal Services Office – North
159 Cedar Street, Suite 401
Sudbury ON, P3E 6A5
Attn: Zeinab Seifpour, Planner – Algoma District
Email: zeinab.seifpour@ontario.ca

Dated at the City of Sault Ste. Marie this 8th day of April, 2024.

Kelly Legault, Secretary-Treasurer
1100 Fifth Line East
Sault Ste. Marie, ON P6A 6J8
Phone: (705) 254-6649/705-254-6649
Fax: (705) 946-4286

BY-LAW NO. 2021-11
BEING A BY-LAW TO ADOPT 2021-11
TO THE OFFICIAL PLAN FOR THE SAULT STE. MARIE NORTH PLANNING AREA

WHEREAS the Official Plan for the Sault Ste. Marie North Planning Area was approved with modifications by the Ministry of Municipal Affairs and Housing on November 1, 1999;
AND WHEREAS the Sault Ste. Marie North Planning Board deems it desirable to adopt 2021-11 to the Official Plan for the Sault Ste. Marie North Planning Area, pursuant to Section 17(22) of the *Planning Act*, as amended;

NOW THEREFORE THE SAULT STE. MARIE NORTH PLANNING BOARD HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 2021-11 to the Official Plan for the Sault Ste. Marie North Planning Area, a copy of which is attached to and forms part of this By-law, be hereby adopted.
2. This By-law shall take effect on the date of passage and come into force and effect in accordance with Section 17 of the Planning Act, R.S.O. 1990.

READ a first and second time this 12th day of January 2022

READ a third time and finally passed this 14th day of March 2024

THE SAULT STE. MARIE NORTH PLANNING BOARD

X 
Chair Jerry Dolcetti

X 
Secretary/Treasurer Kelly Legault

SCHEDULE 'A'

TO BY-LAW 2021-11 OF THE SAULT STE. MARIE NORTH PLANNING BOARD

COMPONENTS OF THE AMENDMENT:

PART A – The Preamble does not constitute part of this Amendment.

PART B – The Amendment, consisting of the following text, constitutes Amendment No. XX to the Official Plan for the Sault Ste. Marie North Planning Area.

PART A – THE PREAMBLE:

A.1 Purpose

This Amendment is required to facilitate a future severance of a new residential lot having a lot area of approximately 0.54 hectares and a lot frontage of approximately 184.2 metres along the shoreline of Lake Superior.

A.2 Location

This Amendment applies only to lands legally described as Section 21 South-West 1/4 Part RP 1R9307 Part 4, geographic township of Tilley, District of Algoma and municipally addressed as 221 Holiday Beach Drive.

A.3 Basis

In respect of the exercise of any authority that affects a planning matter, Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. As such, it is important that the Amendment be reviewed to ensure that revised land use planning policies meet the intent of Section 3 of the *Planning Act* (Policy Statements).

The Ministry of Municipal Affairs and Housing is the approval authority for the Official Plan for the Sault Ste. Marie North Planning Area.

PART B – THE AMENDMENT:

All of this part of Schedule ‘A’, entitled ‘Part B – The Amendment’, consisting of the following text, constitutes Amendment No. 2021-11 to the Official Plan for the Sault Ste. Marie North Planning Area (hereinafter referred to as the Official Plan).

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Section 3.7 (Growth and Settlement):

1. In subsection 3.7.1 (Introduction), by adding the following text immediately following the last bullet:

“Notwithstanding the above policies to the contrary, on lands legally described as ‘Section 21 South-West 1/4 Part RP 1R9307 Part 4, Tilley Township’ and municipally addressed as 221 Holiday Beach Drive, a minimum lot size of 0.5 hectares (1.2 acres) shall be permitted for residential purposes.”

2. In subsection 3.7.9 (Shoreline Communities), by adding the following text immediately following the last paragraph:

“Notwithstanding the requirements of Table 3.7.9(A) to the contrary, on lands legally described as ‘Section 21 South-West 1/4 Part RP 1R9307 Part 4, Tilley Township’ and municipally addressed as 221 Holiday Beach Drive, a minimum lot size of 0.5 hectares (1.2 acres) shall be permitted for residential purposes.”

3. In subsection 3.7.11 (Consents), by adding the following text immediately following the sentences “The criteria for consents is as set out in Table 3.7.11(A). (See also Section 3.6.4(7).)”:

“Notwithstanding the requirements of Table 3.7.11(A) to the contrary, on lands legally described as ‘Section 21 South-West 1/4 Part RP 1R9307 Part 4, Tilley Township’ and municipally addressed as 221 Holiday Beach Drive, a minimum lot size of 0.5 hectares (1.2 acres) shall be permitted for residential purposes.”

SAULT STE. MARIE NORTH PLANNING BOARD
OFFICIAL PLAN AMENDMENT NO. 2021-11

Affidavit or Sworn Declaration as required by Ontario Regulation 543/06, Section 7(5) and (6)

I, Kelly Legault, Secretary-Treasurer of the Sault Ste. Marie North Planning Board, hereby certify that:

- The requirements for giving notice and holding public meetings and open houses, if required, or the alternative measures for informing and obtaining the views of the public set out in the Official Plan have been complied with.
- Any requirements for giving notice of adoption have been complied with.
- No persons or public bodies made oral submissions at the public meeting held on March 14, 2024.
- The information and material provided as required by Section 17(15)(a) and (b) of the *Planning Act* is accurate.

Further, I solemnly declare that all of the statements contained in this declaration are true and complete, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act, RSC 1985, c C-5.

Declared before me at the City of Sault Ste. Marie in the District of Algoma,

this 9 day of April, 2024.



Kelly Legault

Secretary-Treasurer

Sault Ste. Marie North Planning Board



Commissioner of Oaths

Jennifer Flood, a Commissioner etc.,
Province of Ontario for Skeggs Paciocco Lawyers LLP.
Expires December 20, 2024

**CONSISTENCY WITH PROVINCIAL POLICY STATEMENT AND STATUS WITH RESPECT TO
ANY APPLICABLE PROVINCIAL PLANS**

Section 17(31) of the Planning Act and Ontario Regulation 543/06 Section 7

I, David Welwood, Consultant Planner to the Sault Ste. Marie North Planning Board, hereby submit that, in my opinion and to the best of my knowledge, the decision of the Sault Ste. Marie North Planning Board on Official Plan Amendment No. 2021-11:

1. Is consistent with the policy statements issued under subsection 3(1) of the Planning Act; and,
2. Conforms to or does not conflict with any applicable provincial plan or plans.

Dated this 15th day of March, 2024.



David Welwood, MES, RPP, MCIP

Consultant Planner

Sault Ste. Marie North Planning Board