



**The Corporation of the Municipality of Whitestone**

**Agenda of Regular Council Meeting  
Tuesday July 5, 2022 at 6:30 p.m.**

To be held in the Dunchurch Community Centre

or

Join Zoom Meeting **(Video)**

<https://us02web.zoom.us/j/89822411588>

or

**(Phone Call Only)**

Dial [+1 647 558 0588](tel:+16475580588) then Enter Meeting ID: 898 2241 1588#

*Meetings are recorded. Both the audio and video are posted on the Municipal Website*

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- 1. Call to Order and Roll Call** **6:30 p.m.**

**National Anthem**

**Indigenous Land Acknowledgement Statement**

*The Municipality of Whitestone recognizes all of Canada resides on traditional, unceded and/or treaty lands of the Indigenous People of Turtle Island.*

*We recognize our Municipality on The Robinson Huron Treaty territory is home to many past, present and future Indigenous families.*

*This acknowledgment of the land is a declaration of our commitment and collective responsibility to reconcile the past, and to honour and value the culture, history and relationships we have with one another.*

- 2. Disclosure of Pecuniary Interest**
- 3. Approval of Agenda ®**
- 4. Presentations and Delegations - None**

## **Move into Committee of the Whole ®**

### **5. Planning Items**

- 5.1 Consent Application B24/2022(W) – NORMAN ®
- Memorandum from John Jackson, Planner dated June 13, 2022

## **Reconvene into Regular Meeting ®**

### **Matters Arising from Committee of the Whole**

## **Move into Public Meeting ®**

### **6. Public Meeting**

- 6.1 AMBIANCE FINE HOMES INC. Proposed Zoning By-Law amendment is to rezone part Lots 40 and 41, Concession A, in the geographic Township of Hagerman and fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone.

6.1.1 Report from John Jackson, Planner dated June 14, 2022

6.1.2 Application for a Zoning Amendment dated April 1, 2022

6.1.3 Comments Received as of June 29, 2022

- Michael Bidochka
- Mike and Barb Biscaro
- Harry and Karen Missal
- Harry Cummings

## **Reconvene into Regular Meeting ®**

### **Matters Arising from the Public Meeting**

### **7. Consent Agenda ®**

*Items listed under the Consent Agenda are considered routine and will be enacted in one motion. A Member of Council may request one or more items to be removed from the Consent Agenda for separate discussion and/or action.*

7.1 Council and Committee Meeting Minutes

7.1.1 Regular Council Meeting Minutes for Tuesday, June 21, 2022.

7.1.2 911 Committee Meeting Minutes for June 8, 2022

7.2 Unfinished Business (listed on page 4)

### **Matters Arising from Consent Agenda**

### **8. Accounts Payable**

8.1 Accounts Payable ®

**9. Staff Reports**

9.1 ADMIN-2022-011

Contract award for the installation of a Septic System for the Nursing Station ®

**10. By-Laws - None**

**11. Business Matters**

11.1 Memo regarding Gooseneck Lake Dock ®

11.2 Council Meeting Schedule, discussion regarding location of August 2, 2022 meeting ®

**12. Correspondence**

**Matters Arising from Correspondence**

**13. Councillor Items**

**14. Questions from the Public**

**15. Confirming By-law ®**

**16. Adjournment ®**

## Unfinished Business

1	<p>Official Plan Amendment (OPA) Number 2</p> <p>Private Road Development Land uses on vacant lots and Trailers and Campers</p>	<p>At the Regular Council meeting of June 7, 2022, Council passed By-law 27-2022 being a By-law to adopt Official Plan Amendment No. 2 to the Official Plan for the Municipality of Whitestone.</p> <p>The Municipality has forwarded the appropriate documentation to the Ministry of Municipal Affairs and Housing (MMAH)</p>
2	Animal and Bird Control By-law	<p>Referred to Whitestone Agricultural Advisory Committee (April 2019.)</p> <p>Update on this matter as of March 16, 2020: A proposed/draft By-law currently under review by the By-law Enforcement Officers (March 2020) and the Committee.</p>
3	Review of By-law 20-2014 (being a By-law for the licensing, regulating/governing of rental units in Whitestone)	<p>Per Council direction on March 15, 2021 an Ad Hoc Committee was formed.</p> <p>The Committee is currently working the Planner John Jackson to make revisions to the Zoning By-law in respect of reference to Short Term Rental Units.</p> <p>On June 7, 2022 Council passed a By-law to amend the Municipality's Zoning By-law in regards to a revision of the definition of Short Term Rental Unit. The last date for filing a notice of appeal is the 11<sup>th</sup> day of July, 2022</p> <p>A revised By-law for the licensing, regulating/governing of rental units and protocol is in process and will be shared with Council as soon as practical.</p>

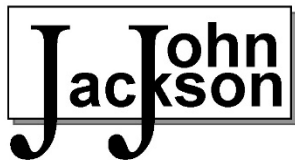


## **Correspondence**

(listed in the order they were received by the Clerks Department)

- A. CN News Release regarding investing \$430 Million into Ontario dated June 22, 2022.
- B. Email from the Lorimer Lake Association regarding the Official Plan Amendment dated June 24, 2022.

## PLANNING ITEMS



**CONSENT APPLICATION B24/2022(W)**

**PART OF LOTS 19 & 20, CONCESSION 4**

**GEOGRAPHIC TOWNSHIP OF MCKENZIE**

**6 GORHAM ROAD**

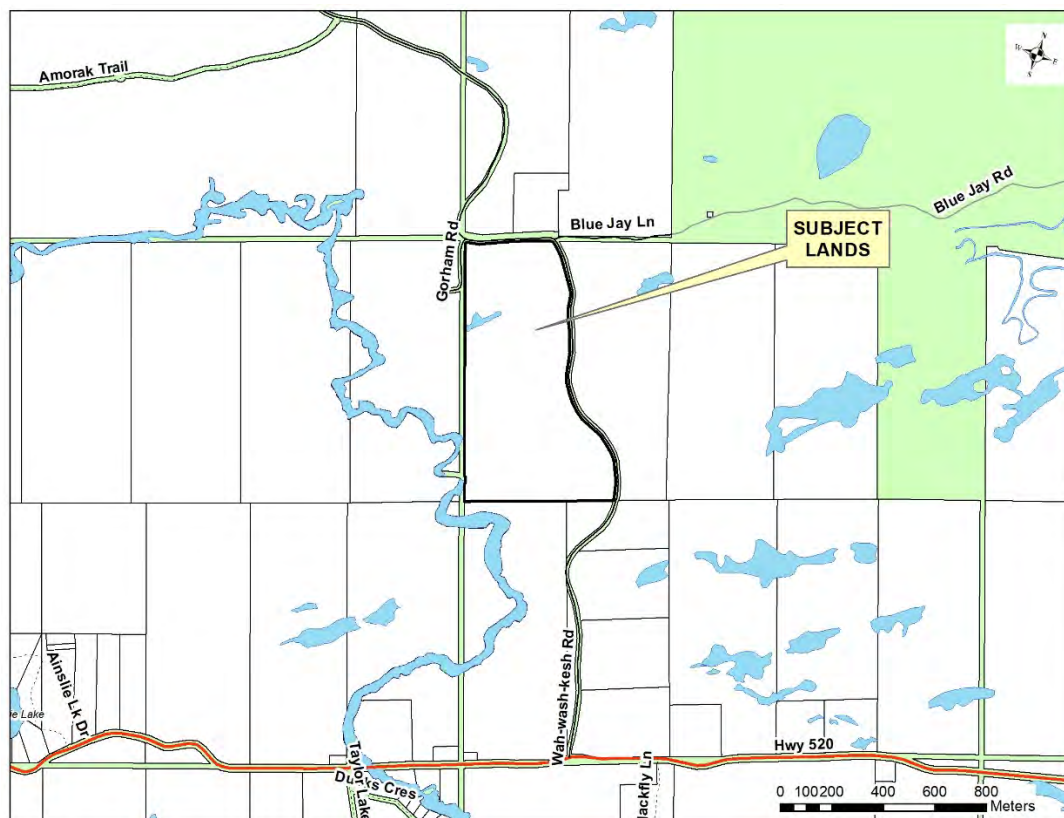
**ROLL # 4939 050 004 05700**

**APPLICANT: Christopher Norman**

**June 13, 2022**

**PURPOSE OF THE APPLICATION**

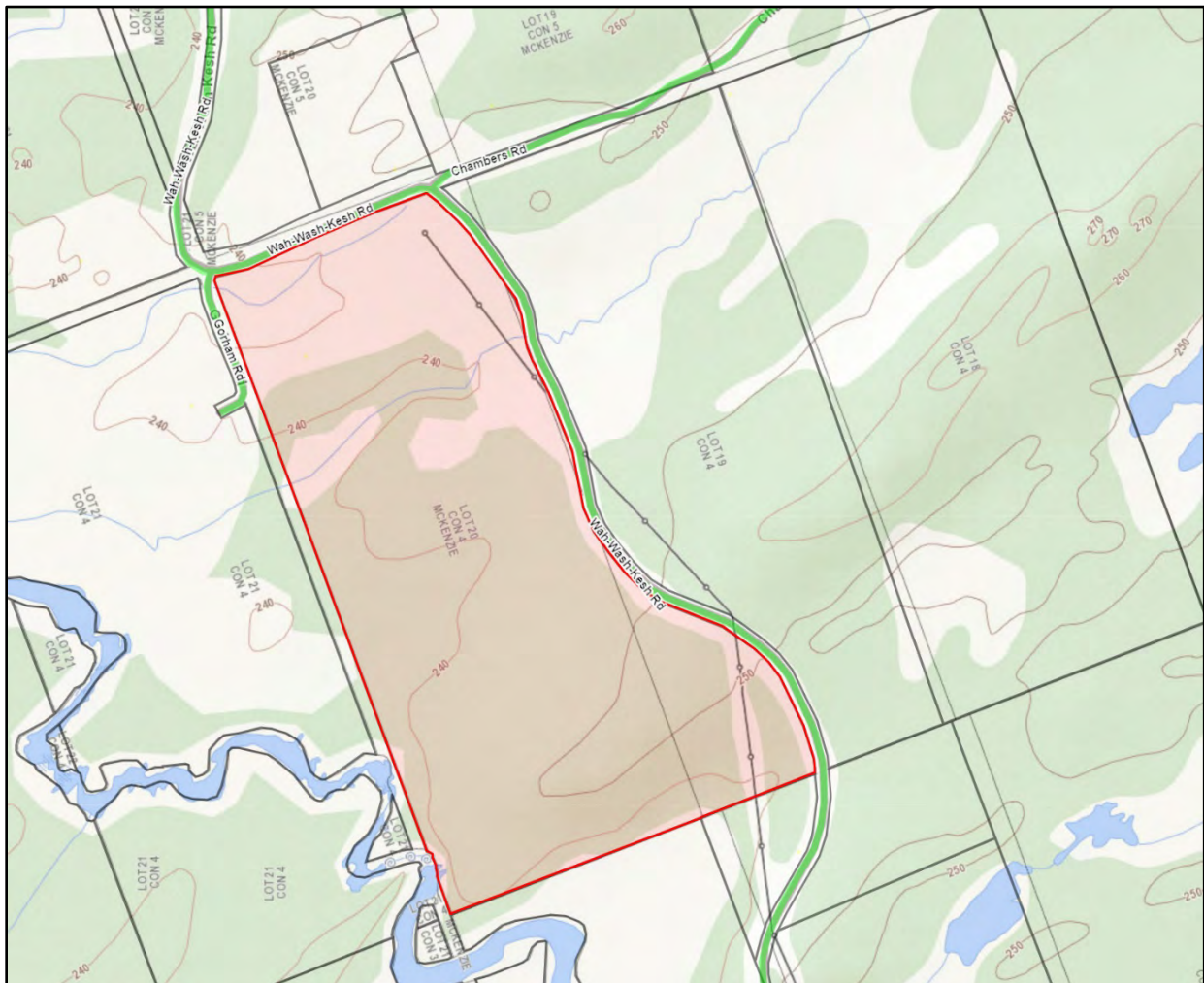
Chris Norman owns a property in Lot 19 and 20 in Concession 4 in the geographic Township of McKenzie fronting on Wahwashkesh Road.



## **PROPERTY DESCRIPTION**

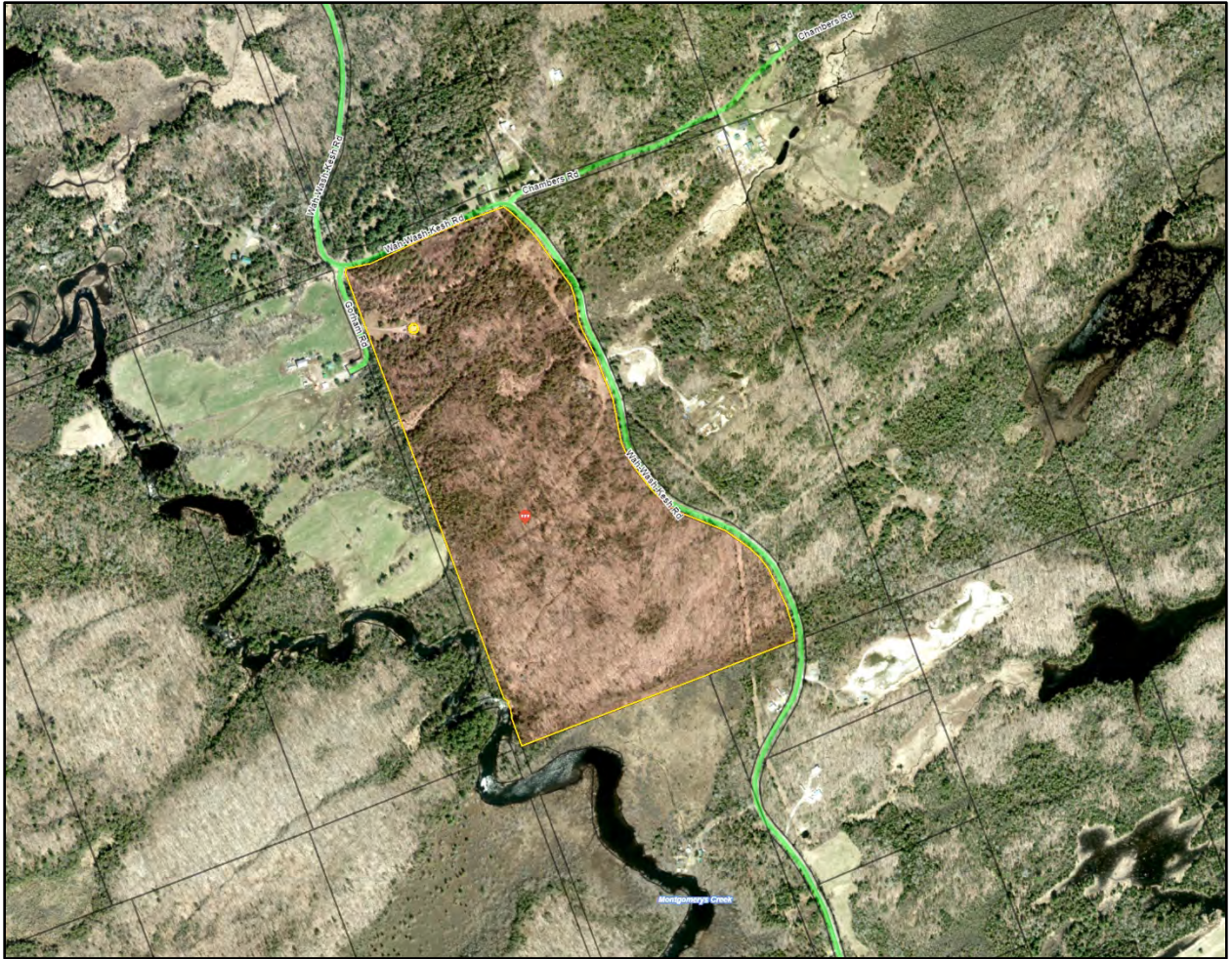
The existing property is 124.5 acres (50 hectares) with 1200 metres of road frontage.

Mr. Norman's house is accessed off Gorham Road. There is a dwelling and garage located at the northwest corner of the lot.



The property is large with a dense cover of forests. There are small streams draining towards the Whitestone River. The southwest corner of the property touches the Whitestone River.

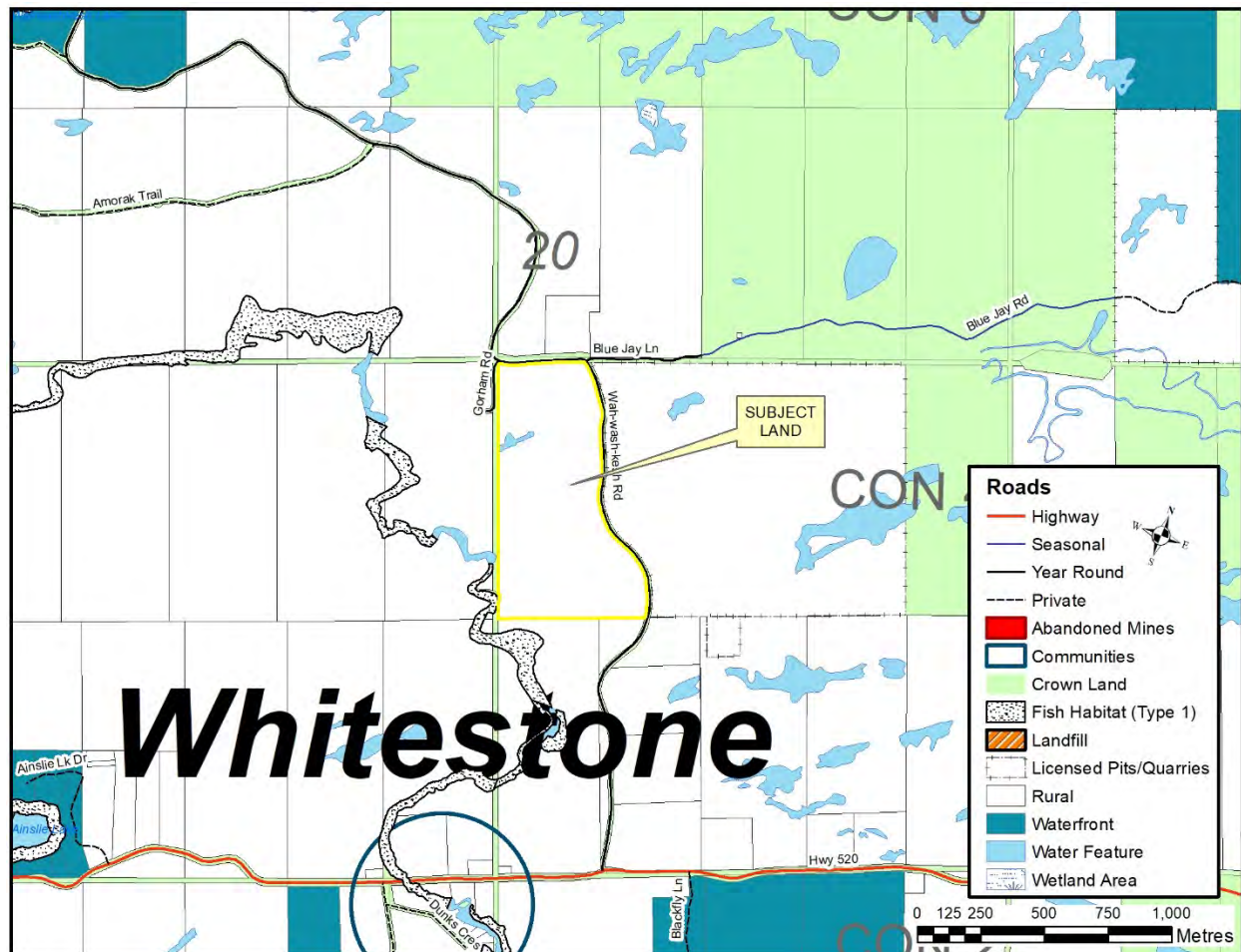




There is a small sand pit on the neighbouring property to the east. It is understood that this pit is close to being depleted with limited traffic.

## OFFICIAL PLAN

The subject lands are designated Rural in the Whitestone official plan.

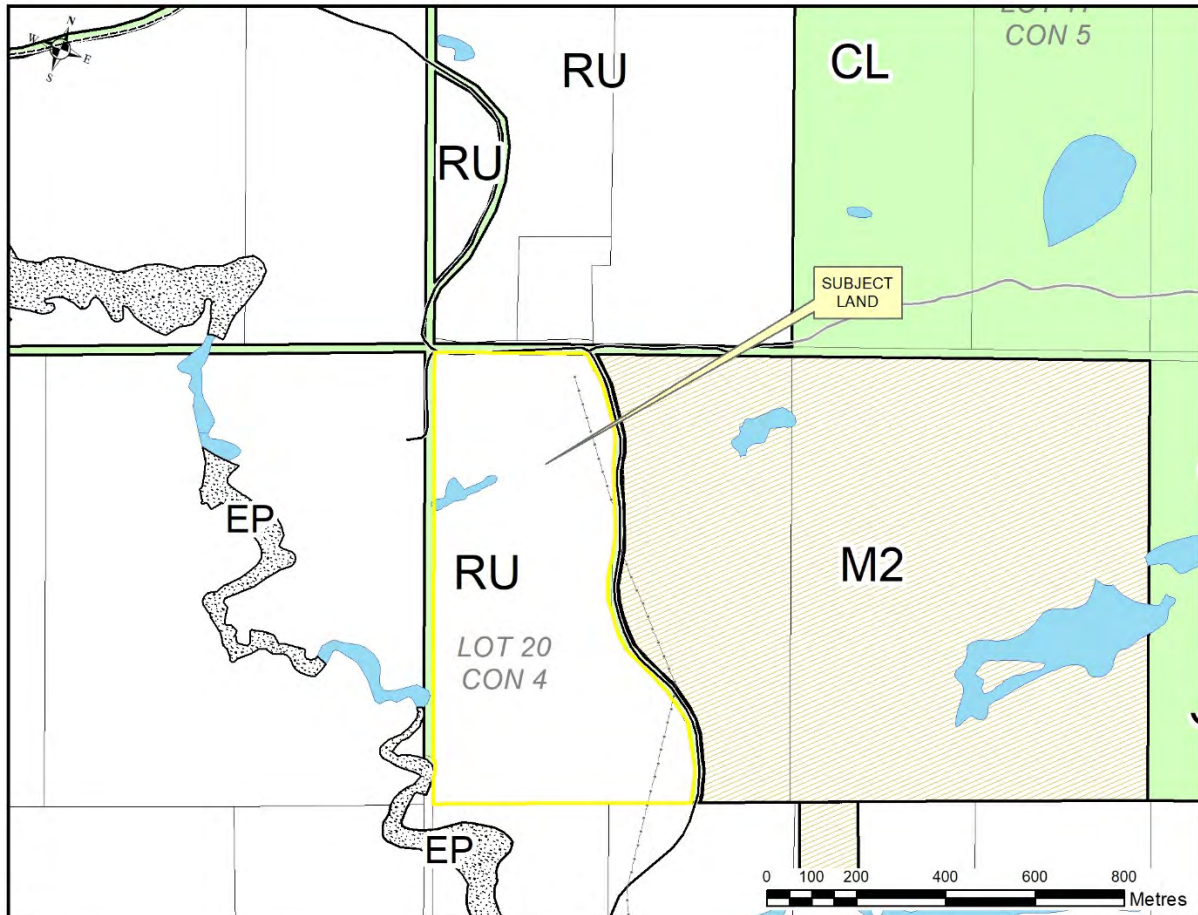


New rural lots are supported in the official plan subject to the lots complying with the standards set out in the zoning By-Law.



## **ZONING BY-LAW**

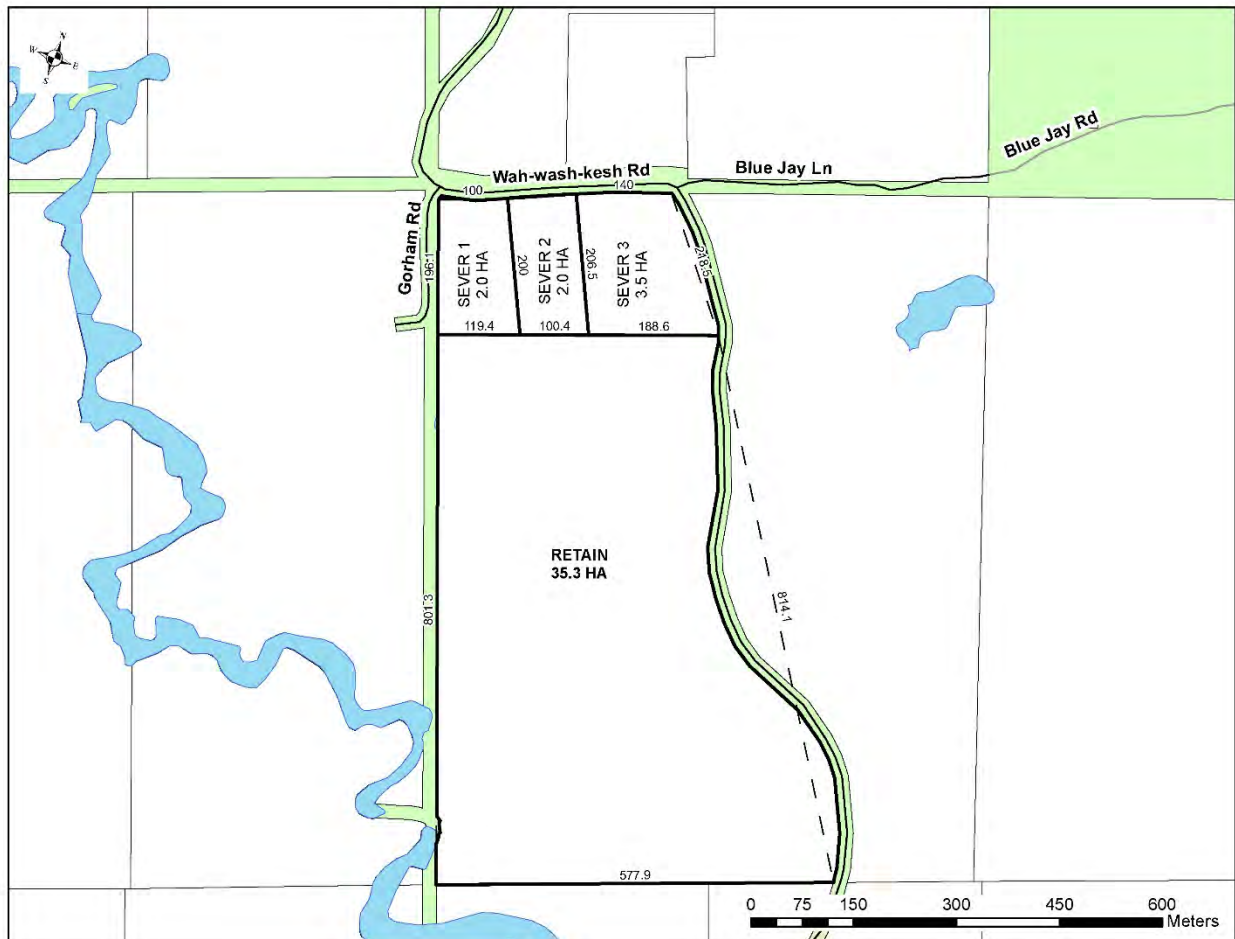
The lands are zoned Rural (RU).



The minimum lot size for new lots in the Rural (RU) Zone is 100 metres of frontage and 2.0 hectares.

## **PROPOSED CONSENT**

Mr. Norman is proposing to create three new Rural lots.



The lands will meet the standards of the By-Law and conform to the official plan.

The notice has been circulated to neighbouring properties.



## **CONCLUSIONS**

That the consent to create three (3) new rural lots by Christopher Norman as set out in Consent Application B24/2022(W) be approved subject to the following condition.

1. Payment of a fee in lieu of a parkland dedication in accordance with the Municipality's fee By-Law;
2. That the applicant conveys any portion of the road allowance 10 metres from the centre line of Wahwashkesh Lake Road adjacent to the proposed lots where necessary;
3. 911 addressing; and
4. Payment of any applicable planning fees.

Respectfully Submitted,

A handwritten signature in blue ink that reads "John Jackson". The signature is written in a cursive, flowing style.

John Jackson M.C.I.P., R.P.P.  
JJ;jc

# PUBLIC MEETING



**2<sup>nd</sup> REVISION**  
**NOTICE OF COMPLETE APPLICATION AND**  
**NOTICE OF A PUBLIC MEETING CONCERNING**  
**A PROPOSED ZONING BY-LAW AMENDMENT (AMBIANCE FINE HOMES INC.)**

**Take Notice** that the Corporation of the Municipality of Whitestone has received a complete application to amend the Municipality's Zoning By-law No. 07-2018, pursuant to Section 34 of the *Planning Act*, as amended.

**And Take Notice** that the Council for the Corporation of the Municipality of Whitestone will be holding a public meeting under Section 34 of the *Planning Act* as amended, to allow the public to comment on an application for a proposed Zoning By-law amendment.

The Public Meeting is being held for the application described below to enable interested members of the public to understand and comment on the proposed Zoning By-law amendment.

**Date and Location of Public Meeting**

**REVISED** Date: Tuesday, July 5, 2022  
Time: 6:30 p.m.  
**REVISED** Location: Dunchurch Community Centre  
2199 Hwy 124, Dunchurch, ON P0A 1G0

Participants will also be able to join the meeting virtually through ZOOM at the following link:  
<https://us02web.zoom.us/j/89822411588> or  
by phone: Dial: 1 647 558 0588 enter Meeting ID: 898 2241 1588 #

**Details of the Zoning Bylaw Amendment**

**The purpose** of the proposed Zoning By-law amendment is to rezone Part Lots 40 and 41, Concession A, geographic Township of Hagerman except Parts 2 and 3 on 42R2726; Whitestone, fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone.

**The effect** of the proposed Zoning By-law amendment is to permit a portion of the subject lands adjacent to Highway 124 to be used for the construction of a fabricating, processing or manufacturing establishment on the subject lands. The business will include the manufacturing of textile products for the mining industry, and the storage of materials.

**Additional Information and Map of Land Subject to the Application**

Any person may participate in the public meeting and make written and/or verbal representation either in support of or against the proposed Zoning By-law amendment.

If you wish to be notified of the decision of the Municipality of Whitestone on the proposed Zoning By-law amendment, you must make a written request to Municipality of Whitestone, 21 Church Street, Dunchurch, ON P0A 1G0.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Whitestone to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the by-law is passed, the person or public body is not entitled to appeal the decision.

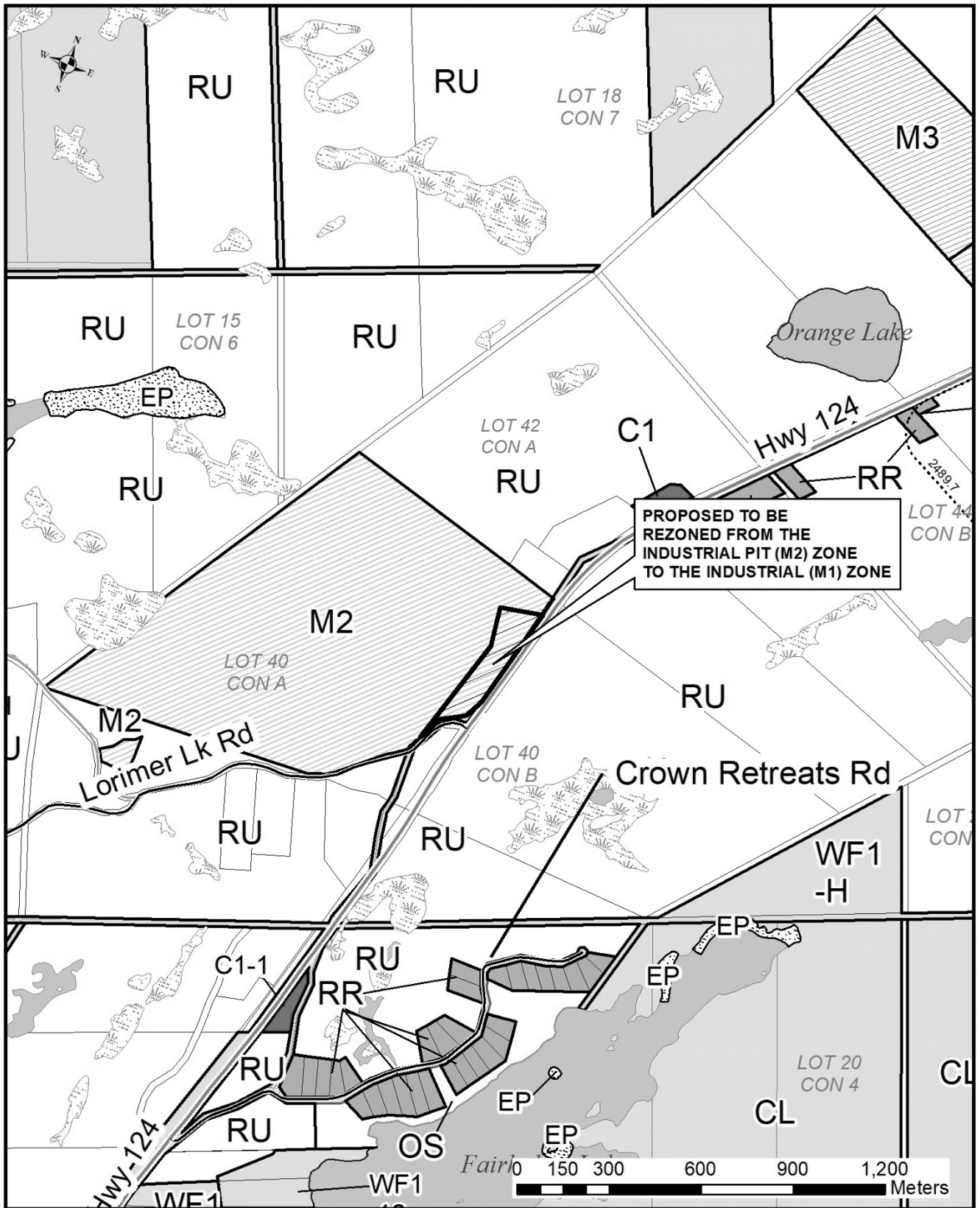
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A key map is provided with this Notice.

Any other additional information can be provided electronically. Alternately, hard copies may be picked up by appointment at the Municipal Office. Please contact Paula Macri, Planning Assistant, at 705-389-2466, ext. 122 or at [paula.macri@whitestone.ca](mailto:paula.macri@whitestone.ca) during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

**DATED** at the Whitestone Municipal Office this 13th day of June, 2022.

Michelle Hendry, CAO-Clerk  
Municipality of Whitestone  
21 Church Street, Dunchurch, Ontario P0A 1G0  
Phone: (705) 389-2466 Fax: (705) 389-1855





21 Church Street  
Dunchurch, Ontario P0A 1G0  
Phone: 705-389-2466 Fax: 705-389-1855

[www.whitestone.ca](http://www.whitestone.ca)  
E-mail: [info@whitestone.ca](mailto:info@whitestone.ca)

**APPLICATION FOR:**

☐ MINOR VARIANCE ☒ ZONING AMENDMENT ☐ SITE PLAN AGREEMENT ☐ DEEMING BY-LAW

**FOR OFFICE USE ONLY:**

Roll No: 010 007 01300

Date Received: April 1, 2022

Official Plan Designation: Rural

Zoning: M2 & R4

Received by: PM Fee: \$2500<sup>00</sup>

Receipt No.: \_\_\_\_\_

Date application accepted as complete: April 15/2022

Signature: John Jackson

Print Name: JOHN JACKSON

**PLEASE READ BEFORE COMPLETING THIS APPLICATION**

All application questions must be answered and the application must be signed by all registered owners (please type or print in ink). Incomplete applications will be returned to the applicant. Failure to submit all of the required information may prevent or delay the consideration of the application. If more space is required, please use additional sheets. In addition to this form, the Applicant will be required to submit the appropriate fee as well as a site plan.

**PART 1 – GENERAL INFORMATION**

**1. Name of Registered Owner(s):**

Registered Owner(s): Ambiance Fine Homes INC.

Mailing Address: 225 Speers Road Suite 9A Oakville ON L6K 2E9

Phone (Home): \_\_\_\_\_ (Cell): 905 337 7178 (Business): \_\_\_\_\_

Email: wes@westechgroup.com

**2. Agent:**

Name of the person who is to be contacted about this application, if different than the owner. An owner's authorization is required. (This may be a person or a firm acting on behalf of the owner)

Agent: Wes Wyrwa

Mailing Address: \_\_\_\_\_

Phone (Home): \_\_\_\_\_ (Cell): 905 337 7178 (Business): \_\_\_\_\_

Email: wes@westechgroup.com

**3. Communications to be between the Municipality and:**

Owner ☐

Agent ☐

All ☒

**Municipal Address (if any):**Municipal Address: 1526 HWY 124 Dunchurch ON**Legal Description:**

Parcel Number: \_\_\_\_\_

Lot / Part Lot Number(s): 40 & 41Concession Number(s): A

Registered Plan Number: \_\_\_\_\_

PIN (Parcel Number): 52089-0394Former Township: Fergusson4. Current Zoning of the Subject Land: M2 and Rural

5. Dimensions of the Subject Land affected (metric units):

Frontage	Depth	Area
IREC	IREC	236.8AC

Date of the Subject Land were acquired by the current owner: August 2020

6. Date of the existing building(s) was constructed on the Subject Land:

Structure	#1	#2	#3	#4
Date	UNKNOWN	UNKNOWN	UNKNOWN	

7. Access to the Subject Land:

- i) ☒ Municipal Road Year round maintained ☒ Provincial Highway  
☐ Municipal Road Seasonally maintained ☐ Water  
☐ Private Road ☐ Other (specify)

ii) Name of Street or Road HWY 124 & Lorimer Lake Roadiii) If access is by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the mainland access:  
N/A

8. Services available (please circle):

Water:	Dug Well	Drilled Well x	Lake
Sewer:	Private Septic x	Privy	Other
Storm Drainage:	Sewers	Ditches	Swales

9. If known, have these lands been subject to any of the following development applications: Plan of Subdivision/Condominium; Severance/Consent;

If yes, please specify type of application, file number and status: N/A



10. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of story's, width, length, height, etc.):

Existing: SQ FT.

Structure	Ground Floor Area	Gross Floor Area	Number of Story's	Width	Length	Height
#1	960	1920	2	24'	40'	12'
#2	3500	3500	1	56'	64'	12'
#3	1200		1	24'	50'	12'

Existing use(s) of the Subject Land: PIT Light Industrial

Length of time the existing uses of the Subject Land have continued:

unknown

Proposed: SQ FT.

Structure	Ground Floor Area	Gross Floor Area	Number of Story's	Width	Length	Height
SHOP	30,000		1	150'	200'	10'
STORAGE	5,000		1	50'	100'	18'

Proposed use(s) of the Subject Land: INDUSTRIAL MANUFACTURING

11. Location of all buildings and structures on or proposed for the Subject Land (Specify distance from side, rear and front lot lines):

Existing: METRES

Structure	Side Yard	Side Yard	Front Yard	Rear Yard
#1	200 M+	9 M	221 M	200 M+
#2	200 M+	36 M	205 M	200 M+
#3	200 M+	15 M	280 M	200 M+

Proposed: METRES

Structure	Side Yard	Side Yard	Front Yard	Rear Yard
#1	20 M+	200 M+	8M	100+
#2	20 M+	200 M+	8M	100+
#3				

## **PART 2 – MINOR VARIANCE**

*(Proceed to Part 3, if a Minor Variance Application is not proposed)*

1. Current Official Plan designation of the Subject Land: \_\_\_\_\_
2. State the nature and extent of the relief from Zoning By-law being requested:  
\_\_\_\_\_  
\_\_\_\_\_
3. What is the reason why the proposed use cannot comply with the provisions of the Zoning By-Law:  
\_\_\_\_\_  
\_\_\_\_\_
4. Is the Subject Land the subject of a current application for consent under Section 45 of the **Planning Act, R.S.O. 1990, as amended**?

Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
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*Not Applicable*

If yes, please provide the details? \_\_\_\_\_

## **PART 3 – ZONING BY-LAW AMENDMENT**

*(Proceed to Part 4, if a Zoning By-Law Amendment is not proposed)*

1. Name of any mortgages, charges, or other encumbrances in respect of the subject lands:

NONE

2. How does the zoning amendment requested conform to the Official Plan:

SECTION 14.0 COMMERCIAL OR INDUSTRIAL DEVELOPMENT

3. State the nature and extent of the rezoning requested:

REQUEST TO RE-ZONE APPROX 11 ACRES TO M1, LEAVE REMAINING AS M2

4. What is the reason why the rezoning is being requested:

TO ALLOW INDUSTRIAL DEVELOPMENT FOR ADVANCED MANUFACTURING AND TEXTILES

5. Is the Subject Land in an area where minimum and maximum density requirements apply?

Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>
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If yes, what are the density requirements?

N/A

6. Is the Subject Land in an area where minimum and maximum height requirements apply?

Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>
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If yes, what are the height requirements?

12 M

7. Does the requested amendment alter or implement a new settlement area?

Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>
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If yes, please provide the details of the Official Plan or Official Plan Amendment that deals with this matter:

N/A

8. Does the requested amendment remove land from an employment area?

Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>
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If yes, please provide the details of the Official Plan or Official Plan Amendment that deals with this matter:

N/A

9. Is the Subject Land within an area where zoning with conditions may apply?

Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
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*See comment below.*

If yes, please provide the details of how the application conforms to the Official Plan policies relating to zoning conditions:

Unknown at this time

10. Provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions.

To be determined by the Municipal Planner

11. If the proposed development is serviced by a privately owned and operated individual or communal septic system, will the completed development produce more than 4500 litres of effluent per day?

Yes:		No:	X
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If yes, the following reports are required:

- a) a servicing options report; and
- b) a hydrogeological report.

12. Is the Subject Land the subject of a current application for consent under Section 34 of the *Planning Act, R.S.O. 1990, as amended*?

Yes:		No:	X
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If yes, please provide the details? N/A

#### **PART 4 – SITE PLAN AGREEMENT**

*(Proceed to Part 5, if a Site Plan Agreement is not proposed)*

1. Current Official Plan designation of the Subject Land: \_\_\_\_\_

2. Are there any easements or restrictive covenants affecting the subject land?

Yes:		No:	
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If the answer is yes, describe the easement or covenant and its effect.

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3. Does the owner of the Subject Land own abutting land?

Yes:		No:	
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If the answer is yes, describe the abutting land.

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4. Has the property been the subject of any previous application(s) for example Minor Variance or a Zoning/Official Plan Amendment?

Yes:		No:	
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If the answer is yes, please describe.

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## **PART 5 – DEEMING BY-LAW**

1. Are there any easements or restrictive covenants affecting the subject land?

Yes:		No:	
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If the answer is yes, describe the easement or covenant and its effect.

N/A

2. Describe lots or part of lots to be merged:

3. Reason for Deeming By-Law:

### **Site Plan requirements for ALL Applications:**

Indicate on a sketch, drawn to scale on 8 ½" x 11" or 8 ½" x 14" is required. Please indicate the scale being used, identify the north arrow, and identify all dimensions. The site plan must indicate the following:

- the boundaries and dimensions of the subject land;
- all existing and proposed buildings and structures on the subject land showing the distance of said buildings and structures from front, rear, and side lot lines
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- the current uses of land that is adjacent to the subject lands;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- the location and name of any easement affecting the subject land.

I/We Wes Wyon, President of Ambiance Fine Homes Inc. am/are the owner(s) of the subject lands for which this application is to apply.

Date

April 1, 2022

Signature of Owner(s)

Signature of Owner(s)



**AUTHORIZED AGENT**

I/We \_\_\_\_\_ am/are the owner(s) of the subject lands for which this application is to apply. I/We do hereby grant authorization to

\_\_\_\_\_ to act on my/our behalf in regard to this application.

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of Owner(s)

\_\_\_\_\_ Signature of Owner(s)

N/A

**DECLARATION OF OWNER(S) OR AUTHORIZED AGENT**

I/We WES WYRA President of Ambiance Fine Homes Inc.  
of the Town / City of Township of McKellar  
in the District / County of Parry Sound

solemnly declare that all of the above statements and the statements contained in all of the exhibits submitted herewith as part of this application are true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT**.

Declared before me at the ~~Town / City of~~ Municipality of Whitestone in the District /

~~County of~~ Parry Sound this 1st day of April, 2022

Michelle Hendry  
A Commissioner of Oaths, etc.

\_\_\_\_\_ Signature of Owner(s) or Authorized Agent

\_\_\_\_\_ Signature of Owner(s) or Authorized Agent

MICHELLE HENDRY, A COMMISSIONER, ETC.,  
CAO-CLERK  
MUNICIPALITY OF WHITESTONE  
DISTRICT OF PARRY SOUND



**PERMISSION TO ENTER**

I/We Wes W. Wynne hereby authorize the members of the Municipality of Whitestone Council, and members of the staff of the Municipality of Whitestone to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. Please be advised that where access is by water or seasonally maintained municipal or private road, the consideration of the application may be delayed during the winter until such time as safe access can be obtained to the lands. If necessary, I/We acknowledge(s) that the processing of this application may require the taking of pictures, either still or video, of the subject land. I/We consent to such pictures as may be required. This is the authority for doing so.

\_\_\_\_\_  
Signature of Owner(s) or Authorized Agent

\_\_\_\_\_  
Signature of Owner(s) or Authorized Agent

The Subject Land must have the appropriate municipal address, or other adequate identification conspicuously posted on the subject lands. The proposed location of proposed additions, buildings or structure subject to this application must be clearly marked or flagged. Failure to comply may result in a deferral of the application.





## FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of the *Planning Act*, will be used for the purpose of responding to the Application and creating a public record. The Owner(s) signature(s) acknowledge(s) that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

The applicant(s) acknowledge(s) that the Municipality considers the application forms and all supporting materials, including studies and drawings filed with this application, to be public information and to form part of the public record which may be published on the Municipality of Whitestone's website or by other means. The name and business address of the Registered Owner(s) and/or Authorized Agent is public information.

With the filing of an application, the applicant(s) consent(s) to the Municipality photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant(s). The applicant(s) also hereby state(s) that it has authority to bind its consultants to the terms of this acknowledgement.

Questions regarding the collection of information can be made to the Office of the Clerk / Freedom of Information Coordinator, Municipality of Whitestone, 21 Church Street, Dunchurch, Ontario P0A 1P0, (705) 389-2466.

Apr. 01/22  
Date

Signature of Owner(s) or Authorized Agent

Signature of Owner(s) or Authorized Agent



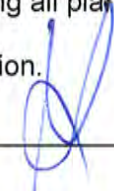
## PLANNING SERVICES AGREEMENT AND ACKNOWLEDGEMENT

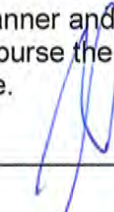
The filing of this application is considered as an undertaking by the registered owner(s) to accept all terms and conditions as set forth herein:

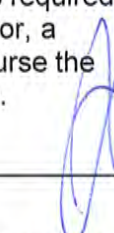
**Owner(s) or Authorized Agent's responsibility:**

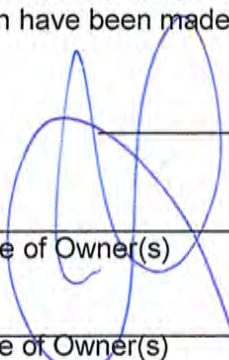
*(Owner(s) or Authorized Agent's place his/her initials beside section 1, 2, 3, & 4)*

1. The Owner(s) or Authorized Agent agrees to provide the Municipality of Whitestone with the following:
  - (a) any information in the Owner(s) or Authorized Agent's possession concerning all planning matters with respect to this application.
  - (b) all surveys, drawings, sketches or plans as required to process this application.
  - (c) the required application fee.

  
\_\_\_\_\_  
initial
2. The Owner(s) understands and agrees that where the services of the Municipal Planner and/or Municipal Solicitor are required to process this application, the Owner(s) shall reimburse the Municipality of Whitestone for all such costs immediately upon receipt of an invoice.

  
\_\_\_\_\_  
initial
3. The Owner(s) understands and agrees that where the Municipality of Whitestone is required to engage the services of any other professional, including but not limited to, a surveyor, a hydrologist, a limnologist, etc. to process this application, the Owner(s) shall reimburse the Municipality of Whitestone for all such costs immediately upon receipt of an invoice.

  
\_\_\_\_\_  
initial
4. Where the Municipality of Whitestone finds it necessary to make extensive use of professional assistance in the processing of this application, the Municipality of Whitestone may submit to the Owner(s), and the Owner(s) agree(s) to pay promptly, interim accounts from time to time in respect of all reasonable expenses incurred by the Municipality, payment for which have been made by the Municipality or invoices for which have been received by the Municipality.

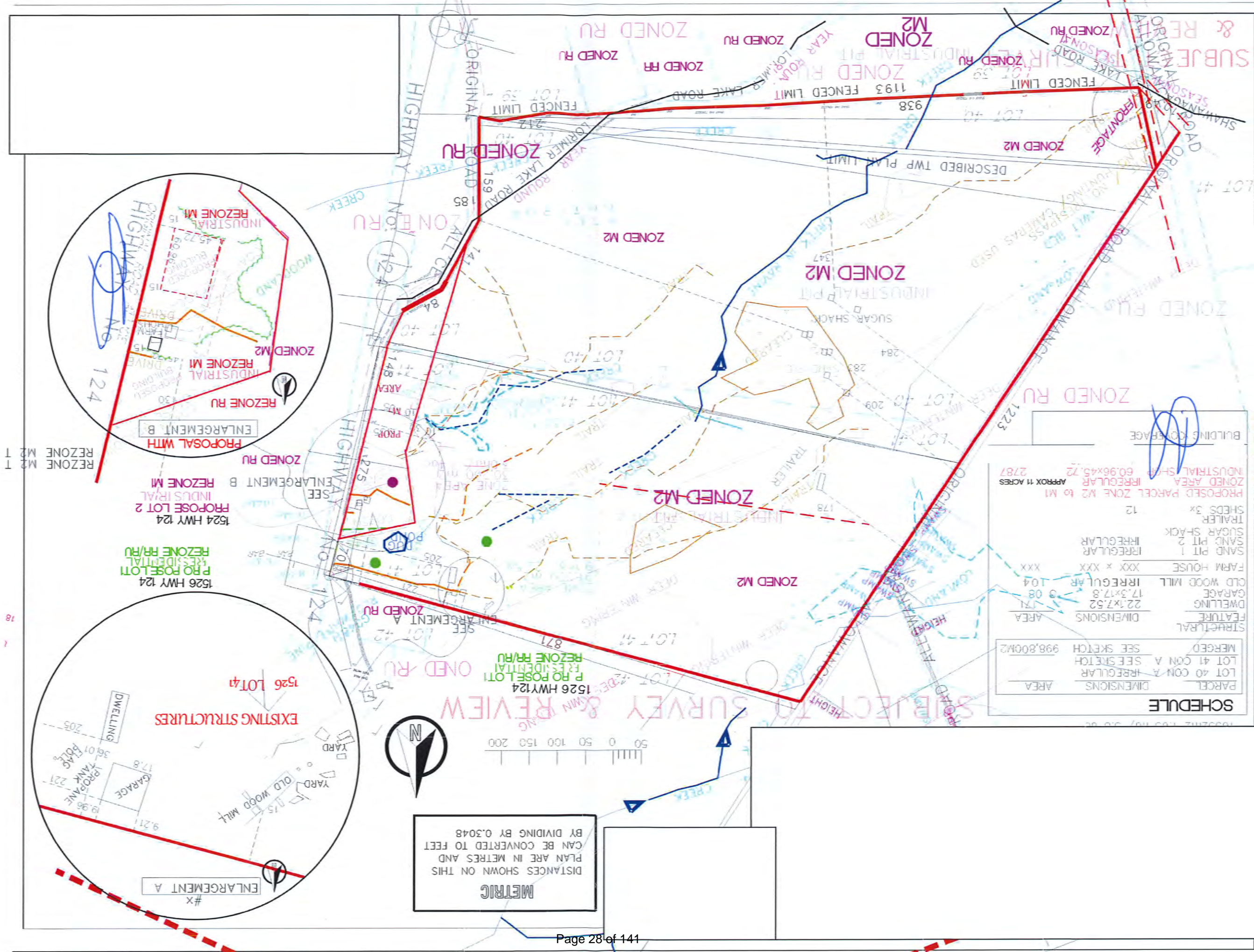
  
\_\_\_\_\_  
initial

Apr. 01/22  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Signature of Owner(s)





SCHEDULE	
PARCEL	DIMENSIONS
LOT 40 CON A	IRREGULAR
LOT 41 CON A	SEE SKETCH
MERGED	998,800M2
STRUCTURAL	
FEATURE	DIMENSIONS
DWELLING	22.1x7.52
GARAGE	17.3x17.8
OLD WOOD MILL	10.4
FARM HOUSE	XXX x XXX
SAND PIT 1	IRREGULAR
SAND PIT 2	IRREGULAR
SUGAR SHACK	12
TRAILER	SHEDS 3x
PROPOSED PARCEL ZONE M2 TO M1	
ZONED AREA IRREGULAR APPROX 11 ACRES	
INDUSTRIAL SHED 60.96x45.72	
2787	

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



## REPORT TO COUNCIL

## PROPOSED REZONING

## PART OF LOTS 40 & 41, CONCESSION A

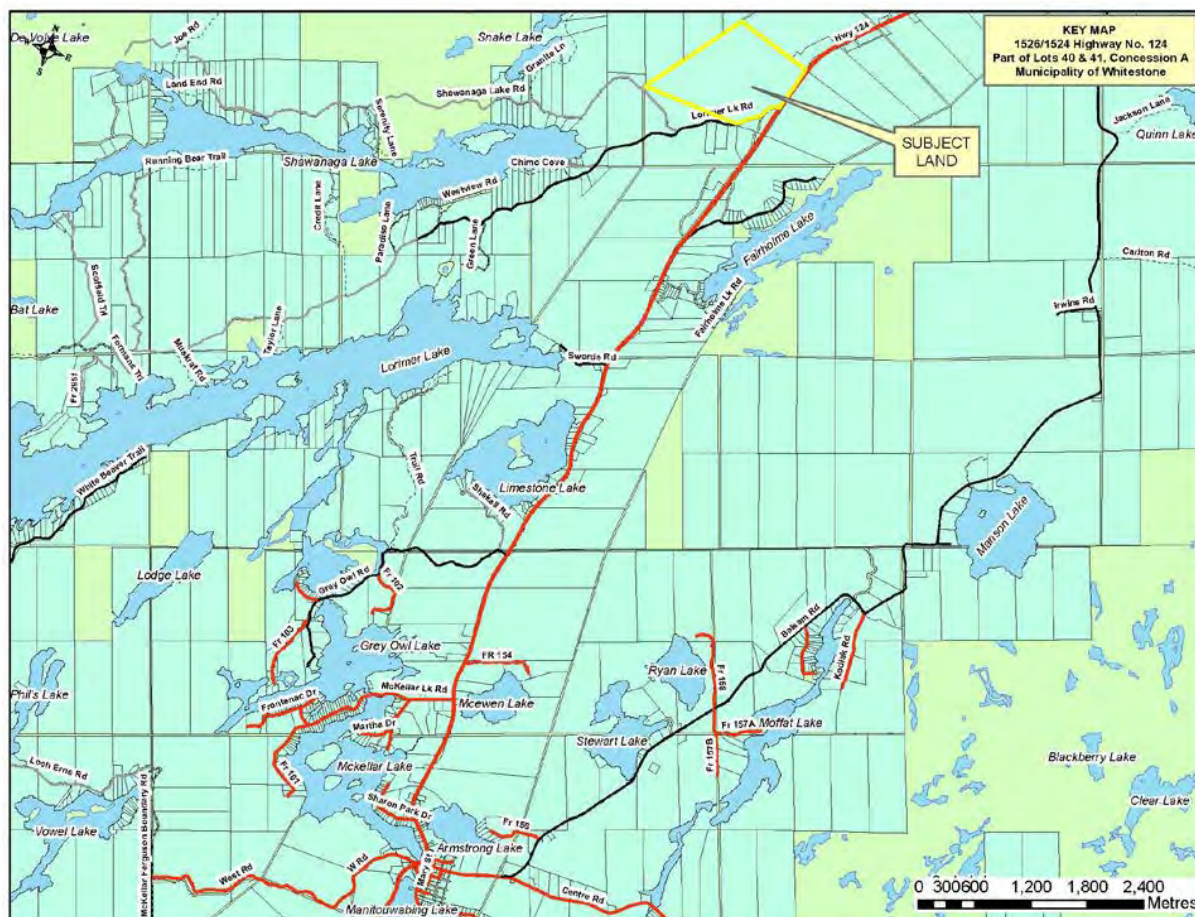
## GEOGRAPHIC TOWNSHIP OF HAGERMAN

## APPLICANT: Ambiance Fine Homes

June 14, 2022

## BACKGROUND/PURPOSE

The Municipality of Whitestone has received an application to rezone a portion of land along Highway No. 124 in Part of lots 40 and 41 in Concession A in Hagerman.



The subject land is presently zoned Industrial Pit (M2) to recognize an existing pit licensed under the Aggregate Resources Act with a limit of 20,000 tonnes leaving the property annually. It is understood that while the property is zoned M2, the pit is relatively inactive. Some material from the pit has recently been moved off site.

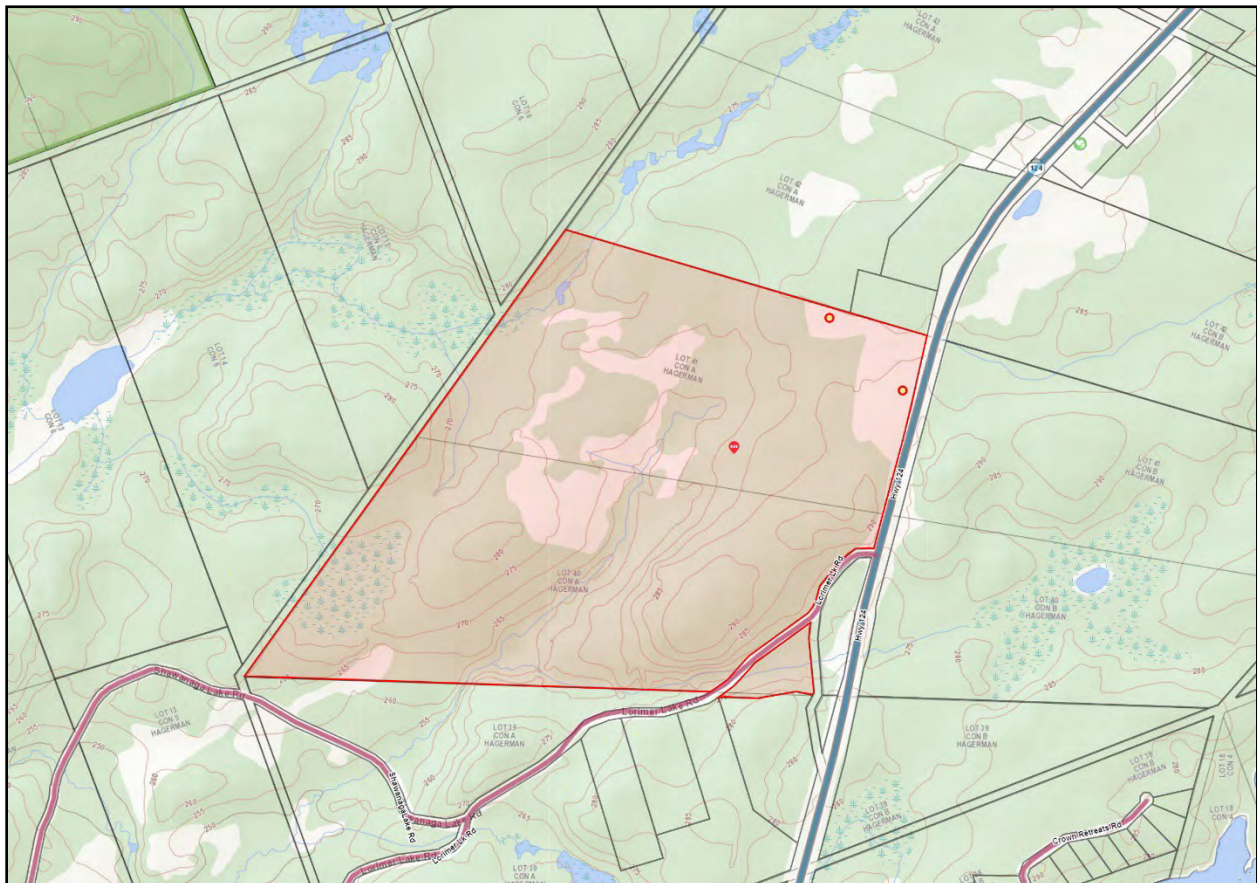
It is proposed that a portion of the land along Highway No. 124 will be amended from the M2 zone to the Industrial (M1) Zone.

## **DESCRIPTION OF PROPERTY**

The lands consist of 236.8 acres (95.8 hectares) with 500 metres of frontage on Highway No. 124. The civic address is 1570 Highway No. 124.

There is an existing dwelling on the Highway frontage in a small meadow. There is also a small cottage deep into the property away from the highway.

The Ontario Base Map illustrates the general topography of the property. The lands are gentle to moderately sloping with a number of seasonal creeks that drain the property to the west.



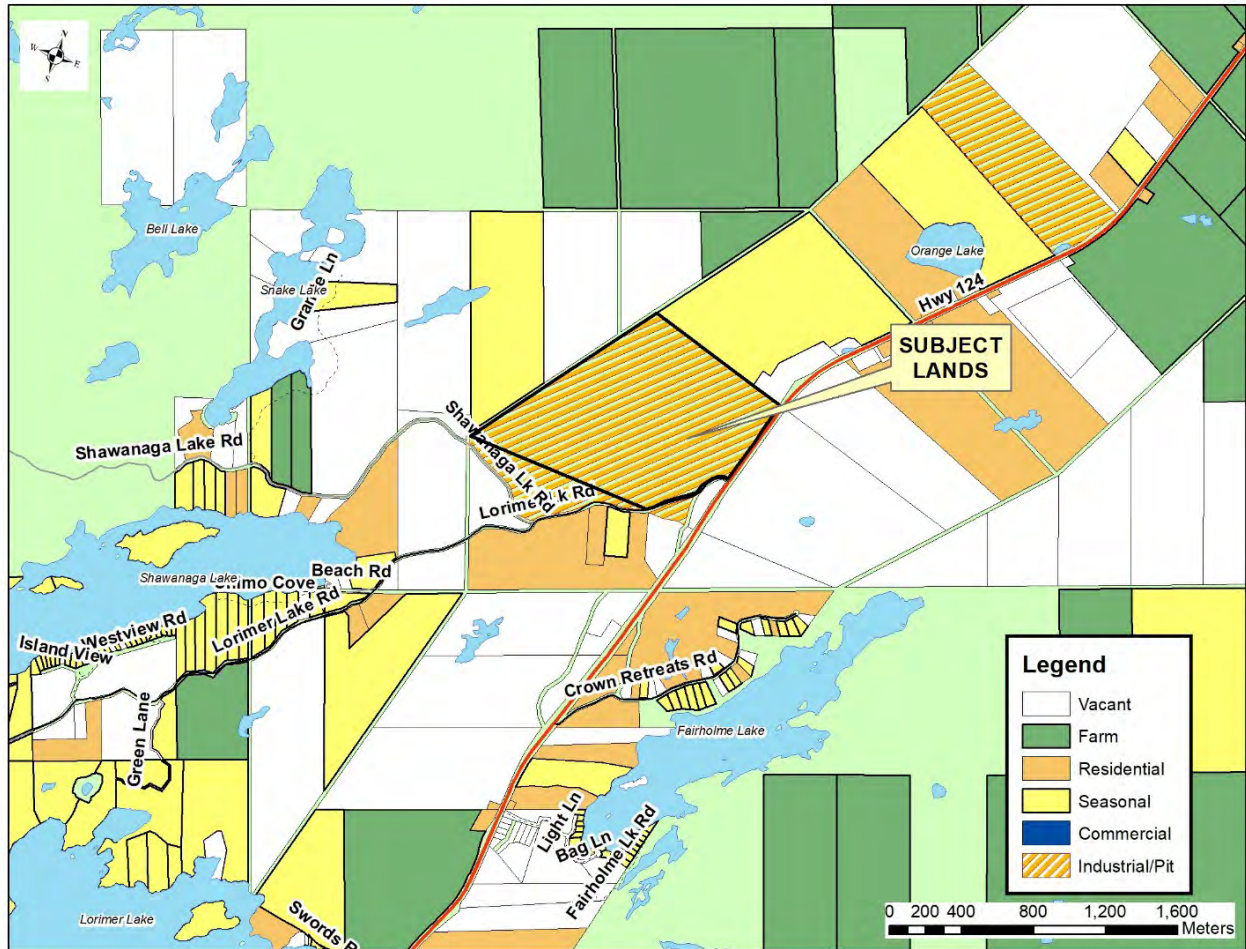
The lands are primarily forested although there is a small, man-made pond on the lot.





There is a modest cottage on the parcel that had been rented out in the past and we understand it is no longer rented. There has been no Rental Unit License issued by the Municipality.

The subject lands are relatively isolated from many nearby land uses. The land use plan below illustrates a few nearby land uses.

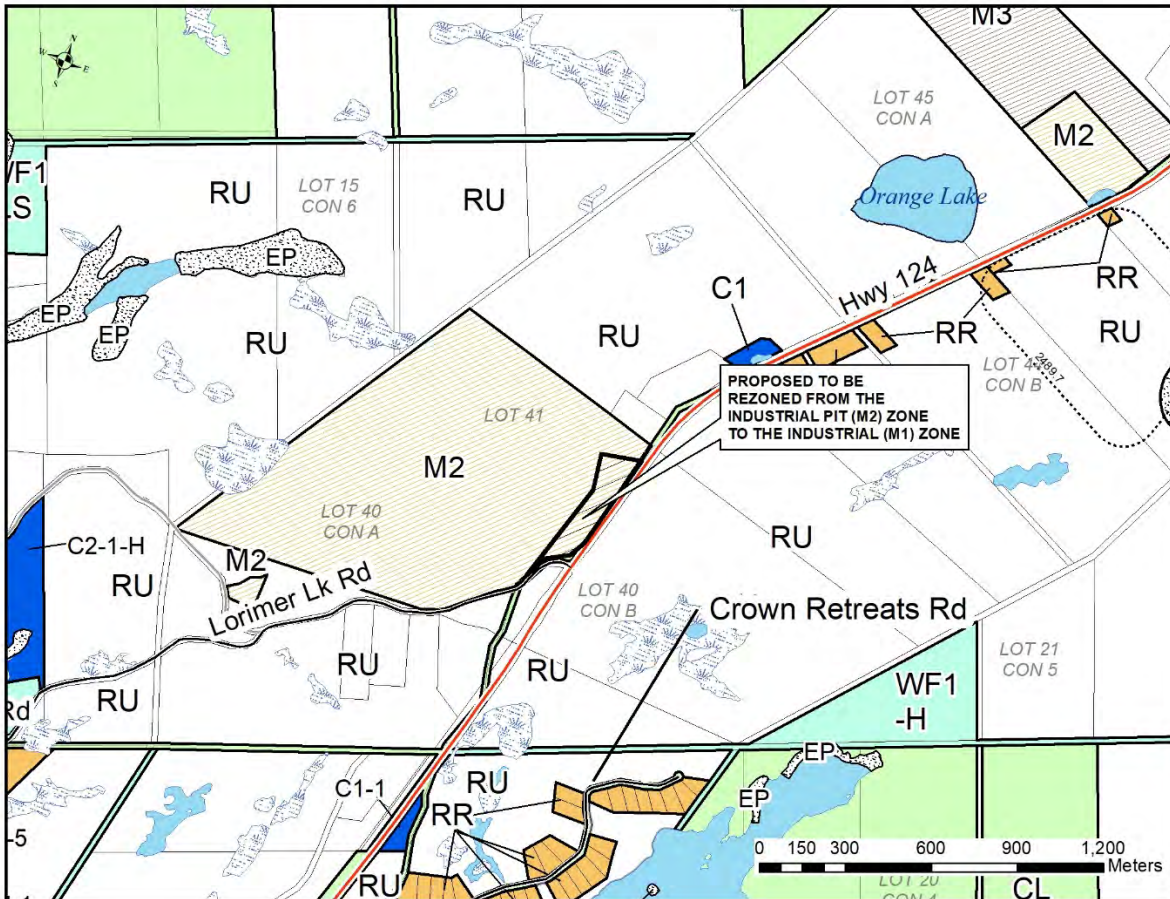


## **PROPOSED APPLICATION**

The application is proposing to rezone a portion of the property along the highway from the Industrial Pit (M2) Zone to the Industrial (M1) Zone.

The rezoning will allow for a textile manufacturing, processing and machining business along the highway frontage.





Information received from the applicant in respect of the application is as follows:

“The proposed facility will be more than a textile manufacturing operation. It is intended to be an advanced metal manufacturing and machining hub on the same premises. The advanced metal and machining hub will lead the way and be established long before the advanced textile equipment will be moved to the location.

Through the advanced manufacturing and machining hub, well-paying and skilled positions will be available for machinists, millwrights and metal fabricators. The machine shop is to support an advanced metal manufacturing and machining cell, servicing the agricultural, food processing and mining sectors.

In today’s manufacturing operations, there are many robotic components and robotic welding cells will be implemented in the facility.

The intention is not only advanced automation but also development of a range of farming implements to support the agricultural industry. The machine hub will serve as maintenance and upkeep of all of the on-site equipment as well as machinery.

The input is metal, no heat, some water but not to the extend there will be outflow of contaminated water.

All waste is to carefully kept and managed as the metal will have a resale or scrap value to it.

The noise is to be maintained to allowable decibels within the building for the safety of operators. It does not carry outward and would not be an environmental disturbance. All equipment is to be properly anchored with little to no vibration and no dust.

As noted above, the advanced textile operation not the complete operation. For this operation, however there will be weaving looms operating on electricity and air. There is no water input, and no waste water; equipment is anchored for no vibration and low noise for the safety of operators. The process is simple. We obtain bobbins of already prepared yarn, feed the yarn into the loom and convert the yarn to fabric. No heat, no dye no pollution.

The woven fabric to be produced will be military filtration fabric, food grade fabric used in food processing facilities and fabric also supports the agricultural industry. Working the local recycling industry, Westech is actively involved with the development of converting recycled plastic into fiber and yarn to apply in the weaving of various fabrics.

In general, the process is described as having minimal impacts in terms of noise, vibration, dust, all of which is contained within the buildings.

The ultimate employment expectation is up to 50 people. Initially, only a few staff are anticipated in a managerial capacity to set up the advanced metal manufacturing and machining hub prior to these processes commencing.”

## **OFFICIAL PLAN**

The subject lands are designated Rural in the Whitestone official plan. Land uses in the Rural area include:

### ***16.01.2 Land uses in the Rural area include:***

- ***resource extraction – pits and quarries by rezoning***
- ***agricultural***
- ***residential***
- ***parks and recreation***
- ***institutional***
- ***utilities***
- ***commercial/industrial by rezoning***
- ***bed and breakfasts***
- ***home occupations***
- ***home industries***

Section 14.0 of the official plan outlines the policy for new industrial uses.

***14.01 The Council of the Municipality of Whitestone supports the establishment of new businesses in all areas to improve employment opportunities and to provide an increased commercial assessment base.***

***14.02 As it is difficult to predict where new industrial and commercial development may wish to locate, the designations of commercial and industrial have not yet been applied to any particular areas. Proposed***

***businesses may locate in any designation subject to the following conditions in accordance with M.O.E.C.C.'s D-Series and Noise Guidelines.***

It is not believed that any of the D-Series guidelines will be triggered by the rezoning application given its remoteness from nearby sensitive uses.

***14.02.1 submission of a report by the applicant describing the use and what measures, if any, that are proposed to mitigate against any impacts: financial; environmental; social; or physical;***

## **ENVIRONMENTAL REVIEW**

The applicant has provided an environmental report from Azimuth Environmental Consulting Inc. to consider the impacts. The general conclusion of the report indicates few adverse impacts.

It would seem that the general conclusion of the environmental consultants is that there will be few concerns from the rezoning. They do indicate that there should be a more detailed analysis at the site plan stage of the project.

Should the Municipality wish for any additional qualifications of the proposal, it could request a peer review of the Azimuth Environmental Consulting Inc. report at the expense of the applicant.

## **AGENCY COMMENTS**

There are limited items involving government agencies.

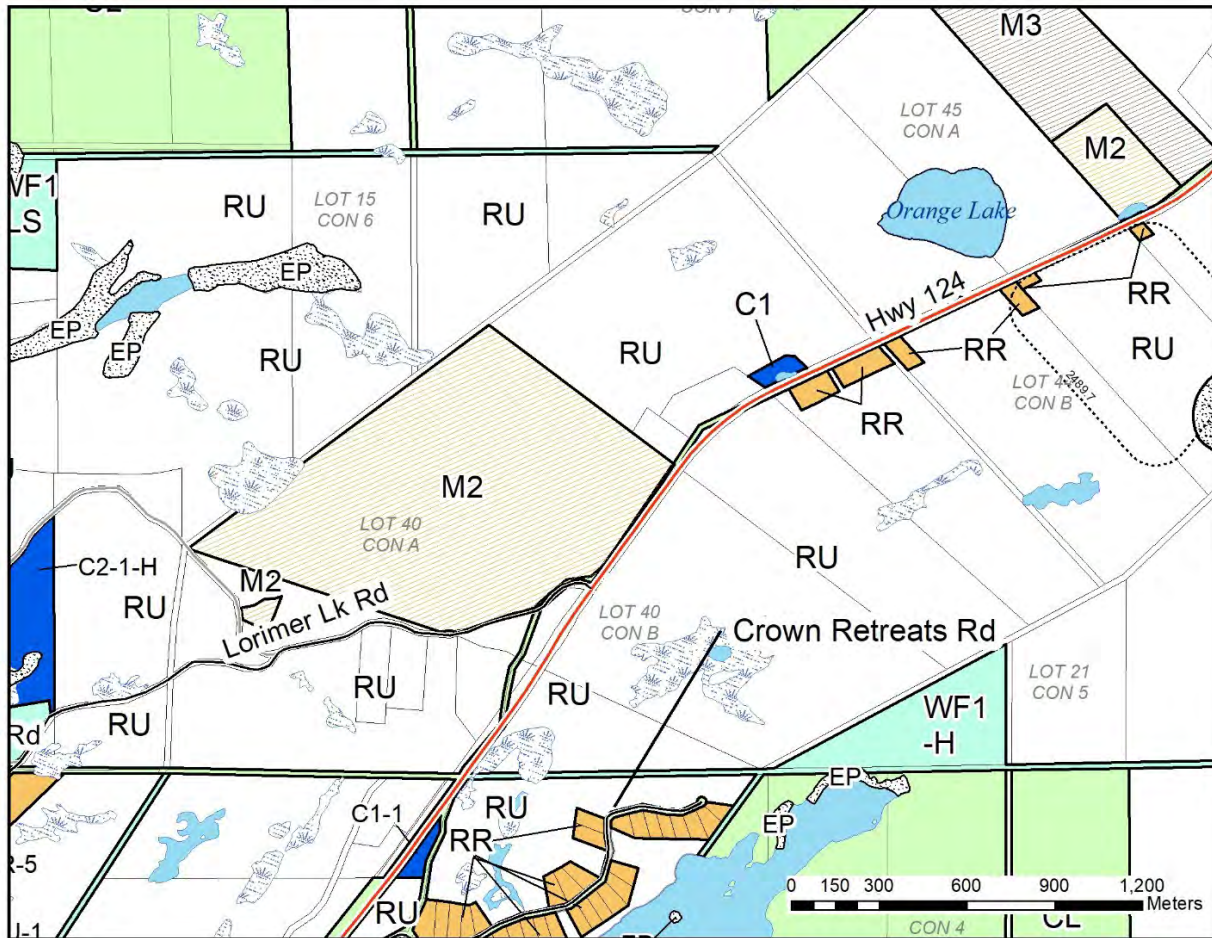
The Ministry of Transportation has indicated that there are no entrance concerns off Highway No. 124.

There are no Ministry of Northern Development Mines Natural Resources and Forestry concerns.

There are no likely *Endangered Species Act* concerns relevant to the part of the property that is being rezoned. This finding is included in the environmental report.

## **ZONING**

The lands are currently zoned Industrial Pit (M2).



The whole of the property is zoned as a pit.

It can be noted that the lands are not zoned for quarry use so that there would be no blasting and crushing of material. However, the lands can be used for a broad range of pit uses including excavation, storage and shipping.

The proposed rezoning will rezone the lands along the highway frontage as Industrial (M1). The M1 Zone includes an extensive list of industrial uses. These include:

#### **10.01 Uses Permitted**

**No person shall within the Industrial (M1) Zone, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:**

##### **a) Residential Uses**

- a dwelling unit or units permitted under the provisions of this By-law;
- converted dwelling;
- a garden suite.



**b) Commercial Uses**

- **a building supply outlet;**
- **a parking garage, structure or lot;**
- **a bulk fuel storage establishment;**
- **a service station or public garage;**
- **a farm implement dealer;**
- **a restaurant, licensed or unlicensed;**
- **a marina;**
- **a business or professional office;**
- **a laundromat;**
- **a motor vehicle sales and service establishment; or**
- **kennel**

**c) Industrial Uses**

- **a car wash;**
- **an airport;**
- **a fabricating, processing or manufacturing establishment;**
- **an assembly plant;**
- **a saw mill;**
- **a contractor or tradesman shop or yard;**
- **commercial composting facilities;**
- **a seed cleaning plant;**
- **a farm produce storage area;**
- **a slaughter house;**
- **a feed mill, open storage of goods and materials;**
- **a fertilizer mixing plant;**
- **a truck or bus storage terminal;**
- **a machine or welding shop;**
- **a warehouse;**
- **a salvage yard; or**
- **a municipal garage.**

The actual uses being proposed in the rezoned lands will be covered by the “fabricating, processing or manufacturing establishment.”

The large number of additional uses permitted in the M1 Zone are not required for this application.

The ultimate rezoning may be implemented by a site-specific exception amendment specific to the intentions of the application.

**PROVINCIAL POLICY STATEMENTS (P.P.S)**

The proposed rezoning application is subject to the 2020 P.P.S.

The decision making framework for land use applications is a provincial-led system that sets out the basis for regulating development and use of lands.

The P.P.S. provides for appropriate development while protecting resources of provincial interest, public health and safety.

A fundamental vision of the P.P.S is to support a strong economy while protecting the environment.

The subject lands are Rural lands and are subject to section 1.1.5.

**1.1.5.3 *Recreational, tourism and other economic opportunities should be promoted.***

**1.1.5.4 *Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.***

The P.P.S would support new employment opportunities subject to servicing sustainability. From the information provided, the proposed use will be accommodated on private services.

The P.P.S requires consultation with Indigenous communities.

**1.2.2 *Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.***

Shawanaga First Nations has expressed an interest in the project (see request). This group has been circulated a copy of this report.

## **GROWTH PLAN FOR NORTHERN ONTARIO**

The Municipality of Whitestone is part of Northern Ontario and, therefore, is subject to the Growth Plan For Northern Ontario, 2011.

The Plan is part of The Places to Grow Act. This provincial plan supersedes all other provincial documents including the provincial policy statements.

Northern Ontario has been a region where there has been moderate or no growth. The Plan is attempting to reverse this decades of decline in a sustainable manner.

The purpose of the plan is:

- a) *To enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;***
- b) *To promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and make efficient use of infrastructure;***
- c) *To enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries; and***

- d) To ensure that a long-term vision and long-term goals guide decision-making about growth and provide for co-ordination of growth policies among all levels of government.***

The guiding principles of the Growth Plan include:

1. Creating a highly productive region, with a diverse, globally competitive economy that offers a range of career opportunities for all residents.
2. Developing a highly educated and skilled workforce to support an evolving knowledge-based economy and excellence in trades.
3. Partnering with Aboriginal peoples to increase educational and employment opportunities.
4. Delivering a complete network of transportation, energy, communications, social and learning infrastructure to support strong, vibrant communities.
5. Demonstrating leadership in sustainable growth and environmental management.
6. Establishing innovative partnerships to maximize resources and ensure this Plan achieves its ambitious vision and is fiscally sustainable.

Relevant excerpts of the Growth Plan include:

***This Plan supports and complements the work of northerners, including the region's businesses, entrepreneurs and institutions, to build a strong, resilient and more diversified northern economy.***

***The policies in this section of this Plan are intended to support growth and diversify the region's traditional resource-based industries. This Plan also seeks to nurture and develop new and emerging economic sectors that have the greatest potential to bring new jobs and opportunities to the North and optimize its competitive advantages in the global economy.***

***2.2.2 The Province will focus economic development strategies on the following existing and emerging priority economic sectors and the distinct competitive advantage that Northern Ontario can offer within these sectors:***

***a) Advanced manufacturing***

***g) minerals sector and mining supply and services***

***2.2.3 Economic development strategies for existing and emerging priority economic sectors will examine opportunities to:***

- a) Strengthen networks and collaboration among businesses, industry, the education and research sectors, economic development organizations and northern communities;***

- b) Attract investment;
- c) Grow and retain existing competitive businesses, including export development activities and diversification into value-added business opportunities; and
- d) Respond to labour market needs and opportunities through education, training and entrepreneurship supports.

## 2.3 A Growing And Diversified Economy

2.3.1 In addition to the matters identified in Policy 2.2.3, economic development initiatives undertaken by the appropriate parties to grow and diversify each *existing and emerging priority economic sector*, should include but not be limited to the measures described in Policies 2.3.2 through 2.3.12.

### 2.3.2 Advanced Manufacturing

1. Efforts by the Province, industry and, where appropriate, other partners, to grow and diversify the advanced manufacturing sector should include:
  - a) Supporting innovation, research and commercialization of value-added products and services in the *existing and emerging priority economic sectors*;
  - b) Working with prospective investors to identify Northern Ontario opportunities.

## **RECOMMENDATION**

That the Council of the Municipality of Whitestone receive this report for information and hold the required statutory public meeting for the proposed rezoning By-law amendment to be brought forward for a decision at the first available opportunity.

Respectfully submitted.



John Jackson M.C.I.P., R.P.P.  
JJ;jc



# APPENDIX 'A'

Notice of Assertion  
Shawanaga First Nation

**ADMINISTRATION OFFICE  
DEPARTMENTS:**

Administration, Finance,  
Capital Projects, Public Works,  
Ontario Works,  
Family Resources,  
Economic Development,  
Lands, Membership



**ADMINISTRATION OFFICE:**

2 Village Road  
R.R. #1 Nobel, Ontario,  
P0G 1G0  
Tel: (705) 366-2526  
Fax: (705) 366-2740

## SHAWANAGA FIRST NATION

### NOTICE OF ASSERTIONS

7 Grandfather  
Teachings:

**Humility –**

**Dbaadendiziwin:** *To be  
humble about your  
accomplishments is to  
be strong*

**Bravery -**

**Aakwa'ode'ewin:** *Let  
nothing stand in the  
way of doing the right  
thing*

**Honesty –**

**Gwekwaadziwin:** *Better to fail with  
honesty than succeed  
by fraud*

**Wisdom –**

**Nbwaakaawin:** *With  
hard work and  
dedication, will come  
knowledge*

**Truth – Debwewin:** *It  
is always easiest to  
speak the truth*

**Respect –**

**Mnaadendimowin:** *Give it, earn it, and  
receive it*

**Love – Zaagidwin:** *It is  
important to care for  
one another*

### **Preamble**

Whereas the Shawanaga First Nation ("SFN") has a profound relationship with the Land that is rooted in respect for the spiritual value of the Earth and the gifts of the Creator and has a deep desire to preserve its relationship with the Land;

And whereas the Creator gave SFN laws that have always been and that govern all of our relationships to live in harmony with nature and humankind and which laws define our rights and responsibilities;

And whereas the members of SFN have maintained their freedom, their language and their traditions from time immemorial;

Now therefore by this Notice of Assertions Document, the SFN by its Chief and Council, hereby gives formal notice to the Crown in Right of Canada, the Crown in Right of Ontario, other governments, its neighbours and members of the general public, as well as resource users and developers, of the rights and interests that SFN asserts and will continue to assert in its original, traditional and historic territory.

### **Treaty Relationship**

The SFN has and enjoys a solemn and sacred continuing treaty relationship with the Crown, arising out of the Niagara Treaty of 1764 and the Robinson Huron Treaty of 1850. These treaties are affirmed and guaranteed by s.35 of the Constitution Act, 1982, Canada's supreme law.

The SFN's treaty and aboriginal rights extend and relate to its surveyed and unsurveyed aboriginal title reserves as well as to its traditional and historic lands.

SFN's traditional lands are generally described as the area bordered by the Seguin River to the south, the Magnetawan River to the north, and extending from Georgian Bay and its islands eastward to the Ottawa Valley.

### **Purpose and Application**

The purpose of this Notice of Assertions Document is to set out SFN's understanding of:

- a) the respectful application of Canadian law and of our traditions and our culture;
- b) the principles and interests that form the basis for our approach to consultation, accommodation and consent;
- c) the process for consultation, accommodation and the securing of consent between SFN, the Crown and Proponents with respect to any activity that is proposed to occur within, or that may have an impact upon SFN's surveyed and un-surveyed reserve lands and its traditional lands, or upon its inhabitants and their respective rights; and
- d) the required application of the United Nations Declaration on the Rights of Indigenous Peoples.

### **Guiding Principles**

- a) SFN's traditions and culture require SFN to honour the spirit of the lands and the history of our people. SFN strives to be guided by this obligation in its dealings that affect the lands and its Inhabitants. This obligation requires, as a starting point, giving recognition to and obtaining consent from the spirits and creators of the land and also requires that recognition be given for sustainability practices and purposes. When we speak of "Inhabitants", we are referring not just to our community members but also to the plant life, animal life and to the spirits that protect the air, earth and water. The same principle that guides how we historically co-existed with the lands and its Inhabitants should be applied to our current dealings in respect of the lands and its Inhabitants. That is, consultation in respect of Proponent Activities must be reviewed and considered with this principle in mind.
- b) Recognition and application of the "Duty to Consult" by the Crown or on behalf of the Crown requires not just a recognition of the procedural requirements and goals of the process, but at a deeper level also requires that Proponents and the Crown understand, respect and value the "government to government" relationship that is symbolized through our treaty-based relationship with the Crown.
- c) It is from this treaty-based relationship with the Crown and from our own history and traditional laws that we continue to seek the right to self-determine how the lands and

resources are to be used and developed. Our community relies upon the health and viability of the SFN Reserve and Traditional Territories to preserve our culture and ensure our success and survival.

- d) Environmental sustainability is integral to our traditional way of life and must be incorporated into our modern practices in the same way. Our waters and lands must retain their ecosystems in balance. SFN will seek to build its role in resource stewardship and management through building capacity and application of traditional ecological knowledge to modern environmental assessments and land use planning activities and other relevant decision making processes. SFN expects to play a meaningful role in the due diligence processes and assessments that relate to Activities which affect or may affect the SFN Reserve and/or Traditional Territories.
- e) Decisions with respect to Activities that affect or may affect the Aboriginal and Treaty rights of SFN must be made with the meaningful involvement of SFN. SFN has been negatively impacted by past Activities within its Traditional Territories that proceeded without the due regard and consultation of SFN. Due to this history and due to other past grievances, it will be particularly important that the Crown and/or Proponents recognize these sensitivities as the Parties establish relations for consultations in respect of Activities going forward.
- f) The traditional ecological knowledge of SFN shall be accorded with the same respect and weight as other technical studies presented by the Crown and Proponents in evaluating impact and sustainability practices.

### **The Nature of our Asserted Interests**

#### **Preservation of Culture and Traditional Knowledge**

- Our interest is to preserve the integrity of our traditions, ceremonies, and language. It is vital that we protect our traditional hunting and gathering areas for future generations to come. It is important to protect our sacred ceremonial sites and archaeological findings and remains and travel corridors in order to maintain our connection with our ancestors and the land.

#### **Environmental Sustainability**

- Our interest is to be directly involved in the development and management of a sustainable resource regime. It is vital that our traditional knowledge of the land is taken seriously in the environmental assessment process because fundamentally it is our people who live on the land and see the changes that occur.
- Our interest is to sustain our hunting, fishing, and plant resources. It is important to have clean water and protect the flows of our surrounding rivers and water bodies.



- Our interest is to minimize the taking up of land in our traditional territory in order to limit the environmental impacts on our Traditional Territories. It is imperative that sustainable solutions and/or alternatives are developed to preserve the natural characteristics of the land as much as possible and that Proponents are inclined to use no more land than is necessary in carrying out any Proponent Activity.

#### Economic Sustainability

- Our interest is to empower our people to become more self-reliant and economically independent, while working with the greater community as a whole. Therefore, it is important to develop both short-term and long-term business opportunities for our people. This can involve sourcing employment and training opportunities for SFN members; exploring resource revenue sharing prospects on certain projects; developing business partnerships, joint ventures, and other mutually beneficial business opportunities.
- Our interest is to ensure our equitable involvement in the development of business operations and decision making processes for our people

#### Social Sustainability

- Our interest is to build on education and training incentives for SFN members, which will help in improving the quality of life, health and welfare of our community.
- Our interest is to build and improve our community's infrastructure, and to have our youth and elders access to recreational facilities and services.

#### Accountability

- While it is important to us to maintain respectful business relationships with the Crown and/or Proponents, our interest is to ensure the needs of our people are addressed. Fundamentally, our community as a collective depends on the transparency and accountability of the decisions of its leaders.

### **Reserves**

SFN asserts its right to an increased inventory of reserve lands based upon the 1850 Robinson Huron Treaty and the failure of the Crown to ensure that SFN's two reserves were surveyed and laid out in accordance with the spirit and intent of the Robinson Huron Treaty of 1850, including that they be laid out and surveyed in the greater measure of French leagues rather than English miles.

## Resources

SFN maintains and asserts its rights to resources, resource-sharing and resource management within its traditional territory. SFN relies upon the United Nations Declaration on the Rights of Indigenous Peoples and upon the principle of free, prior and informed consent. SFN asserts that the United Nations Declaration on the Rights of Indigenous Peoples is fully applicable to its surveyed and un-surveyed Aboriginal title reserves and to its traditional and historic territory.

## Relationships

Strong and respectful relations with other communities, First Nations, governments and citizens is of fundamental importance to the SFN. In all of our dealings, we will be guided by the seven grandfather teachings and we will proceed at all times on the basis of mutual respect.

This Notice of Assertions Document will assist interested parties, as well as those who should be interested, in understanding SFN's position both historically, and within the modern political, social, cultural, economic and legal fabric.

Some of the assertions outlined herein have not been submitted to court or other negotiating processes although other governments are aware of them. SFN anticipates working with other communities, governments and citizens on processes of reconciliation and herein reserves all rights and remedies for securing and vindicating its assertions.

Upon publication of this Notice of Assertions Document, all concerned have a duty to enquire, and in appropriate circumstances, to engage with SFN in order to accommodate its rights and interests and to secure its free, prior and informed consent.

SFN reserves the right to take such legal and lawful actions as it deems necessary in order to protect its rights and interests and to enforce such duties as are outlined herein.

Dated at SFN this 5 day of August, 2016



Chief Wayne Pamajewon  
Shawanaga First Nation

# APPENDIX 'B'

## Azimuth Environmental Report



Environmental Assessments & Approvals

January 19, 2022

AEC 21-270

Christie Jansen  
Westech Group Ltd.  
1203 Leewood Drive  
Oakville, Ontario  
L6M 3B3

Re: **Natural Heritage Constraints Summary for 1526 Highway 124, Municipality of Whitestone, District of Parry Sound**

Dear Mr. Jansesn,

Azimuth Environmental Consulting, Inc. (Azimuth) was retained to provide a preliminary assessment of potential constraints to a development which would require consideration in the evaluation of site re-zoning for the property described above (Figure 1; Appendix B). The client plans to develop a portion of the site and re-zone a larger portion for light industrial uses. It is our understanding that the site was previously managed as a sand pit and is therefore characterized by past human-influenced disturbance. The review of preliminary constraints is presented in this Natural Heritage Constraints Summary letter, as they relate to Key Natural Heritage Features (KNHFs), as defined by Provincial Planning Policy. KNHFs may include wetlands, Significant Wildlife Habitat (SWH), fish habitat, and habitat for Species at Risk (SAR) protected under Ontario's *Endangered Species Act*, 2007 (ESA). Azimuth has contacted the Ministry of Natural Resources and Forestry (MNR) regarding Species at Risk (SAR) records as well as wetland and woodland mapping boundaries within the study area limits.

Information provided herein may ultimately be included in an Environmental Impact Study (EIS) report once design details are known, and all stages of development are understood in order to adequately identify mitigation requirements for natural heritage protection, and permitting requirements from the regulatory agencies.





## **1.0 POLICY CONTEXT**

Azimuth has prepared this Natural Heritage Constraints Summary relative to the following federal, provincial, and municipal planning policies with potential applicability to the property:

- Provincial Policy Statement (MMAH, 2020);
- *Endangered Species Act*, 2007 (ESA);
- Municipality of Whitestone Official Plan, 2016;
- Federal *Fisheries Act*, 2019.

The study area is located in the Municipality of Whitestone, where the current land use is zoned as “Licensed Pits and Quarries” and “Patented Land” as per Schedule A and B of the Municipality of Whitestone Official Plan (Appendix 1). Deer Wintering Area (Stratum 2) is not associated with the study area, however one has been identified distantly to the northeast of the property as illustrated in Appendix 1. The area is currently designated an “Industrial Pit (M2) Zone”, and it is our understanding that the client is proposing to rezone the lot to “Industrial (M1) Zone” for light industrial manufacturing.

## **2.0 STUDY APPROACH**

Prior to undertaking field studies, an initial classification of habitats was undertaken using recent air photo imagery for an area encompassing the proposed development limits and adjacent lands (*i.e.* lands within approximately 120 metres (m)). Field visits were completed by an Azimuth ecologist for terrestrial and aquatic evaluations on August 6<sup>th</sup>, 2021 and August 17<sup>th</sup>, 2021, and environmental features mapping was prepared (Figure 2; Appendix B) illustrating information derived from a combination of desktop mapping resources and field study conclusions. Vegetation units were classified using Ecological Land Classification for Central Ontario (ELC) protocols, and boundaries were delineated using a GPS unit in the field and mapped as illustrated in Figure 2.

## **3.0 SUMMARY OF NATURAL HERITAGE CONDITIONS**

### **3.1 Vegetation and Vegetation Communities**

The property is partially developed, with the remainder of the property being entirely wooded, consisting of five different vegetation communities in the study area. The surrounding areas to the north, east, south, and west are undeveloped, comprised of a mix of primarily woodland, forest and wetland.



The north central portion of the proposed rezoning boundary adjacent to Highway 124 consists of a Rural Residential area with a vacant home and detached shed, a Dry to Fresh, Coarse Meadow (G045N) community, and an interspersed community of Dry to Fresh, Coarse White Pine (*Pinus strobus*)-Red Pine (*Pinus resinosa*) Conifer Open Woodland (G048Tt). These communities are all adjacent to each other, and are most reflective of anthropogenic influence compared with the remainder of the study area. A small pond is present between these communities (likely historically dug), and is surrounded by the open woodland on the west side, with sandy fill soil on the east side. These communities can all be described as upland.

West of the meadow community is a Dry to Fresh, Coarse Red Pine (*Pinus resinosa*) - White Pine Conifer Community (G048Tt). This community is similar to the Pine Open Woodland, but is more closed in nature and varies slightly in species composition.

South of this community is the Dry to Fresh, Coarse, White Pine-Mixedwood community (G054Tt). Although mesic conditions were documented in this community, overall woodland composition remains indicative of an upland ecosystem. The Dry to Fresh, Coarse, Maple Hardwood (G058Tt) is dominated by Sugar Maple. Both of these communities are naturalized and show minimal signs of human disturbance except for the presence of two foot trails.

The Dry to Fresh, Coarse Maple Hardwood community (G058Tt) is present at the southern edge of the site. This community extends outside of the proposed re-zoning boundaries as a part of a larger contiguous woodland feature. This community is dominated by Sugar Maple. This community is naturalized and shows minimal signs of human caused disturbance except for the presence of a foot trail.

The Hardwood Swamp (G133Tt) community is primarily present outside of the proposed re-zoning boundaries but is close in proximity. This wetland community is described as a Hardwood Swamp. There was evidence of standing water within this community at the time of the site investigation.

### 3.2 Wildlife and Wildlife Habitat

The field survey conducted on August 17<sup>th</sup> 2021 included the collection of incidental wildlife observations within the property boundary. No Threatened, Endangered, or provincially rare species were observed during the site investigation however seasonal conditions were not conducive to identification of most migratory birds.



MNRF's Natural Heritage Information Centre database identifies recent records for five species listed as provincially Endangered, Threatened, Special Concern or provincially rare within 1 kilometer (km) of the property: Common Five-lined Skink (*Plestiodon fasciatus* pop. 2, Special Concern), Blanding's Turtle (*Emydoidea blandingii*, Threatened), Midland Painted Turtle (*Chrysemys picta ssp. marginata*, Special Concern) Snapping Turtle (*Chelydra serpentina*, Special Concern) and one 'Restricted Species', (meaning a SAR species is present and not publicized by MECP on public record).

Common Five-lined Skinks are commonly associated with rock barrens and open bedrock forests. There is one rock barren location in the study area, however it is located outside of the proposed site boundaries. The Blanding's Turtle, Midland Painted Turtle and Snapping Turtle are all associated with aquatic habitats typically characterized by large wetlands and shallow lakes water with slow moving water, and an abundance of aquatic vegetation. There are no large wetlands that have an abundance of water located within the study area. The small pond did not have aquatic vegetation or wetland characteristics at the time of the site walk, and therefore is not anticipated provide adequate habitat for these species.

Several bat SAR including (but not limited to) Little Brown Myotis, Northern Myotis, and Tri-colored Bat may utilize large trees (at least 25 centimeters diameter at breast height (DBH)) in the early stages of decay ("snag" trees) for the purposes of maternity colony roosting and day roosting during the late spring and summer seasons. Eastern Small-footed Bat may have potential to be present in the identified rock barrens outside of the proposed site boundaries. No detailed surveys were conducted, however, the woodland, forest, and rock barren communities on the site have potential to provide bat habitat to these species.

Migratory SAR birds have the potential to be present within the site boundaries. The Eastern Whip-poor-will (*Anrostromus vociferus*, Threatened) and Common Nighthawk (*Chordeiles minor*, Special Concern) have potential to be present within the open woodland and meadow communities on the site. These species are nocturnal and will nest in open habitats and semi-open woodland habitats. No detailed surveys were conducted, however, these communities have potential to provide habitat to these species.

### 3.3 Watercourses and Fish Habitat

Background mapping identified the presence of four watercourses in the study area as shown on Figure 2. No watercourses fall within the proposed re-zoning boundary,



however it does include portions of a 30m buffer to drainage features applied according to the Provincial Policy Statement. During the site visit on August 6<sup>th</sup>, 2021, some of the drainage features were dry while others were observed to have visible flow. No fish were observed during the site visit, however it is anticipated that under flooded site conditions, features could be hydraulically connected to receiving systems downstream where fish have the potential to occur. It is likely that watercourses either function as direct habitat for fish (either permanently or seasonally under high water), or contribute flow to downstream areas where fish occur. Therefore all drainage shown on Figure 2, for the purposes of this NHCS, will be treated as fish habitat. Additional studies and information is required related to these features to confirm fish habitat potential (as direct or indirect), their significance on the landscape and to confirm suitable buffer requirements.

There are no records of aquatic SAR or SAR habitat within the study area (DFO, 2019). These tributaries are protected under the Federal *Fisheries Act*.

#### **4.0 SUMMARY OF CONSTRAINTS AND OPPORTUNITIES**

Azimuth has outlined two categories of environmental constraint on the property based on a review of site conditions and potential restrictions outlined in municipal and provincial policies. Natural heritage constraint mapping for the property is presented in Figure 3 (Appendix B). For the purpose of this assessment, Azimuth has considered the entire re-zoning boundary for development potential. Based on our assessment, areas of low developmental constraint (approximately 6.0 hectares (ha)) and areas of moderate developmental constraint (approximately 0.5ha) have been identified on the property. Figure 3 outlines the “Suggested Development Envelope” which is identified as low development constraint (shown in yellow on Figure 3). Areas of low developmental constraint are generally congruent with development and site alteration with few limiting environmental factors. Areas of moderate developmental constraint may be subject to minimum setbacks to avoid direct and indirect impacts from adjacent works.

##### **4.1 Low Developmental Constraint**

Dry to Fresh, Coarse, Meadow (G045N), Dry to Fresh, Coarse, Red Pine – White Pine Conifer Woodland (G048Tt), Dry to Fresh, Coarse, White Pine Mixed Woodland (G054Tt), and Dry to Fresh, Coarse, Maple Hardwood (G058Tt) communities are classified as low developmental constraint areas based on presence of the following:

- Candidate Significant Wildlife Habitat
  - Habitat for Special Concern and Rare Wildlife Species
  - Amphibian Breeding Habitat (woodland)
  - Bat Maternity Colonies (woodland)
- Potential Habitat for Threatened and Endangered Species





- Little Brown Myotis, Northern Myotis, Tri-colored Bat
- Eastern Whip-poor-will
- Barn Swallow

#### 4.2 Moderate Developmental Constraint

Hardwood Swamp (G133Tt) and associated watercourses in the greater study area (Figure 2) communities are classified as moderate developmental constraint areas. These areas can be identified outside of the “Suggested Development Envelope” in Figure 3.

This designation has been assigned based on presence of the following:

- Candidate Significant Wildlife Habitat
  - Amphibian Breeding Habitat (wetland)
  - Bat Maternity Colonies
  - Habitat for Special Concern and Rare Wildlife Species
- Wetland
- Potential Habitat for Threatened and Endangered Species
  - Little Brown Myotis, Northern Myotis, Tri-colored Bat
  - Eastern Foxsnake, Eastern Hog-nosed Snake, Five-lined Skink
- Fish Habitat

### 5.0 RECOMMENDATIONS

The following are recommended mitigation measures for development within the study area.

#### 5.1 Migratory Breeding Birds

Activities involving the removal of vegetation/trees should be restricted from occurring during the migratory breeding bird season. Migratory birds, nests, and eggs are protected by the *Migratory Birds Convention Act*, 1994 (MBCA) and the *Fish and Wildlife Conservation Act*, 1997 (FWCA). Environment Canada outlines dates when activities in any region have potential to impact nests at the Environment Canada Website (<https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html>). In Zones C1 and C2 vegetation/tree clearing should be avoided between April 1 through August 31 of a given year. If work requires vegetation/tree clearing between April 1 and August 31, screening by an ecologist with knowledge of bird species present in the area should be undertaken to ensure that the vegetation has been confirmed to be free of nests prior to clearing.



Although the potential for possible maternity and/or day roosting by SAR bats is more likely to be associated with lands adjacent to the proposed re-zoning area on the property, it is conceivable that SAR bats might potentially use individual trees in the proposed re-zoning area for roosting. In this region of Ontario, the no clearing window for SAR bats is April 1 to September 30. Consequently, it is recommended that adherence to the tree clearing restriction window between **April 1 and September 30** be applied to the proposed development as a mitigation measure to avoid potential direct or indirect impacts to migratory breeding birds or bats (if present).

### 5.2 Sediment and Erosion Controls

Diligent application of sediment and erosion controls is recommended for all future construction activities to minimize the extent of accidental or unavoidable impacts to adjacent vegetation communities and wildlife habitat. Prior to the commencement of site works, silt fencing should be applied along the length of directly adjacent natural or naturalized features, and routine inspection/maintenance of the silt fencing should occur throughout construction.

### 5.3 Operations

All maintenance activities required during future construction should be conducted at least 30 m away from woodlands and/or wetlands to prevent accidental spillage of deleterious substances that may harm natural environments.

Snow fencing or equivalent should be installed at the limit of the work area to prevent the accidental intrusion of machinery operations into adjacent undisturbed natural areas.

### 5.4 General

Review of the Site Plan and relevant engineering drawings from a natural heritage perspective during the future detailed design stage is recommended to ensure consideration of KNHFs and their functions.

## 6.0 CONCLUSIONS

Based on our initial assessment areas of low development constraints (6ha), and moderate development constraints (0.5ha) have been identified within the property limits. A recommended re-zoning area has been highlighted in yellow on Figure 3. This recommended area is set back 30m from wetlands and watercourses in the surrounding area, allowing for minimal impacts and compliance with the Provincial Policy Statement.



Should you have any additional questions or concerns, or wish to discuss further please do not hesitate to contact the undersigned.

Yours truly,  
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Courtney Butler, B.E.S.  
Terrestrial Ecologist



## 7.0 REFERENCES

Department of Fisheries and Oceans. 2019. Aquatic Species at Risk Map. (<https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html>) Accessed November 2021.

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Government of Canada. 1985. *Federal Fisheries Act*. (<http://laws-lois.justice.gc.ca/eng/acts/f-14/>) Accessed November 2021.

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Municipality of Whitestone. Municipality of Whitestone Official Plan. 2016. [https://whitestone.municipalwebsites.ca/ckfinder/connector?command=Proxy&lang=en&type=Files&currentFolder=%2FMiscellaneous%2F&hash=c245c263ce0eced480effe66bbe6b4d46c15ae&fileName=Official%20Plan%20-%20Consolidated%20June%202020%2C%202016\\_0.pdf](https://whitestone.municipalwebsites.ca/ckfinder/connector?command=Proxy&lang=en&type=Files&currentFolder=%2FMiscellaneous%2F&hash=c245c263ce0eced480effe66bbe6b4d46c15ae&fileName=Official%20Plan%20-%20Consolidated%20June%202020%2C%202016_0.pdf). Accessed November 2021.





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## **APPENDICES**

**Appendix A: Background Mapping**

**Appendix B: Figures 1, 2 and 3**

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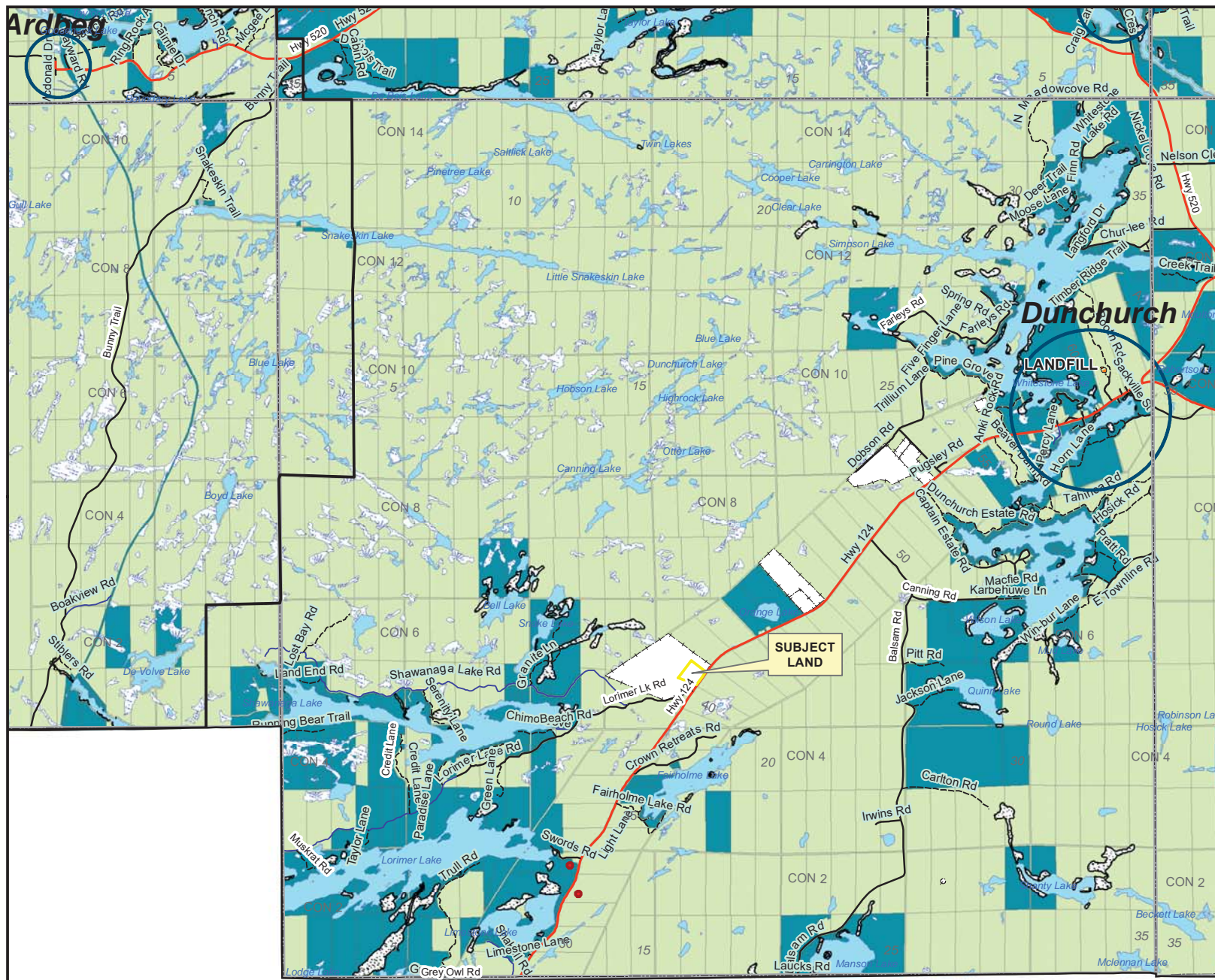
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## **APPENDIX A**

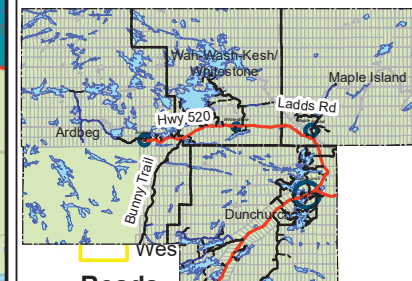
### **Background Mapping**

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# Municipality of Whitestone Schedule 'A' Land Use Sheet 1 of 4 Ardbeg Neighbourhood

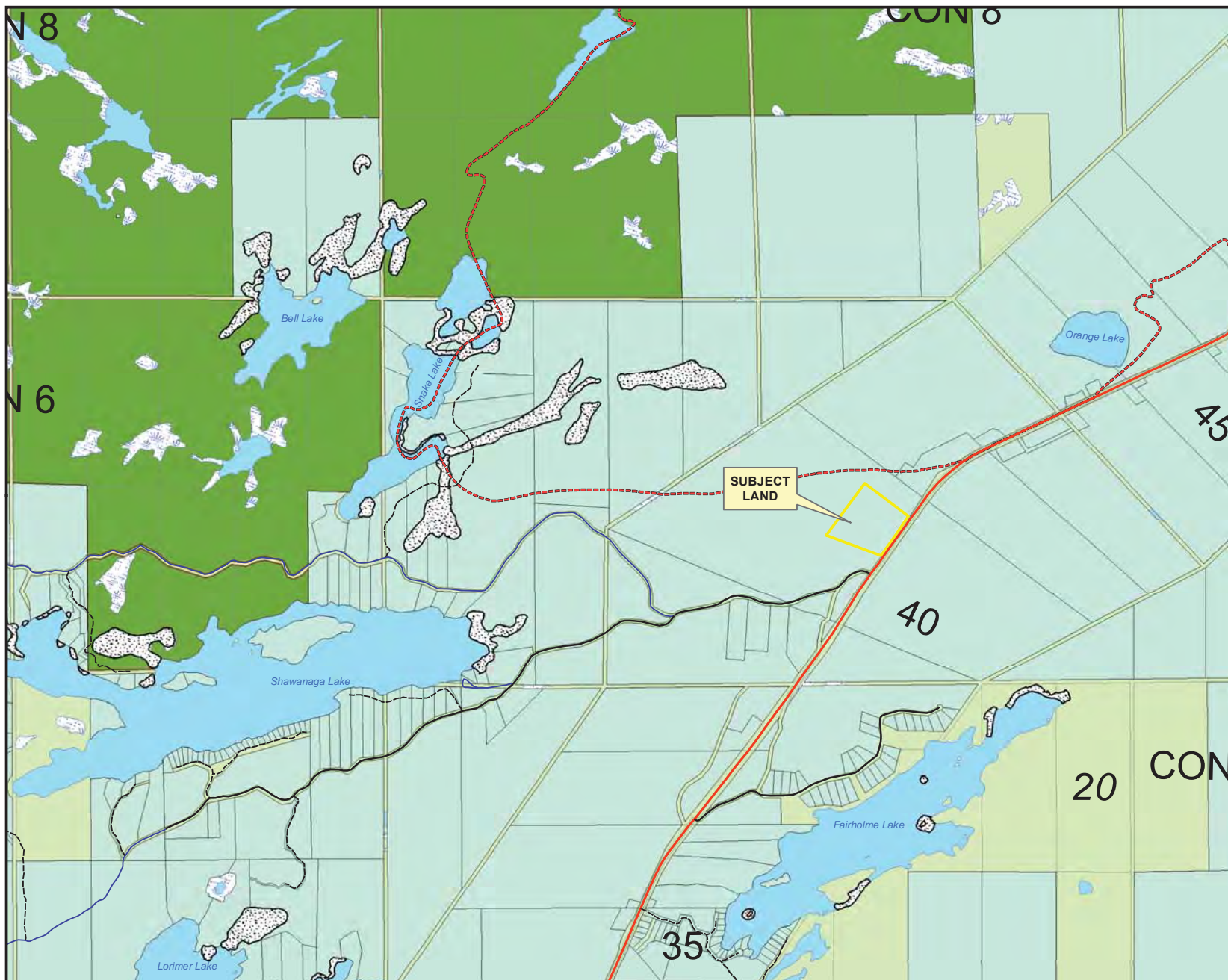


## Roads

- Highway
- Seasonal
- Year Round
- Private
- Waterfront
- Rural
- Abandoned Mines
- Neighbourhoods
- Landfill
- Licensed Pits/Quarries
- Water Feature
- Wetland Area
- Fish Habitat (Type 1)
- Crown Land

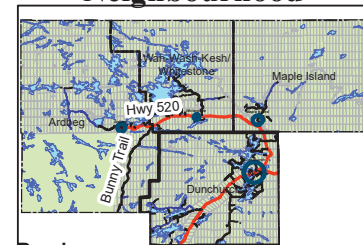
Scale: 1:60,000





# Municipality of Whitestone

## Schedule 'B' Natural Heritage Sheet 2 of 4 Wahwashkesh/Whitestone Neighbourhood



### Roads

- Highway
- Seasonal
- Year Round
- Private
- Patented Land
- Westech\_Rezoning
- Abandoned Mines
- Communities
- Conservation Reserve
- Crown Land
- Deer Wintering (Stratum 1)
- Deer Wintering (Stratum 2)
- Enhanced Management Areas
- Fish Habitat (Type 1)
- Landfill
- Moose Aquatic Feeding Area
- Provincial Park
- Water Feature
- Wetland Area



Scale: 1:20,000





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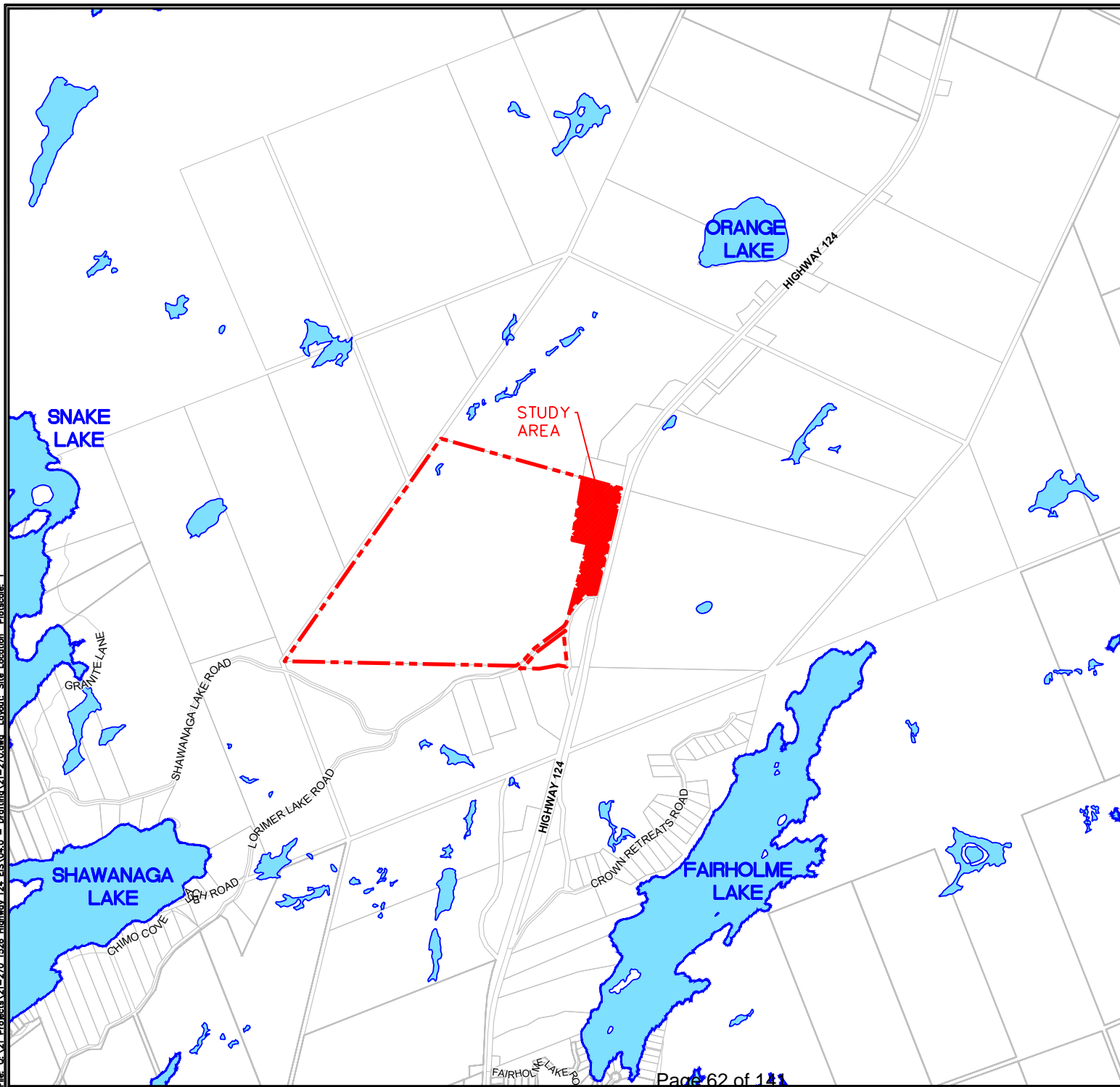
## **APPENDIX B**

### **Figures 1, 2 and 3**

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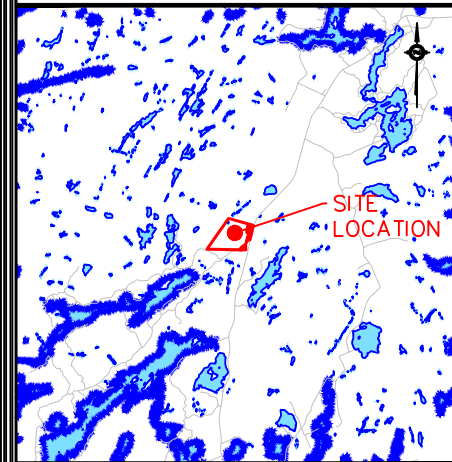
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Figure #1



LEGEND:

- APPROX. PROPERTY BOUNDARY
- DEVELOPMENT AREA



REGIONAL MAP

SCALE 1:250000



0 625 1250  
HORIZONTAL SCALE 1:25000



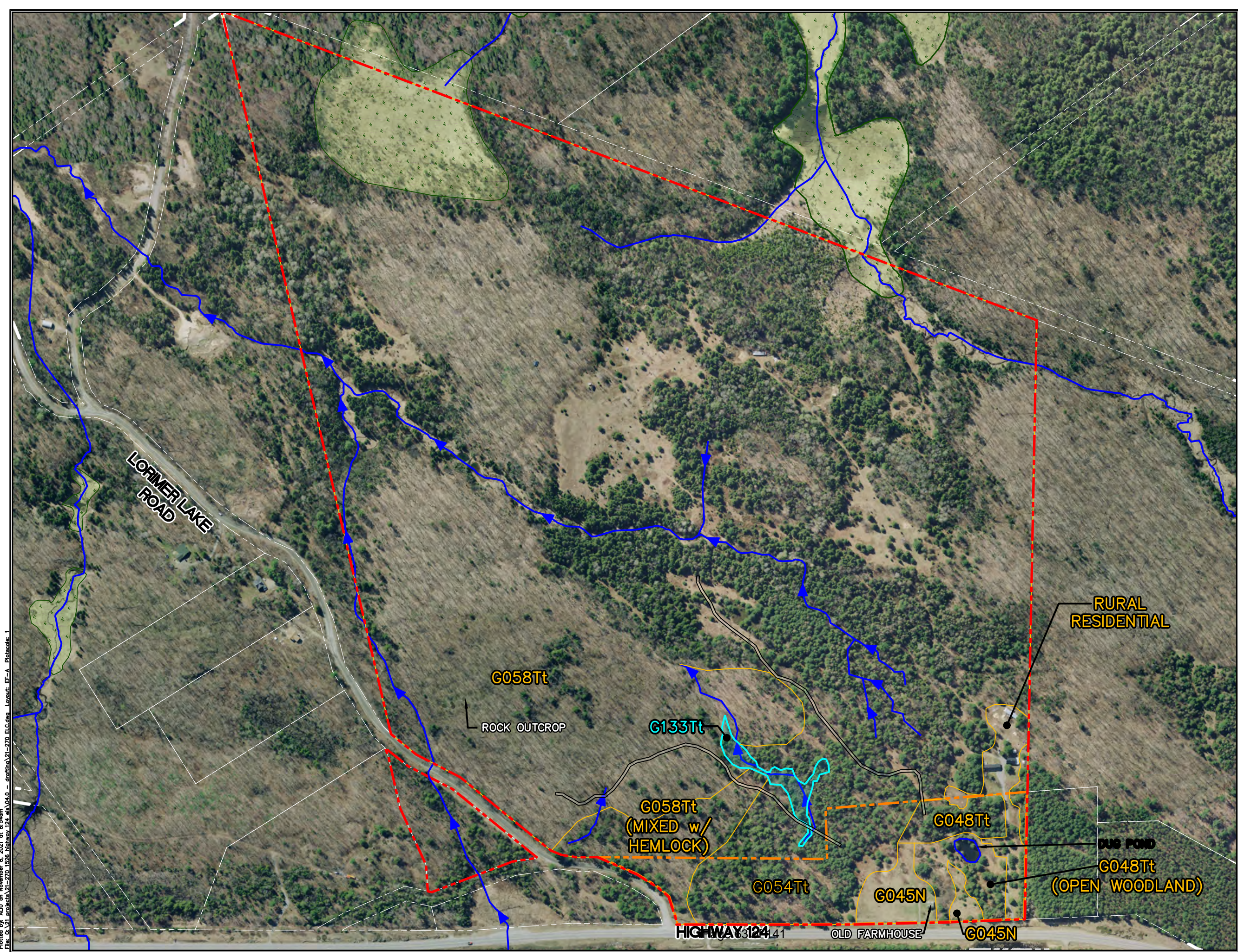
SITE LOCATION

1524 HIGHWAY 124  
WHITESTONE, ON

DATE ISSUED: OCTOBER 2021	Figure No.  1
CREATED BY: A.L.	
PROJECT NO.: 21-270	
REFERENCE: WPSGN	



Plotted by: ALU on November 8, 2021 at 8:54am  
File: G:\21-270-1528-1528 Highway 124\_eh\04.0 - draft\04.21-270 ELC.dwg Layout: EF-A\_PlotScale 1



**LEGEND:**

APPROX. PROPERTY BOUNDARY

STUDY AREA/  
PROPOSED RE-ZONING BOUNDARY

EXISTING WETLAND AREA  
(ONTARIO MNR, 2020)

WATERCOURSE  
(DELINEATED BY AEC, AUG. 2021)

EXISTING TRAILS

**ELC VEGETATION COMMUNITIES:**

G045N

DRY TO FRESH, COARSE: MEADOW

G048Tt

DRY TO FRESH, COARSE: RED PINE –  
WHITE PINE CONIFER (OPEN WOODLAND)

G048Tt

DRY TO FRESH, COARSE: RED PINE –  
WHITE PINE CONIFER

G054Tt

DRY TO FRESH, COARSE: WHITE PINE –  
MIXEDWOOD

G058Tt

DRY TO FRESH, CORASE: MAPLE HARDWOOD

**ELC WETLAND COMMUNITIES:**

G133Tt

HARDWOOD SWAMP

**Figure #2**

LOCATION PLAN

0 125.00 250.0  
HORIZONTAL SCALE 1:5000

**ENVIRONMENTAL FEATURES**

1524 HIGHWAY 124  
WHITESTONE, ON

DATE ISSUED:	OCTOBER 2021	Figure No.  2
CREATED BY:	A.L.	
PROJECT NO.:	21-270	
REFERENCE:	WPSGN	







# **Comments received as of June 29, 2022**

**From:** Michael Bidochka  
**Sent:** May 23, 2022 12:59 PM  
**To:** [michelle.hendry@whitestone.ca](mailto:michelle.hendry@whitestone.ca)  
**Subject:** Proposed Zoning By-Law Amendment (Ambiance Fine Homes Inc)

Municipality of Whitestone Council Members;

This letter is to voice my concern over the proposed industrial rezoning/development at 1526 Hwy 124 Dunchurch (Received July 9, 2021; Roll No: 010 007 01300) where a textile manufacturing plant is in question.

I own approximately 350 acres contiguous to the property that is in question for development. Please see Attachment #1 showing the property I own (outlined in red) and the property proposed for industrial development. I have several concerns regarding this proposal if it, in fact, does go forward. I am concerned about my health and safety, noise and light pollution and the value of my property since I am right next to this proposed development. I have a modest cabin and I have maintained to not develop this property and enjoy walking the trails on my property.

The proposal is for a textile manufacturing plant for the mining industry. This particular industry is well-known for producing large amounts of pollutants. From the internet I found a study that was conducted to test the amount of metals present in soil and groundwater located near to the textile industries in Haridwar, India. Results indicated metals like Chromium, Iron, Manganese, Copper, Lead, and Cadmium were present in amounts larger than that prescribed as safe by World Health Organization (WHO). They can cause many problems in living beings. Do not be fooled by promises of “reasonably light industry machining” suggested by the applicant. Once the “industry machining” is approved there will be very little oversight on pollutants escaping into the environment and surrounding areas.

The textile industry uses millions of gallons of water every day. If the waste is not treated to remove pollutants before it is disposed it can enter downstream water bodies. The liquid effluents released by the textile industry are the most disturbing area of concern. This is because the toxic material released through liquid waste is vast in quantity. It consists of chemicals such as formaldehyde (HCHO), chlorine, and heavy metals. Besides, it is disposed into water bodies that reach far away areas and is consumed by a large number of people for drinking or for daily activities.

Given that there are Environmentally Protected areas (please see map Attachment #1; circled) contiguous with the proposed development it would be prudent for the Ministry of the Environment to be informed of this proposal. A Species at Risk assessment has been done (2010) at one of the lots that I own (Lot 15 Con 6; previously owned by Mr. Robert Ritchie). Mr. Ritchie commissioned that study and provided me with a copy of that assessment that I am now providing to you (Attachment #2). There were at least 3 species at risk identified on that property; Blandings turtle, Canada Warbler and Five-Lined Skink. An Environmental Compliance Approval would have to be performed at the property before development.

Air pollution caused by the textile industry is also a major cause of concern. Boilers and diesel generators produce pollutants that are released into the air. The pollutants generated include Suspended Particulate Matter (SPM), sulphur dioxide gas, oxide of nitrogen gas, etc. The nearby areas with human population will be affected adversely owing to the release of toxic gas into the atmosphere.

I have also provided a map showing the flow of water from the proposed site into Snake Lake/ Shawanaga Lake that would then flow into the Shawanaga River and into Georgian Bay (Attachment #3). Given Canada's record of allowing pollutants upstream of First Nations it is also prudent to inform the Shawanaga First Nation of this proposal. I have taken the liberty of sending this letter to the Shawanaga First Nation so that they are informed of potential pollutants arising from this proposed industrial development that may show up downstream in the Shawanaga River.

Given that more transport truck traffic would occur at the proposed property it is incumbent on Council to provide a safe line of sight to that property on Hwy 124. As it is now, when traveling east on Hwy 124 at the intersection of Lorimer Lake Rd East Junction one cannot see the oncoming traffic. A proper evaluation of the safety concerns should be done by an engineer and overseen by the Ministry of Transportation. If the Ministry of Transportation recommends a grade revision, who would pay for this? The taxpayers of Whitestone?

Furthermore, there will be more transport traffic associated with textile manufacturing. Just recently there is road construction on Hwy 124 for a bike lane. Increased transport traffic seems incongruous with funding a bike lane. There has to be some plan where one development does not downgrade the other.

Please do not be taken in with promises of jobs and a future for Whitestone. Most of the jobs will probably not be going to local residents and given the dangerous exposure of chemicals to workers these are not jobs you want for your children or loved ones. There is already an indication that these jobs may be targeted for overseas persons. These jobs would be unskilled and subject employees to harmful toxic substances. Promises of utilizing "green technologies" are just that- promises that may not be fulfilled

Finally, I am not sure if Council has critically evaluated the implications of this proposal. If the proposal were to go forward, the air, water, light and noise pollution would devalue cottage properties for at least a 5 Km radius. This would include all cottages at Shawanaga Lk, Lorimer Lk, Fairholme Lk and others. The result is that the cottagers would demand a lower tax rate through MPAC because of the pollution and devalued property. This would decrease income to the Municipality of Whitestone via reduced taxes. However, this loss would not be offset by the development since I believe (?) that the Whitestone tax rate is the same for rural residential or commercial properties. There is already an industrial park near Parry Sound. One wonders why hasn't the applicant sought to put the textile plant there. This proposal is not a good fit for the Municipality of Whitestone. Some commercial developments are a good fit- those that service the boats and ATVs of cottagers and other supportive enterprises. The proposal for a textile industry is not a good fit. The Municipality of Whitestone did not have the foresight to zone areas of the municipality in consideration of a proposed industrial development zone in previous years. Why should residents and property owners have this rezoning and all the negative impact of industrial operation forced onto them.

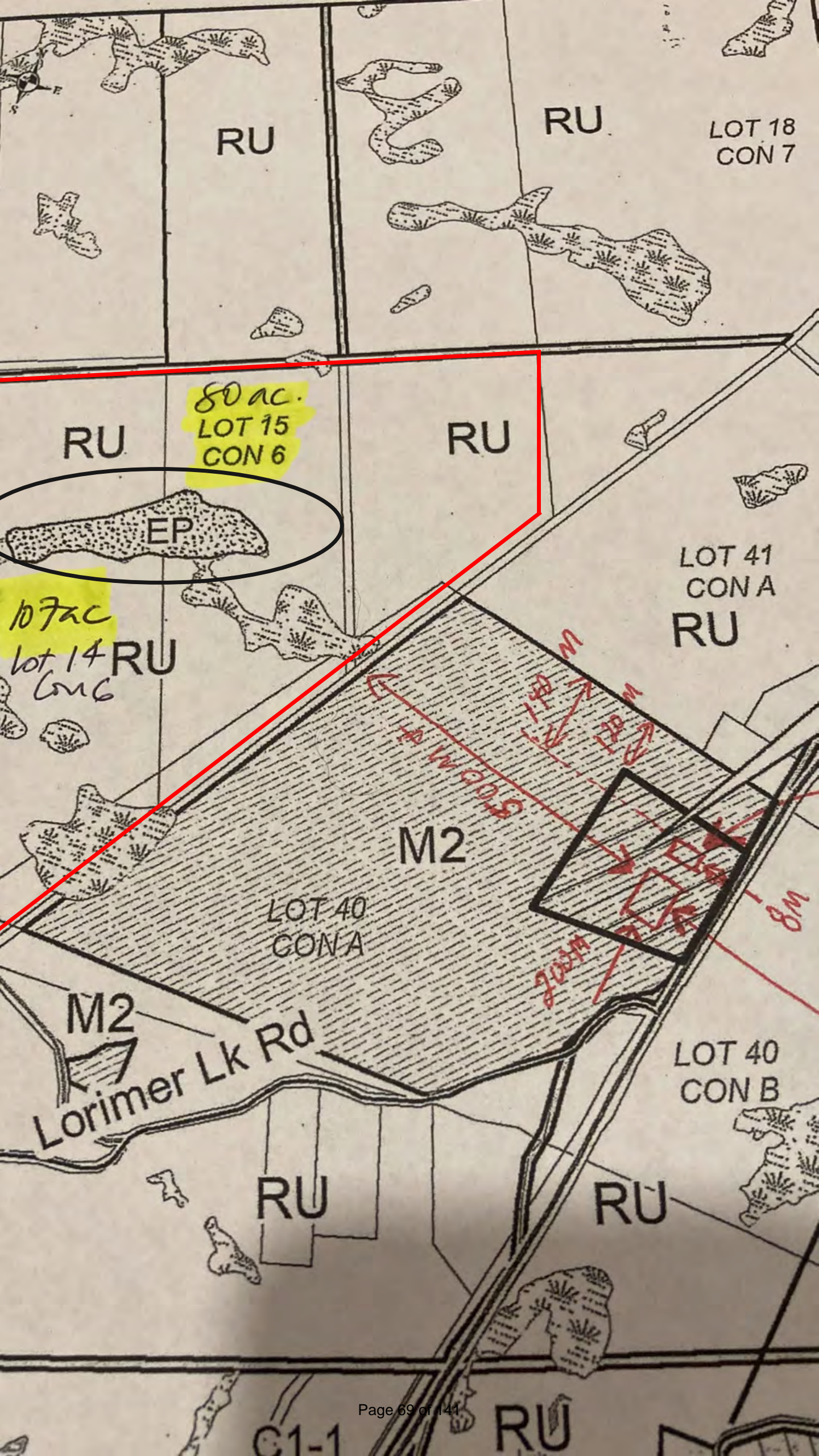
The business model appears very suspect. The developers wish to place a textile plant in the middle of Whitestone where they would truck in recyclable plastics from urban areas to make textiles which they would then ship out. I don't understand why such a plant would be beneficial for Whitestone nor the developers unless there is something that is not being revealed about their business motivations.

If council is firm on going forward with this proposal they will encounter quite a bit of opposition. If however, they still believe this is the correct path, and can argue for the benefits for Whitestone, then why not have this proposal as an election issue for Council in 2022. This proposal is not a paltry issue and could have wide ranging negative effects on the environment, on property values, on the well-being of property owners and, on First Nations peoples.

Sincerely,

Michael J. Bidochka







# Species at Risk Inventory of the Ritchie Property



Basking Blanding's Turtle on the Ritchie property

## Natural Heritage Information Centre Ontario Ministry of Natural Resources

S.R. Brinker

February, 2010



## **Acknowledgements**

Funding for this project was made available through the federal Habitat Stewardship Program. The Natural Heritage Information Centre (NHIC) wishes to thank Robert Ritchie who provided logistical support throughout the contract including tours of the property, assistance with surveys, as well as providing pertinent background information. Personnel at the NHIC acknowledged for their assistance with completing fieldwork include Mike Oldham, Simon Dodsworth, Aileen Rapson, and Rob Craig. Jake Rouse, Parry Sound District, provided insight into habitat considerations within the area and supplied helpful ortho imagery for the study area. Mike Oldham also assisted with review of the final report.

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## **1.0 INTRODUCTION**

### **1.1 Context**

A species at risk (SAR) assessment of an undeveloped 32 hectare parcel of private land hereafter referred to as the “Ritchie property” was initiated by Robert Ritchie after funding was secured through the federal Habitat Stewardship Fund. The funding was to support a three season floral and faunal inventory to identify SAR values on the property. The Natural Heritage Information Centre (NHIC) was contracted to carry out this assessment on behalf of the landowner.

The Ritchie property has been identified as part of an important buffer to the Shawanaga Lake Conservation Reserve (SLCR), containing a number of important natural values including habitat for several species at risk (R. Ritchie pers. comm.). The landowner has committed to aid in the ongoing stewardship of identified SAR values following an assessment of the property to help offset potential estate lot development and aggregate extraction activities on neighboring lands. The intended outcome of the assessment is to identify SAR on the property, describe important habitat components for each SAR, and suggest management actions which could be carried out by the landowner.

### **1.2 Location**

The subject property is located in south-central Ontario roughly 27 km northeast of Parry Sound shown in Figure 1. The legal description of the property is Lot 15, Concession 6, Hagerman Township, Municipality of Whitestone, Parry Sound District. Road access is from Highway 124 at Hagerman, west on Lorimer Lake Road to Shawanaga Lake Road. The property is bound in the north, east and south by an unopened road allowance. Private land lies to the east, north and west. The Shawanaga Lake Conservation Reserve is adjacent to the property at the northwest tip.

### **1.3 Physiography and Vegetation Overview**

The Ritchie property is situated within Ecoregion 5E. Noble (1983) described this as an area of rolling uplands and bedrock outcrops covered to varying depths with sand and gravel of glacial origin, interspersed with lowlands and materials of water-laid origin. The landscape is dominated by extensive bedrock outcroppings that control drainage patterns and strongly influence vegetation associations.

The property is situated within the north-western portion of Ecodistrict 5E-8, broadly characterized by a shallow, till-covered sloping landscape controlled by Precambrian bedrock with extensive ice and water scoured barrens and intervening wetlands (Brunton 1993). The vegetation is a matrix of Sugar Maple (*Acer saccharum*), Yellow Birch (*Betula alleghaniensis*), Eastern Hemlock (*Tsuga canadensis*) and Eastern White Pine (*Pinus strobus*) forest with White Spruce (*Picea glauca*), and Balsam Fir (*Abies balsamea*) on cooler and moister sites. Large wetlands, chiefly swamps, marshes and fens, occur across the area in cool granitic bedrock depressions.

**Figure 1. Location of Ritchie Property in Central Ontario**

## Legend



Study Site



Roads



Water



Provincial Parks



Conservation Reserves



Produced by:  
Natural Heritage Information Centre  
Ministry of Natural Resources:  
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December 17, 2009

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Georgian Bay

Parry Sound

1:500,000

0 5 10 20 30 40 Kilometers

## 2.0 METHODS

### 2.1 Pre-field Investigation

Prior to the commencement of fieldwork, a list of target SAR occurring in the Georgian Bay region was compiled (see Appendix 1). The list was assembled through expert opinion within NHIC on the basis of SAR geographic range, knowledge of suitable habitat which may potentially support their ecological requirements, and suitable survey timing windows (Appendix 2).

### 2.2 Field Investigation

Surveys were conducted over five days during the summer of 2009. A summary of dates and survey effort is provided in Table 1. A total of 52 hours were logged by NHIC staff.

Table 1. Summary of survey dates, surveyors, and person hours.

Date	Surveyors	Person Hours
09/06/2009	S.R. Brinker	7
10/06/2009	S.R. Brinker	6
24/06/2009	S.R. Brinker, M.J. Oldham	12
17/09/2009	S. Dodsworth, A. Rapson, R. Craig	22
24/09/2009	S.R. Brinker	5

Surveys focused on confirming the presence of target SAR in appropriate habitat based on a review of available digital ortho imagery. Survey methods were informal and unstructured to maximize habitat coverage. Search patterns involved meandering explorations through suitable habitat covering a range of observed environmental gradients such as moisture regime, slope position, aspect, water depth, and canopy closure. Several survey techniques were employed including auditory surveys for breeding birds and amphibians, overturning objects such as rocks, fallen snags and other debris to detect secretive reptile species, while surveys for turtles included scanning open water habitat and suitable basking sites with binoculars. Notes on habitat were recorded to determine what areas appeared to be important for various species. For each species at risk population encountered, coordinates were recorded using a Garmin Colorado 300 handheld Global Positioning System (GPS) unit, generally accurate to within five metres. Information on the size, extent, habitat, associated species, and possible threats was recorded.

### 2.3 Data Synthesis and Analysis

All georeferenced observations of species at risk were entered into a Microsoft Excel spreadsheet containing fields populated with the following information: scientific name, common name, year, month, day, observer, other observer, location, datum, zone, easting, northing, UTM accuracy, municipality, township, directions, search type, search result, search effort, observation description, habitat, site quality, and photos.

Once all information was recorded, relevant natural heritage data pertaining to species at risk was entered into the NHIC Biotics database.

## 3.0 RESULTS

### 3.1 Floral Inventories

A total of 228 species of vascular plants representing 64 families and 149 genera were recorded during the course of the 2009 field season. A list of all vascular plant species observed is presented in Appendix 3. Of the 228 species recorded, 96% are considered native to the flora of Ontario, with the remaining 4% considered non-native. All species are relatively common and widespread, and no provincially rare species were recorded.

### 3.2 Faunal Inventories

A total of 9 damselflies and dragonflies were recorded from the property including 3 damselfly species and 6 dragonfly species. Ten amphibians were documented including 3 salamanders, 1 toad, and 6 frog species. Seven turtles and reptiles were documented including 2 turtles, 1 lizard and 4 snakes. A total of 33 potentially breeding birds were recorded from the property, meanwhile six mammals were confirmed. For a full list of fauna refer to Appendix 4. All species are relatively widespread, common and expected from the area. Three are considered at risk, and discussed below.

### 3.3 Species at Risk

Three target species at risk were confirmed during 2009 fieldwork. A list of these species is presented in Table 2.

Table 2. Target Species at Risk confirmed on the Ritchie Property.

Species	OMNR	COSEWIC
Five-lined Skink ( <i>Plestiodon fasciatus</i> )	SC (Southern Shield population)	SC (Great Lakes/St. Lawrence population)
Blanding's Turtle ( <i>Emydoidea blandingii</i> )	THR	THR (Great Lakes/St. Lawrence population)
Canada Warbler ( <i>Wilsonia canadensis</i> )	SC	THR

As of January 2009, Blanding's Turtle is designated as Threatened (THR) in Ontario by the Ontario Ministry of Natural Resources (OMNR 2009) and in Canada by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC 2009); meanwhile Canada Warbler is designated as Threatened by COSEWIC and Special Concern (SC) by OMNR. The Southern Shield or Great Lakes/St. Lawrence designatable unit of Five-lined Skink is listed as Special Concern by both COSSARO and OMNR. The locations of these species on and adjacent to the property are presented in Figure 2.



**Figure 2. 2009 Ritchie Property  
Species at Risk Observations**

**Legend**

- ( Blanding's Turtle
- ( Canada Warbler
- ( Five-lined Skink
- Study Site
- Shawanaga Lake CR

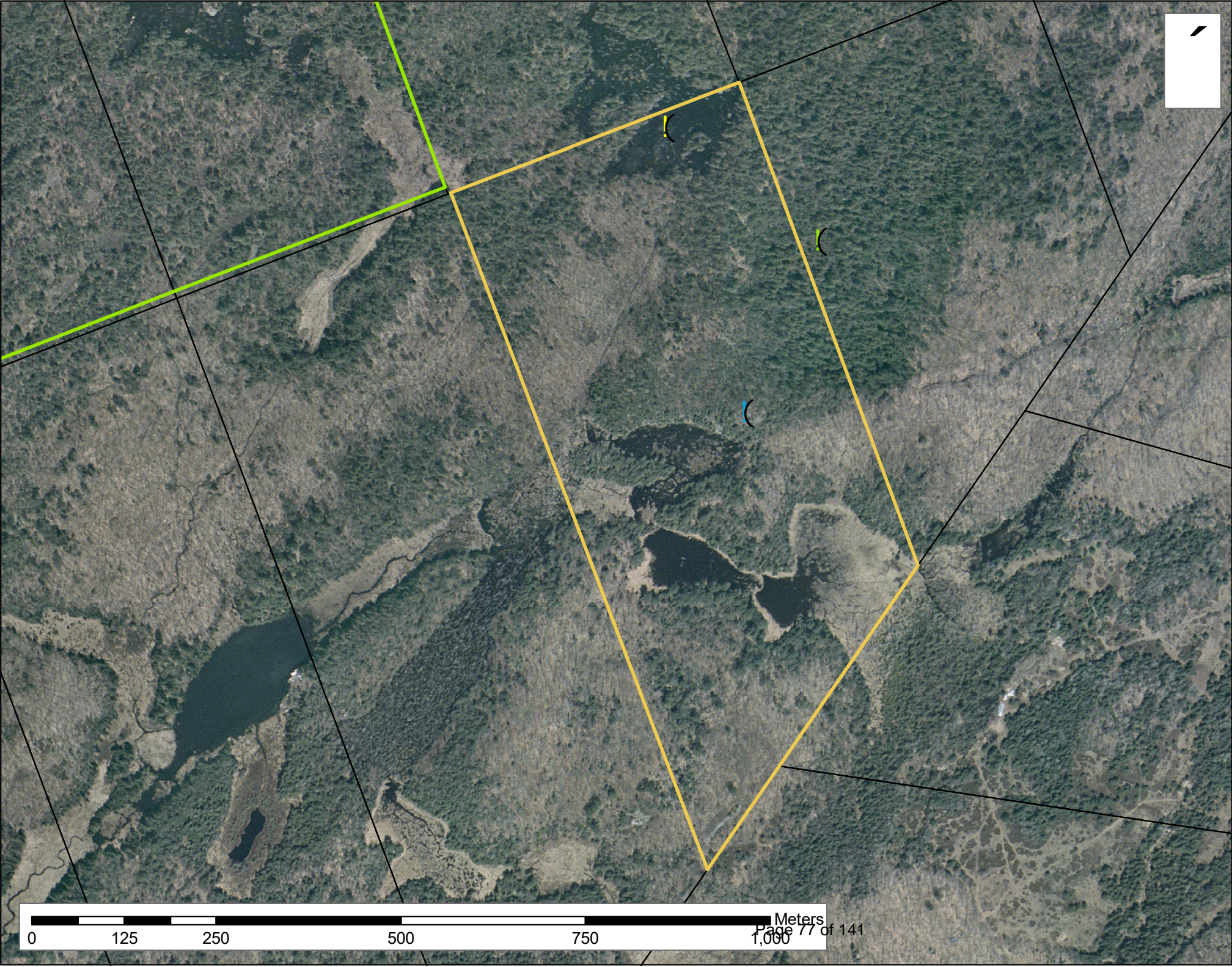


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Summaries of each SAR observation are provided below.

### 3.3.1 Five-lined Skink

One juvenile Five-lined Skink was observed on the property in a small, relatively open rock barren in the central portion of the property shown in Figure 3.



Figure 3. Open rock barren habitat where Five-lined Skink was documented.

The rock barren is roughly 0.1 hectares and occupies a high point on the property, surrounded by forest cover to the east, north and west. To the south, the barren becomes blocky and broken, sloping sharply where it abuts a moderately sized marsh. The rock barren consists of scattered, stunted Red Oak (*Quercus rubra*) with Common Juniper (*Juniperus communis*), Low Sweet Blueberry (*Vaccinium angustifolium*), Bush Honeysuckle (*Diervilla lonicera*), Red Maple (*Acer rubrum*), Poverty Oatgrass (*Danthonia spicata*), Bracken Fern (*Pteridium aquilinum*), Pale Corydalis (*Corydalis sempervirens*) and Slim-leaf Witchgrass (*Dichanthelium linearifolium*). Several lichens (*Cladina* spp.) and mosses (*Polytrichum* spp.) form important cover as well. Several medium-sized flat rocks, scattered downed woody debris and a few crevices in the rock form suitable cover and foraging sites for Five-lined Skink.

This site is the largest area on the property containing an open bedrock outcrop large enough to sustain Five-lined Skink. All other areas with bedrock outcrop on the property were investigated, although they were either too shaded, very small

or lacked suitable rock cover, limiting the potential for Five-lined Skink to be found elsewhere.

### 3.3.2 Blanding's Turtle

During the course of fieldwork in 2009, one adult Blanding's Turtle was observed basking in an open water pond along the northeast corner of the property shown in Figure 4 (also see photo on cover).



Figure 4. Large pond where Blanding's Turtle was documented.

The pond is roughly 2.6 hectares in size and straddles the northern boundary of the property with roughly half the pond on a portion of another private parcel of land to the north. Currently, the pond is maintained by an active beaver dam at the southwest corner on the Ritchie property. The dam has flooded a bedrock depression creating numerous dead standing snags and downed logs. Portions of the pond contain a mixture of emergent, floating-leaved and submerged aquatic vegetation, while deeper areas lack plant cover. Scattered hummocks and moss-covered floating logs provide habitat for Hoary Sedge (*Carex canescens*), Brownish Sedge (*Carex brunnescens*), Northern St. John's-wort (*Hypericum boreale*) and Marsh St. John's-wort (*Triadenum fraseri*). Meanwhile Water Shield (*Brasenia schreberi*), Three-way Sedge (*Dulichium arundinaceum*), Greenfruit Bur-reed (*Sparganium emersum*) and several pondweeds (*Potamogeton* spp.) were observed in the pond from the shoreline.



Two other similar sized beaver-controlled ponds have existed on the property in the recent past although each of these has been lost to ice damage and natural deterioration, reducing the available habitat for Blanding's Turtles. At present, no other areas appear suitable to support Blanding's Turtle. No obvious nesting sites were observed on the property, although several small sandy patches were noted along the edge of former pond 1.

### 3.3.3 Canada Warbler

A single singing male was heard and observed on territory along the east-central edge of the property in an alder thicket swamp shown in Figure 5.



Figure 5. Dense alder thicket swamp where Canada Warbler was documented.

This wetland unit occupies a 0.4 hectare depression surrounded by a mature mixed forest of Eastern Hemlock (*Tsuga canadensis*), Balsam Fir (*Abies balsamea*) and Sugar Maple (*Acer saccharum*). Speckled Alder (*Alnus incana* ssp. *rugosa*), Northern Wild-raisin (*Viburnum cassinoides*), Mountain Holly (*Nemopanthus mucronata*) and Black Holly (*Ilex verticillata*) form a dense thicket with occasional standing water with scattered, taller Black Ash (*Fraxinus nigra*), Black Spruce (*Picea mariana*), Red Maple and Paper Birch (*Betula papyrifera*) occupying low hummocks. Ground cover is mostly sphagnum mosses with Cinnamon Fern (*Osmunda cinnamomea*), Three-leaf Solomon's-seal (*Maianthemum trifolium*), and Three-seed Sedge (*Carex trisperma*). This wetland unit straddles another parcel of private land directly to the east.



## 4.0 DISCUSSION

The following section deals with a brief summary of confirmed species at risk ecology, habitat and management recommendations.

### 4.1 Species at Risk

#### 4.1.1 *Five-lined Skink*

The Southern Shield or Great Lakes/St. Lawrence Five-lined Skink population extends along the near shore areas of Georgian Bay, east along a thin band of the southern limit of the Canadian Shield to the Thousand Islands area where suitable open rock outcrops exist. Within this thin band, Five-lined Skink shows a strong fidelity for exposed rocky outcrops with loose rocks of various size that provide cover. In fact, according to Howes and Loughheed (2004), the best predictor of skink presence in the southern shield population is the proportion of available rock cover at a given microsite. Five-lined Skink appears to show a preference for cover rocks lying on a bedrock substrate with an optimal size of 55 cm in length. These rocks seem to provide the best thermal properties allowing skinks to achieve their preferred body temperature. Individuals tend to spend a large portion of their time under cover, while making short foraging trips from a core area.

Five-lined Skink is mainly insectivorous, feeding opportunistically on available prey items. Nesting sites tend to be under cover rock or woody debris in small depressions of soil over rock substrate (COSEWIC 2007b). Removal of cover rocks and alteration of microhabitat are major threats to populations.

#### Recommendations

- Re-route existing walking / ATV trail around the bedrock outcrop to limit damage to moss and lichen cover and limit potential for cover rocks to be disturbed in the area where Five-lined Skink was observed.
- If the footpath continues to intersect the habitat, attempts should be made to educate users of the sensitivity of the cover rocks and disturbance of these should be discouraged.
- Creation of more rock cover in the open portion of the rock barren would generate additional thermal sites for skinks given that cover objects are limited. Largish (~50 cm in length) sized flat rocks with some thickness should be used as these appear to be the optimal size for Five-lined Skink (COSEWIC 2007b).
- Ongoing small-scale thinning of encroaching woody species from the edge of the open portion of the rock barren would help maintain the size of the habitat patch and ensure habitat succession does not decrease the available area for skinks.

#### *4.1.2 Blanding's Turtle*

Blanding's Turtle is a highly aquatic species of temporary and permanent ponds, lakes, streams, and shallow marshes. In general, preferred wetlands are characterized by shallow water with a soft, organic substrate and a high density of aquatic vegetation. According to Piepgras and Lang (2000), Blanding's Turtles have strong site fidelity though will travel seasonally between aquatic areas to locate suitable nesting and basking sites (Joyal et al. 2001). Blanding's Turtles over winter in permanent pools that average about 1 m in depth, or in slow-flowing streams (COSEWIC 2005).

Blanding's Turtles are known to travel over 2 kilometers to nest, and will nest up to 410 metres from the nearest water source (Joyal et al. 2001). They nest in a variety of loose substrates including sand, organic soil, gravel and cobblestones.

Blanding's Turtle has of a delayed age of maturity, low reproductive output and extreme longevity, leading to a high vulnerability to increased rates of mortality of adults (COSEWIC 2005). Other threats include degradation and fragmentation of habitat, nest predation, and susceptibility to road mortality.

#### Recommendations

- The pond where the Blanding's Turtle was observed should be monitored seasonally to determine usage patterns. It is currently unknown if this habitat is used for overwintering.
- Creation of nesting sites near ponds could help facilitate access to nesting. Southerly exposures along the pond shorelines with well-drained soils could be managed to increase the area of exposed substrate for turtle nesting. Thinning woody vegetation and exposing areas of sandy soil may attract nesting turtles. These areas should receive sun exposure throughout the day and be above spring flood levels. A number of these sites could be scattered throughout the property to reduce predation related mortality.

#### *4.1.3 Canada Warbler*

Canada Warbler is a summer resident in Ontario and prefers deciduous, mixed and coniferous swamps and moist forests with well developed, dense shrub layers. Wet areas seem to be important by limiting tree canopy cover, favouring dense shrub growth. Dense shrub and understory vegetation is required for foraging on small flying insects and helps conceal nests located on or near the ground. Nests are usually in mossy logs, stumps, roots, or hummocks (McLaren 2007). Canada Warblers are most conspicuous when singing males are heard on territory during the nesting season, normally from late May to late June.

#### Recommendations

- Natural windfall and canopy gaps created by disturbance are beneficial in maintaining a structurally complex understory in and around suitable habitat. Areas adjacent to suitable habitat could be supplemented with selective tree removal to encourage more understory development.

- Creation of trails and other activities that require removal, thinning or damage (e.g. skidding operations) of understory vegetation should be avoided in Canada Warbler habitat and areas near its habitat.
- Any tree harvest activities should occur in the winter with good snow pack to avoid compaction of hummocks, root masses, rotting logs and stumps, which add structure to the forest floor and provide potential nesting sites.

## **4.2 High Priority SAR Not Found During Study**

### Eastern Hognosed Snake

While no observations were made in 2009, this highly secretive and vagile species was observed on an adjacent property in 2003 by Robert Ritchie (pers. comm.) and could possibly be encountered on the property. It generally prefers habitats with well-drained, loose sandy soil, and scattered vegetation such as open woods, brushland or forest edges, often in close proximity to water (COSEWIC, 2007a). A number of open areas and wetland edges are exist throughout the property and this species could possibly be found given the surrounding landscape supports a known population.

### Massasauga

In the Georgian Bay region, Massasauga habitat includes bedrock barrens, wet sedge meadows open peatlands and coniferous woods. They require semi-open habitat to provide both cover from predators and opportunities for thermoregulation and gestation. Hibernation sites are often damp or water-saturated, suggesting that moisture content is a key variable in successful hibernation (COSEWIC 2002a). The Shawanaga Lake Conservation Reserve is known to provide inland habitat for this species (OMNR 2003), and it is conceivable for it to be encountered on the property, although suitable habitat is very limited. The open bedrock barren in the central portion of the property is likely too small and surrounded by too much contiguous forest cover for gestating females, although there are several wet swampy areas that could provide suitable hibernation habitat. These areas appear too far from any suitable upland habitat however.

### Milksnake

Milksnakes prefer a wide variety of habitats including fields, open woods, rural pastures as well as areas around barns, sheds and houses (COSEWIC 2002b) wherever suitable small mammal prey exist. Edges and open areas with cover were searched for this species though none were observed. It is plausible that this mainly nocturnal snake occurs on the property, since it can easily go undetected and often occurs in low numbers in densely forested areas. As well, it could easily be confused with young, brightly coloured Northern Watersnakes (*Nerodia sipedon sipedon*).

### Eastern Ribbonsnake

Eastern Ribbonsnake is a semi-aquatic species, usually found along the edges of ponds, streams, marshes, swamps or fens, however, they may occasionally be



found in upland areas away from wetlands (Smith, 2002). Aquatic and wetland habitats present on the property were searched though no snakes were found. Additional searches may reveal its presence however.

#### Spotted Turtle

Spotted Turtles prefer shallow wetlands with soft mucky bottoms, namely boggy ponds and fens with pools, and occasionally woodland ponds and boggy thicket swamps. Wetland habitat on the Ritchie property is limited to areas of closed swamp, dense thicket swamp, meadow marsh and open water. These wetland sites are generally unsuitable habitat, and no Spotted Turtles were observed. Despite the fact that this species is very difficult to detect, its presence on the property is very unlikely.

#### Stinkpot

Stinkpots are highly aquatic turtles, and in Ontario are most often found in fairly larger, permanent bodies of water with soft substrate, in water exposed to direct sunlight. Because of their secretive aquatic nature spending most of their time underwater, they are rarely seen. In Ontario, they are mainly found in Georgian Bay, and along the southern margin of the Canadian Shield. Suitable permanent aquatic habitat is lacking on the property, and no Stinkpots were observed during the course of the study.

#### Northern Map Turtle

Northern Map Turtles are highly aquatic only leaving the water to bask and to lay eggs. They prefer larger bodies of permanent water including lakes and rivers with muddy bottoms, abundant aquatic vegetation and plenty of suitable basking sites. Appropriate permanent aquatic habitat is lacking on the property, and no Northern Map Turtles were observed during the course of the study.

#### Snapping Turtle

Snapping Turtles prefer ponds, sloughs, shallow bays of lakes, rivers and slow streams with soft muddy bottoms and dense aquatic vegetation (COSEWIC 2008). While no turtles were observed during surveys, it is quite reasonable for this species to be present. The pond along the northern boundary of the property would be a likely location to support Snapping Turtles. According to R. Ritchie (pers. comm.), Snapping Turtles have been observed on the property to the west which contains a small lake and plenty of habitat is present to the north in the Shawanaga Lake Conservation Reserve.

#### Bald Eagle

South of the French – Mattawa Rivers, Bald Eagle is still considered at risk in Ontario. It primarily feeds on fish during the nesting period, and nests are often in super-canopy trees found near shorelines of lakes or large rivers (Armstrong, 2007). Due to the lack of large water bodies and shoreline habitat on the property, no suitable nesting habitat exists and no Bald Eagles were recorded.

### Black Tern

Preferred nesting habitat for Black Tern is hemi-marsh, i.e. a wetland with a 50:50 open water and emergent vegetation component (Weseloh 2007). Nests are weakly constructed and occur on floating vegetation mats within the marsh. Nests on the southern shield are rare, and no suitable habitat was observed for this species and it is not likely to be present.

### Chimney Swift

Chimney Swifts are aerial foragers, usually concentrating near water where insects are abundant, but are also commonly seen foraging over towns and cities as well as mature wooded areas. Rural and urban areas are attractive where suitable chimneys are present, although areas of mature forest with large hollow trees also provide habitat. It is a diurnal forager, easily heard and observed in flight uttering its high-pitched twittering calls during daylight hours. Its narrow-winged flight profile, rapid, stiff wingbeats and calls are distinctive. Chimney Swifts most often forage within 0.5 kilometres of the nest, though some forage as far as 3-6 kilometres (Cadman 2007). Several small lakes and villages in the general vicinity of the property may support Chimney Swifts, so their presence would not be surprising. As well, a number of large, mature trees exist on the property which could provide nesting sites.

### Common Nighthawk

The Common Nighthawk is an aerial-foraging insectivorous bird active primarily at dawn and dusk, when it can be seen and heard flying high over the surrounding landscape. Its nasal 'peer' call, uttered in flight is distinct. Common Nighthawks nest in open habitats, mainly bedrock barrens, sand barrens, fens and bogs or forest clearings, as well as in clear cuts, burns and sand pits. Given that surveys were not undertaken during optimal detection periods around dawn or dusk, this species could have been overlooked. Suitable nesting sites are limited on the property, and these small bedrock outcrops were searched for potential nests though none were found. Specific nocturnal surveys would be beneficial to confirm the presence of this species.

### Golden-winged Warbler

Golden-winged Warblers are typically associated with early successional scrubby thickets such as recently logged areas, beaver marshes, field edges and riparian edges surrounded by mature forests. While not extensive, suitable Golden-winged Warbler habitat is present along the southern boundary of the property in the large wet marsh and thicket swamp complex, although none were recorded here during surveys.

### Least Bittern

Least Bittern nest in large freshwater marshes, usually those 5 hectares or greater. They prefer dense, tall emergent vegetation, especially cattails (*Typha* sp.), but also bulrushes (*Scirpus* sp.) and Common Reed (*Phragmites australis*),

interspersed with clumps of woody vegetation and open water. Due to the lack of marshes of this size and makeup on the property, no suitable nesting habitat exists and no Least Bitterns were detected.

#### Olive-sided Flycatcher

Olive-sided Flycatchers prefer bogs, open conifer swamps, cutovers, and burned areas. They are an obligate aerial feeder catching insects on the wing, therefore its habitat requires some degree of openness (Cheskey 2007). Suitable open conifer wetlands or other recently disturbed open areas are absent from the property and no Olive-sided Flycatchers were recorded during surveys.

#### Rusty Blackbird

The Rusty Blackbird breeds in treed wetlands including fens, bogs and beaver ponds or other openings in wet forests. It typically nests in small trees or shrubs near water (Francis 2007). Although near the southern limit of its range in the Georgian Bay region, Rusty Blackbirds are known to breed in the area and potentially suitable habitat exists along the northern boundary of the property in the large beaver controlled pond, though none were recorded during surveys.

#### Whip-poor-will

Whip-poor-will is a crepuscular ground nesting species of semi-open forests interspersed with clearings or barrens. Regenerating forests following disturbances are also suitable, where scattered trees are present, as well as open conifer plantations. It is an aerial forager, therefore habitat with more closed canopies are generally not suitable. It is most conspicuous when its distinctive call, an endless repetition of its name, is delivered primarily at dusk and dawn, but often nightlong on bright moon-lit nights; it is otherwise inconspicuous. Given that specialized nocturnal surveys were not performed, this species could have easily been overlooked. Although the majority of the property is likely too heavily forested, several small bedrock barrens could conceivably provide limited habitat, though no signs of Whip-poor-wills were recorded from these areas during daylight surveys. More extensive open woodland exists to the north and east of the property and Whip-poor-wills are much more likely to be encountered in these areas. Dedicated nocturnal surveys would be warranted to determine its presence on site and surrounding environs.

#### Monarch

Monarchs have been listed as Special Concern by COSEWIC and OMNR, not because they are particularly rare in Ontario, but because of human pressures on their wintering grounds in Mexico. They rest through the winter in a very restricted portion of the mountains of Michoaca and Mexico states, an area being logged by the local populace contrary to restrictions of this practice. Mainly for this reason, Monarchs were identified as a species at risk. Their presence at a particular locale in the province does not necessarily warrant any protection, unless identified as an important staging or stopover area. During the course of



fieldwork, no Monarchs were observed, and no milkweed (*Asclepias* spp.) host plants were recorded.

#### Eastern Wolf

The distribution and taxonomic classification of Eastern Wolf (whether it is a species or a sub-species) are currently under review making it difficult to assess its status (SARA Public Registry 2009). Recent genetic analyses of central Ontario populations have shown that Eastern Wolf contains both Red Wolf and Coyote genes (SBAA 2005). In the southern portion of its range including the Georgian Bay region, the Eastern Wolf inhabits deciduous and mixed forests where it relies primarily on White-tailed Deer, Moose and to a lesser extent beaver for prey. No wolves or signs of wolves were observed on the property. However, due to the large area of protected land to the north and availability of suitable habitat it is possible Eastern Wolf is present.

#### American Ginseng

American Ginseng is found in rich deciduous forests, usually dominated by Sugar Maple on loamy to sandy loamy, calcareous soil. It is often found on rich slopes associated with limestone plateaus often growing with Butternut (*Juglans cinerea*). Deciduous forest with Sugar Maple is restricted to an area in the central portion of the property. The forest here is not particularly rich either in soil type or species composition. Surveys conducted here failed to locate any American Ginseng.

#### Branched Bartonina

Branched Bartonina prefers open, graminoid poor fens over peat with scattered Tamarack (*Larix laricina*) and Black Spruce. No suitable fen habitat exists on the property and this species is not to be expected.

#### Butternut

Like American Ginseng, Butternut prefers rich, moist, well-drained loamy soils especially those of limestone parent material. Butternut can also be associated with shallow soils over limestone or marble bedrock types. It is shade intolerant and requires gaps in the forest canopy for regeneration or edges such as riparian areas or fencerows. Suitable rich, moist forest is lacking on the property. No areas of particularly rich soil type or species composition were observed and surveys failed to locate any Butternut.

#### Engelmann's Quillwort

Engelmann's Quillwort habitat includes aquatic to intermittently exposed flat-to-sloping shoreline characterized by flowing, circumneutral to calcareous water with sands and silty-sands over clay exposed to full sun or light shade. It requires some degree of natural disturbances from wave action and ice scour to limit

vascular plant competition. No such habitat is present on the property and this species was not observed.

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## Appendix 1. Target Species at Risk in the Georgian Bay Area.

Common Name	Scientific Name	COSEWIC	OMNR	GRANK	SRANK
Blanding's Turtle	<i>Emydoidea blandingii</i>	THR	THR	G4	S3
Northern Map Turtle	<i>Graptemys geographica</i>	SC	SC	G5	S3
Snapping Turtle	<i>Chelydra serpentina</i>	SC	SC	G5	S3
Stinkpot	<i>Sternotherus odoratus</i>	THR	THR	G5	S3
Spotted Turtle	<i>Clemmys guttata</i>	END	END	G5	S3
Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	THR	THR	G5	S3
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	SC	SC	G5	S3
Massasauga	<i>Sistrurus catenatus</i>	THR	THR	G3G4	S3
Milksnake	<i>Lampropeltis triangulum</i>	SC	SC	G5	S3
Five-lined Skink (Great Lakes/St. Lawrence Population)	<i>Eumeces fasciatus</i>	SC	SC	G5T4	S3
Bald Eagle	<i>Haliaeetus leucocephalus</i>	NAR	SC	G5	S3B
Black Tern	<i>Chlidonias niger</i>	NAR	SC	G4	S3B
Canada Warbler	<i>Wilsonia canadensis</i>	THR	SC	G5	S4B
Chimney Swift	<i>Chaetura pelagica</i>	THR	THR	G5	S4B
Common Nighthawk	<i>Chordeiles minor</i>	THR	SC	G5	S4B
Golden-winged Warbler	<i>Vermivora chrysoptera</i>	THR	SC	G4	S4B
Least Bittern	<i>Ixobrychus exilis</i>	THR	THR	G5	S4B
Olive-sided Flycatcher	<i>Contopus cooperi</i>	THR	SC	G4	S4B
Rusty Blackbird	<i>Euphagus carolinus</i>	SC		G4	S4B
Whip-poor-will	<i>Caprimulgus vociferus</i>	THR	THR	G5	S4B
Monarch	<i>Danaus plexippus</i>	SC	SC	G5	S2NS4B
Eastern Wolf	<i>Canis lupus lycaon</i>	SC	SC	G4TNR	S4
American Ginseng	<i>Panax quinquefolius</i>	END	END	G3G4	S2
Branched Bartonian	<i>Bartonia paniculata</i>	THR	THR	G5	S2
Butternut	<i>Juglans cinerea</i>	END	END	G4	S3?
Engelmann's Quillwort	<i>Isoetes engelmannii</i>	END	END	G4	S1

**Abbreviations:** COSEWIC, Committee on the Status of Endangered Wildlife in Canada; COSSARO, Committee on the Status of Species at Risk in Ontario; SAR, Species at Risk; END, Endangered; THR, Threatened; SC, Special Concern; NAR, Not at Risk.



## Appendix 2. Proposed Field Schedule for Target Species at Risk.

Survey Date	Species	Habitat
Early April – mid May	Spotted Turtle	boggy wetlands, open thicket swamps
Breeding Bird survey season (May 15-July 15)	Bald Eagle	adjacent suitable open water
	Black Tern	open water with pockets of marsh habitat
	Canada Warbler	damp thickets, wooded swamps
	Chimney Swift	old buildings; cavity sites near open water bodies, urban areas
	Common Nighthawk	rock barrens, sand barrens, open conifer plantations
	Golden-winged Warbler	thickets, scrubby successional habitats
	Least Bittern	marshes
	Olive-sided Flycatcher	bogs
	Rusty Blackbird	treed / shrubby wetlands
	Whip-poor-will	open rock barrens, sand barrens
June - September (throughout survey period)	Blanding's Turtle	wetlands with open water
	Northern Map Turtle	lakes, large permanent water bodies
	Snapping Turtle	wetlands with standing water, streams
	Stinkpot	Lakes, large permanent wetlands
	Eastern Hog-nosed Snake	open sandy fields and woods
	Eastern Ribbonsnake	moist graminoid wetland edges
	Massasauga	edges, rock barrens, open conifer swamps, thickets swamps
	Milksnake	old structures, open areas under debris (e.g. logs, rocks)
	Five-lined Skink	rock barrens, dry open sandy woods, shorelines
	Butternut	rich, mesic deciduous / mixed forests, wetland edges
August - September	American Ginseng	rich deciduous forests
	Monarch	open areas, wetland edges
	Eastern Wolf	Mixed forests, large peatlands
	Engelmann's Quillwort	river edges
	Branched Bartonina	poor fens

### Appendix 3. Vascular Plants Recorded From the Ritchie Property in 2009.

Scientific Name	Common Name	SRank	Family
<i>Abies balsamea</i> (L.) P. Mill.	Balsam Fir	S5	Pinaceae
<i>Acer pensylvanicum</i> L.	Striped Maple	S5	Aceraceae
<i>Acer rubrum</i> L.	Red Maple	S5	Aceraceae
<i>Acer saccharum</i> Marsh.	Sugar Maple	S5	Aceraceae
<i>Acer spicatum</i> Lam.	Mountain Maple	S5	Aceraceae
<i>Actaea rubra</i> (Ait.) Willd.	Red Baneberry	S5	Ranunculaceae
<i>Agrostis scabra</i> Willd.	Rough Bentgrass	S5	Poaceae
<i>Alnus incana</i> ssp. <i>rugosa</i> (Du Roi) Clausen	Speckled Alder	S5	Betulaceae
<i>Amelanchier</i> sp.	Service-berry species		Rosaceae
<i>Anaphalis margaritacea</i> (L.) Benth. & Hook. f.	Pearly Everlasting	S5	Asteraceae
<i>Aquilegia canadensis</i> L.	Wild Columbine	S5	Ranunculaceae
<i>Aralia hispida</i> Vent.	Bristly Sarsaparilla	S5	Araliaceae
<i>Aralia nudicaulis</i> L.	Wild Sarsaparilla	S5	Araliaceae
<i>Athyrium filix-femina</i> ssp. <i>angustum</i> (Willd.) Clausen	Lady Fern	S5	Dryopteridaceae
<i>Betula alleghaniensis</i> Britt.	Yellow Birch	S5	Betulaceae
<i>Betula papyrifera</i> Marsh.	Paper Birch	S5	Betulaceae
<i>Bidens cernua</i> L.	Nodding Beggar-ticks	S5	Asteraceae
<i>Botrychium virginianum</i> (L.) Sw.	Rattlesnake Fern	S5	Ophioglossaceae
<i>Brachyelytrum erectum</i> var. <i>glabratum</i> (Vasey ex Millsp.) Koyama & Kawano	Northern Shorthusk	S4S5	Poaceae
<i>Brasenia schreberi</i> J.F. Gmel.	Watershield	S5	Cabombaceae
<i>Calamagrostis canadensis</i> (Michx.) Beauv.	Canada Blue-joint	S5	Poaceae
<i>Calla palustris</i> L.	Wild Calla	S5	Araceae
<i>Cardamine parviflora</i> L.	Small-flower Bitter-cress	S5	Brassicaceae
<i>Carex albursina</i> Sheldon	A Sedge	S5	Cyperaceae
<i>Carex aquatilis</i> Wahlenb.	Water Sedge	S5	Cyperaceae
<i>Carex arctata</i> Boott ex Hook.	Black Sedge	S5	Cyperaceae
<i>Carex brunnescens</i> (Pers.) Poir.	Brownish Sedge	S5	Cyperaceae
<i>Carex canescens</i> L.	Hoary Sedge	S5	Cyperaceae
<i>Carex communis</i> Bailey	Fibrous-root Sedge	S5	Cyperaceae
<i>Carex debilis</i> Michx.	White-edge Sedge	S5	Cyperaceae
<i>Carex deweyana</i> Schwein.	Short-scale Sedge	S5	Cyperaceae
<i>Carex diandra</i> Schrank	Lesser Panicked Sedge	S5	Cyperaceae
<i>Carex disperma</i> Dewey	Softleaf Sedge	S5	Cyperaceae
<i>Carex echinata</i> ssp. <i>echinata</i>	Little Prickly Sedge	S5	Cyperaceae
<i>Carex gracillima</i> Schwein.	Graceful Sedge	S5	Cyperaceae
<i>Carex gynandra</i> Schwein.	Nodding Sedge	S5	Cyperaceae
<i>Carex hystericina</i> Muhl. ex Willd.	Porcupine Sedge	S5	Cyperaceae
<i>Carex intumescens</i> Rudge	Bladder Sedge	S5	Cyperaceae
<i>Carex lacustris</i> Willd.	Lake-bank Sedge	S5	Cyperaceae
<i>Carex leptoneura</i> (Fern.) Fern.	Finely-nerved Sedge	S4	Cyperaceae
<i>Carex lupulina</i> Muhl. ex Willd.	Hop Sedge	S5	Cyperaceae

Scientific Name	Common Name	SRank	Family
<i>Carex pedunculata</i> Muhl. ex Willd.	Longstalk Sedge	S5	Cyperaceae
<i>Carex projecta</i> Mackenzie	Necklace Sedge	S5	Cyperaceae
<i>Carex scoparia</i> Schkuhr ex Willd.	Pointed Broom Sedge	S5	Cyperaceae
<i>Carex stipata</i> Muhl. ex Willd.	Stalk-grain Sedge	S5	Cyperaceae
<i>Carex stricta</i> Lam.	Tussock Sedge	S5	Cyperaceae
<i>Carex trisperma</i> Dewey	Three-seed Sedge	S5	Cyperaceae
<i>Carex utriculata</i> Boott	Northwest Territory Sedge	S5	Cyperaceae
<i>Carex vesicaria</i> L.	Inflated Sedge	S5	Cyperaceae
<i>Cicuta bulbifera</i> L.	Bulb-bearing Water-hemlock	S5	Apiaceae
<i>Circaea alpina</i> L.	Small Enchanter's Nightshade	S5	Onagraceae
<i>Cirsium vulgare</i> (Savi) Ten.	Bull Thistle	SNA	Asteraceae
<i>Clematis virginiana</i> L.	Virginia Virgin-bower	S5	Ranunculaceae
<i>Clintonia borealis</i> (Ait.) Raf.	Blue Bead-lily	S5	Liliaceae
<i>Comarum palustre</i> L.	Marsh Cinquefoil	S5	Rosaceae
<i>Coptis trifolia</i> ssp. <i>groenlandica</i> (Oeder) Hulten	Goldthread	S5	Ranunculaceae
<i>Corallorhiza trifida</i> Chatelain	Early Coralroot	S5	Orchidaceae
<i>Cornus alternifolia</i> L. f.	Alternate-leaf Dogwood	S5	Cornaceae
<i>Cornus canadensis</i> L.	Bunchberry	S5	Cornaceae
<i>Corydalis sempervirens</i> (L.) Pers.	Pale Corydalis	S5	Fumariaceae
<i>Corylus cornuta</i> Marsh.	Beaked Hazelnut	S5	Betulaceae
<i>Danthonia spicata</i> (L.) Beauv. ex Roemer & J.A. Schultes	Poverty Oatgrass	S5	Poaceae
<i>Deschampsia flexuosa</i> (L.) Trin.	Crinkled Hairgrass	S5	Poaceae
<i>Dicentra cucullaria</i> (L.) Bernh.	Dutchman's Breeches	S5	Fumariaceae
<i>Dichanthelium linearifolium</i> (Scribn. ex Nash) Gould	Slim-leaf Witchgrass	S4S5	Poaceae
<i>Diervilla lonicera</i> P. Mill.	Northern Bush-honeysuckle	S5	Caprifoliaceae
<i>Diphasiastrum complanatum</i> (L.) Holub	Trailing Clubmoss	S5	Lycopodiaceae
<i>Diphasiastrum digitatum</i> (Dill. ex A. Braun) Holub	Fan Club-moss	S5	Lycopodiaceae
<i>Doellingeria umbellata</i> (P. Mill.) Nees	Flat-top White Aster	S5	Asteraceae
<i>Drosera rotundifolia</i> L.	Roundleaf Sundew	S5	Droseraceae
<i>Dryopteris carthusiana</i> (Vill.) H.P. Fuchs	Spinulose Shield Fern	S5	Dryopteridaceae
<i>Dryopteris cristata</i> (L.) Gray	Crested Shield-fern	S5	Dryopteridaceae
<i>Dryopteris intermedia</i> (Muhl. ex Willd.) Gray	Evergreen Woodfern	S5	Dryopteridaceae
<i>Dryopteris marginalis</i> (L.) Gray	Marginal Wood-fern	S5	Dryopteridaceae
<i>Dulichium arundinaceum</i> (L.) Britt.	Three-way Sedge	S5	Cyperaceae
<i>Eleocharis acicularis</i> (L.) Roemer & J.A. Schultes	Least Spike-rush	S5	Cyperaceae
<i>Eleocharis obtusa</i> (Willd.) J.A. Schultes	Blunt Spike-rush	S5	Cyperaceae
<i>Elymus trachycaulus</i> (Link) Gould ex Shinnars	Slender Wheatgrass	S5	Poaceae
<i>Epilobium ciliatum</i> Raf.	Hairy Willow-herb	S5	Onagraceae
<i>Epipactis helleborine</i> (L.) Crantz	Eastern Helleborine	SNA	Orchidaceae
<i>Equisetum arvense</i> L.	Field Horsetail	S5	Equisetaceae



Scientific Name	Common Name	SRank	Family
<i>Equisetum sylvaticum</i> L.	Woodland Horsetail	S5	Equisetaceae
<i>Erechtites hieraciifolia</i> (L.) Raf. ex DC.	Fireweed	S5	Asteraceae
<i>Erythronium americanum</i> Ker-Gawl.	Yellow Trout-lily	S5	Liliaceae
<i>Eupatorium maculatum</i> L.	Spotted Joe-pye Weed	S5	Asteraceae
<i>Eupatorium perfoliatum</i> L.	Common Boneset	S5	Asteraceae
<i>Eurybia macrophylla</i> (L.) Cass.	Large-leaf Wood-aster	S5	Asteraceae
<i>Euthamia graminifolia</i> (L.) Nutt.	Flat-top Fragrant-golden-rod	S5	Asteraceae
<i>Fagus grandifolia</i> Ehrh.	American Beech	S4	Fagaceae
<i>Fragaria virginiana</i> Duchesne	Virginia Strawberry	S5	Rosaceae
<i>Fraxinus nigra</i> Marsh.	Black Ash	S5	Oleaceae
<i>Galium triflorum</i> Michx.	Sweet-scent Bedstraw	S5	Rubiaceae
<i>Gaultheria hispidula</i> (L.) Muhl. ex Bigelow	Creeping Snowberry	S5	Ericaceae
<i>Gaultheria procumbens</i> L.	Teaberry	S5	Ericaceae
<i>Geranium bicknellii</i> Britt.	Bicknell Northern Crane's-bill	S4	Geraniaceae
<i>Glyceria borealis</i> (Nash) Batchelder	Small Floating Manna-grass	S5	Poaceae
<i>Glyceria canadensis</i> (Michx.) Trin.	Canada Manna-grass	S4S5	Poaceae
<i>Glyceria striata</i> (Lam.) A.S. Hitchc.	Fowl Manna-grass	S5	Poaceae
<i>Gymnocarpium dryopteris</i> (L.) Newman	Oak Fern	S5	Dryopteridaceae
<i>Hieracium aurantiacum</i> L.	Orange Hawkweed	SNA	Asteraceae
<i>Hieracium piloselloides</i> Vill.	Tall Hawkweed	SNA	Asteraceae
<i>Huperzia lucidula</i> (Michx.) Trevisan	Shining Clubmoss	S5	Lycopodiaceae
<i>Hydrocotyle americana</i> L.	American Water-pennywort	S5	Apiaceae
<i>Hypericum boreale</i> (Britt.) Bickn.	Northern St. John's-wort	S5	Clusiaceae
<i>Hypericum canadense</i> L.	Canadian St. John's-wort	S4?	Clusiaceae
<i>Ilex verticillata</i> (L.) Gray	Black Holly	S5	Aquifoliaceae
<i>Impatiens capensis</i> Meerb.	Spotted Jewel-weed	S5	Balsaminaceae
<i>Iris versicolor</i> L.	Blueflag	S5	Iridaceae
<i>Juncus articulatus</i> L.	Jointed Rush	S5	Juncaceae
<i>Juncus canadensis</i> J. Gay ex Laharpe	Canada Rush	S5	Juncaceae
<i>Juncus effusus</i> L.	Soft Rush	S5	Juncaceae
<i>Juniperus communis</i> L.	Ground Juniper	S5	Cupressaceae
<i>Larix laricina</i> (Du Roi) K. Koch	American Larch	S5	Pinaceae
<i>Leersia oryzoides</i> (L.) Sw.	Rice Cutgrass	S5	Poaceae
<i>Linnaea borealis</i> L.	Twinflower	S5	Caprifoliaceae
<i>Lonicera canadensis</i> Bartr. ex Marsh.	American Fly-honeysuckle	S5	Caprifoliaceae
<i>Lonicera dioica</i> L.	Mountain Honeysuckle	S5	Caprifoliaceae
<i>Lycopodium annotinum</i> L.	Stiff Clubmoss	S5	Lycopodiaceae
<i>Lycopodium hickeyi</i> W.H. Wagner, Beitel & Moran	Hickey's Clubmoss	S4	Lycopodiaceae
<i>Lycopodium obscurum</i> L.	Tree Clubmoss	S4	Lycopodiaceae
<i>Lycopus americanus</i> Muhl. ex W. Bart.	American Bugleweed	S5	Lamiaceae
<i>Lycopus uniflorus</i> Michx.	Northern Bugleweed	S5	Lamiaceae
<i>Lysimachia terrestris</i> (L.) B.S.P.	Swamp Loosestrife	S5	Primulaceae
<i>Maianthemum canadense</i> Desf.	Wild-lily-of-the-valley	S5	Liliaceae
<i>Maianthemum racemosum</i> ssp. <i>racemosum</i>	False Solomon's-seal	S5	Liliaceae

Scientific Name	Common Name	SRank	Family
<i>Maianthemum trifolium</i> (L.) Sloboda	Three-leaf Solomon's-seal	S5	Liliaceae
<i>Medeola virginiana</i> L.	Indian Cucumber-root	S5	Liliaceae
<i>Melampyrum lineare</i> Desr.	American Cow-wheat	S4S5	Scrophulariaceae
<i>Mimulus ringens</i> L.	Square-stem Monkeyflower	S5	Scrophulariaceae
<i>Mitchella repens</i> L.	Partridge-berry	S5	Rubiaceae
<i>Moneses uniflora</i> (L.) Gray	One-flower Wintergreen	S5	Pyrolaceae
<i>Monotropa uniflora</i> Linnaeus	Indian-pipe	S5	Monotropaceae
<i>Muhlenbergia mexicana</i> (L.) Trin.	Mexican Muhly	S5	Poaceae
<i>Myrica gale</i> L.	Sweet Bayberry	S5	Myricaceae
<i>Nemopanthus mucronatus</i> (L.) Loes.	Mountain Holly	S5	Aquifoliaceae
<i>Nuphar lutea</i> ssp. <i>variegata</i> (Dur.) E.O. Beal	Yellow Cowlily	S5	Nymphaeaceae
<i>Nymphaea odorata</i> Ait.	American Water-lily	S5	Nymphaeaceae
<i>Onoclea sensibilis</i> L.	Sensitive Fern	S5	Dryopteridaceae
<i>Orthilia secunda</i> (L.) House	One-side Wintergreen	S5	Pyrolaceae
<i>Oryzopsis asperifolia</i> Michx.	White-grained Mountain-ricegrass	S5	Poaceae
<i>Osmorhiza claytonii</i> (Michx.) C.B. Clarke	Hairy Sweet-cicely	S5	Apiaceae
<i>Osmunda cinnamomea</i> L.	Cinnamon Fern	S5	Osmundaceae
<i>Osmunda regalis</i> L.	Royal Fern	S5	Osmundaceae
<i>Ostrya virginiana</i> (P. Mill.) K. Koch	Eastern Hop-hornbeam	S5	Betulaceae
<i>Oxalis montana</i> Raf.	Mountain Woodsorrel	S5	Oxalidaceae
<i>Phalaris arundinacea</i> L.	Reed Canary Grass	S5	Poaceae
<i>Phegopteris connectilis</i> (Michx.) Watt	Northern Beech Fern	S5	Thelypteridaceae
<i>Picea glauca</i> (Moench) Voss	White Spruce	S5	Pinaceae
<i>Picea mariana</i> (P. Mill.) B.S.P.	Black Spruce	S5	Pinaceae
<i>Pinus resinosa</i> Soland.	Red Pine	S5	Pinaceae
<i>Pinus strobus</i> L.	Eastern White Pine	S5	Pinaceae
<i>Platanthera psycodes</i> (L.) Lindl.	Small Purple-fringed Orchid	S5	Orchidaceae
<i>Poa compressa</i> L.	Canada Bluegrass	SNA	Poaceae
<i>Poa pratensis</i> L.	Kentucky Bluegrass	S5	Poaceae
<i>Poa saltuensis</i> Fern. & Wieg.	Drooping Bluegrass	S4	Poaceae
<i>Polygala paucifolia</i> Willd.	Gay-wing Milkwort	S5	Polygalaceae
<i>Polygonatum pubescens</i> (Willd.) Pursh	Downy Solomon's-seal	S5	Liliaceae
<i>Polygonum cilinode</i> Michx.	Fringed Black Bindweed	S5	Polygonaceae
<i>Polygonum lapathifolium</i> L.	Dock-leaf Smartweed	S5	Polygonaceae
<i>Polypodium virginianum</i> L.	Rock Polypody	S5	Polypodiaceae
<i>Polystichum acrostichoides</i> (Michx.) Schott	Christmas Fern	S5	Dryopteridaceae
<i>Potamogeton natans</i> L.	Floating Pondweed	S5	Potamogetonaceae
<i>Potamogeton richardsonii</i> (Benn.) Rydb.	Redheadgrass	S5	Potamogetonaceae
<i>Potentilla norvegica</i> L.	Norwegian Cinquefoil	S5	Rosaceae
<i>Prenanthes</i> sp.	Rattlesnake-root species		Asteraceae
<i>Prunella vulgaris</i> L.	Self-heal	S5	Lamiaceae
<i>Prunus serotina</i> Ehrh.	Wild Black Cherry	S5	Rosaceae
<i>Prunus virginiana</i> L.	Choke Cherry	S5	Rosaceae
<i>Pteridium aquilinum</i> (L.) Kuhn	Bracken Fern	S5	Dennstaedtiaceae

Scientific Name	Common Name	SRank	Family
<i>Pyrola chlorantha</i> Sw.	Greenish-flowered Wintergreen	S4S5	Pyrolaceae
<i>Pyrola elliptica</i> Nutt.	Shinleaf	S5	Pyrolaceae
<i>Quercus rubra</i> L.	Northern Red Oak	S5	Fagaceae
<i>Ranunculus acris</i> L.	Tall Butter-cup	SNA	Ranunculaceae
<i>Ribes cynosbati</i> L.	Prickly Gooseberry	S5	Grossulariaceae
<i>Ribes glandulosum</i> Grauer	Skunk Currant	S5	Grossulariaceae
<i>Rubus allegheniensis</i> Porter	Allegheny Blackberry	S5	Rosaceae
<i>Rubus hispidus</i> L.	Bristley Dewberry	S4S5	Rosaceae
<i>Rubus idaeus</i> ssp. <i>strigosus</i> (Michx.) Focke	Common Red Raspberry	S5	Rosaceae
<i>Rubus pubescens</i> Raf.	Catherinettes Berry	S5	Rosaceae
<i>Rumex acetosella</i> L.	Sheep Sorrel	SNA	Polygonaceae
<i>Sagittaria latifolia</i> Willd.	Broadleaf Arrowhead	S5	Alismataceae
<i>Salix bebbiana</i> Sarg.	Bebb's Willow	S5	Salicaceae
<i>Salix eriocephala</i> Michx.	Heart-leaved Willow	S5	Salicaceae
<i>Salix humilis</i> Marsh.	Tall Prairie Willow	S5	Salicaceae
<i>Salix petiolaris</i> Sm.	Meadow Willow	S5	Salicaceae
<i>Schizachne purpurascens</i> (Torr.) Swallen	Purple Oat	S5	Poaceae
<i>Scirpus atrovirens</i> Willd.	Dark-green Bulrush	S5	Cyperaceae
<i>Scirpus cyperinus</i> sensu lato (L.) Kunth	Cottongrass Bulrush	S5	Cyperaceae
<i>Scirpus microcarpus</i> J. & K. Presl	Red-tinge Bulrush	S5	Cyperaceae
<i>Scutellaria lateriflora</i> L.	Mad Dog Skullcap	S5	Lamiaceae
<i>Solanum dulcamara</i> L.	Climbing Nightshade	SNA	Solanaceae
<i>Solidago altissima</i> L.	Tall Goldenrod	S5	Asteraceae
<i>Solidago hispida</i> Muhl. ex Willd.	Hairy Goldenrod	S5	Asteraceae
<i>Solidago rugosa</i> P. Mill.	Rough-leaf Goldenrod	S5	Asteraceae
<i>Sorbus americana</i> Marsh.	American Mountain-ash	S5	Rosaceae
<i>Sparganium emersum</i> Rehmann	Greenfruit Bur-reed	S5	Sparganiaceae
<i>Spiraea alba</i> Du Roi	Narrow-leaved Meadow-sweet	S5	Rosaceae
<i>Spiraea tomentosa</i> L.	Hardhack Spiraea	S4S5	Rosaceae
<i>Streptopus lanceolatus</i> (Ait.) Reveal	Rose Twisted-stalk	S5	Liliaceae
<i>Symphoricarpos albus</i> (L.) Blake	Snowberry	S5	Caprifoliaceae
<i>Symphyotrichum laeve</i> (L.) A. & D. Löve	Smooth Aster	S5	Asteraceae
<i>Symphyotrichum lanceolatum</i> (Willd.) Nesom	Panicked Aster	S5	Asteraceae
<i>Symphyotrichum puniceum</i> (L.) A. & D. Löve	Swamp Aster	S5	Asteraceae
<i>Taraxacum officinale</i> G.H. Weber ex Wiggers	Brown-seed Dandelion	SNA	Asteraceae
<i>Taxus canadensis</i> Marsh.	Canadian Yew	S4	Taxaceae
<i>Thalictrum dioicum</i> L.	Early Meadowrue	S5	Ranunculaceae
<i>Thelypteris noveboracensis</i> (L.) Nieuwl.	New York Fern	S4S5	Thelypteridaceae
<i>Thelypteris palustris</i> var. <i>pubescens</i> (Lawson) Fern.	Marsh Fern	S5	Thelypteridaceae
<i>Thuja occidentalis</i> L.	Eastern White Cedar	S5	Cupressaceae
<i>Tiarella cordifolia</i> L.	Heart-leaved Foam-flower	S5	Saxifragaceae

Scientific Name	Common Name	SRank	Family
<i>Tilia americana</i> L.	American Basswood	S5	Tiliaceae
<i>Torreyochloa pallida</i> var. <i>fernaldii</i> (A.S. Hitchc.) Dore ex Koyama & Kawano	Fernald's Manna Grass	S4	Poaceae
<i>Triadenum fraseri</i> (Spach) Gleason	Marsh St. John's-wort	S5	Clusiaceae
<i>Trientalis borealis</i> Raf.	Northern Starflower	S5	Primulaceae
<i>Trillium erectum</i> L.	Red Trillium	S5	Liliaceae
<i>Trillium grandiflorum</i> (Michx.) Salisb.	White Trillium	S5	Liliaceae
<i>Tsuga canadensis</i> (L.) Carr.	Eastern Hemlock	S5	Pinaceae
<i>Typha latifolia</i> L.	Broad-leaf Cattail	S5	Typhaceae
<i>Ulmus americana</i> L.	American Elm	S5	Ulmaceae
<i>Utricularia minor</i> L.	Lesser Bladderwort	S5	Lentibulariaceae
<i>Utricularia vulgaris</i> L.	Greater Bladderwort	S5	Lentibulariaceae
<i>Vaccinium angustifolium</i> Ait.	Late Lowbush Blueberry	S5	Ericaceae
<i>Verbascum thapsus</i> L.	Great Mullein	SNA	Scrophulariaceae
<i>Verbena hastata</i> L.	Blue Vervain	S5	Verbenaceae
<i>Verbena urticifolia</i> L.	White Vervain	S5	Verbenaceae
<i>Viburnum lantanoides</i> Michx.	Alderleaf Viburnum	S5	Caprifoliaceae
<i>Viburnum nudum</i> var. <i>cassinoides</i> (L.) Torr. & Gray	Northern Wild-raisin	S5	Caprifoliaceae
<i>Viola canadensis</i> L.	Canada Violet	S5	Violaceae



#### Appendix 4. Wildlife Recorded From the Ritchie Property in 2009.

Source		Species		Conservation Status				Breeding Status	
R. Ritchie	NHIC 2009	Common Name	Scientific Name	MNR	COSEWIC	GRANK	SRANK	Migration Strategy	Breeding Evidence
		<b>DAMSELFLIES &amp; DRAGONFLIES</b>							
	x	Ebony Jewelwing	<i>Calopteryx maculata</i>			G5	S5	Resident	
	x	Swamp Spreadwing	<i>Lestes vigilax</i>			G5	S4	Resident	
	x	Common Spreadwing	<i>Lestes disjunctus</i>			G5	S5	Resident	
	x	Shadow Darner	<i>Aeshna umbrosa</i>			G5	S5	Resident	
	x	Common Green Darner	<i>Anax junius</i>			G5	S5	Seasonal Colonist	
	x	Calico Pennant	<i>Celithemis elisa</i>			G5	S5	Resident	
	x	Common Whitetail	<i>Plathemis lydia</i>			G5	S5	Resident	
	x	Chalk-fronted Corporal	<i>Ladona julia</i>			G5	S5	Resident	
	x	White-faced Meadowhawk	<i>Sympetrum obtrusum</i>			G5	S5	Resident	
		<b>AMPHIBIANS</b>							
	x	Blue-spotted Salamander	<i>Ambystoma laterale</i>			G5	S4	Resident	
	x	Spotted Salamander	<i>Ambystoma maculatum</i>			G5	S4	Resident	
	x	Eastern Red-backed Salamander	<i>Plethodon cinereus</i>			G5	S5	Resident	
	x	American Toad	<i>Anaxyrus americanus</i>			G5	S5	Resident	
	x	Gray Treefrog	<i>Hyla versicolor</i>			G5	S5	Resident	
	x	Spring Peeper	<i>Pseudacris crucifer</i>			G5	S5	Resident	
	x	Green Frog	<i>Lithobates clamitans</i>			G5	S5	Resident	
	x	Northern Leopard Frog	<i>Lithobates pipiens</i>	NAR	NAR	G5	S5	Resident	
	x	Mink Frog	<i>Lithobates septentrionalis</i>			G5	S5	Resident	
	x	Wood Frog	<i>Lithobates sylvatica</i>			G5	S5	Resident	
		<b>TURTLES &amp; REPTILES</b>							
	x	Midland Painted Turtle	<i>Chrysemys picta marginata</i>			G5T5	S5	Resident	

Source		Species		Conservation Status				Breeding Status	
R. Ritchie	NHIC 2009	Common Name	Scientific Name	MNR	COSEWIC	GRANK	SRANK	Migration Strategy	Breeding Evidence
	x	Blanding's Turtle	<i>Emydoidea blandingii</i>	THR	THR	G4	S3	Resident	
	x	Common Five-lined Skink (Southern Shield population)	<i>Plestiodon fasciatus</i>	SC	SC	G5	S3	Resident	
	x	Ring-necked Snake	<i>Diadophis punctatus</i>			G5	S4	Resident	
x		Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	THR	THR	G5	S3	Resident	
	x	Northern Watersnake	<i>Nerodia sipedon</i>			G5	S5	Resident	
	x	DeKay's Brownsnake	<i>Storeria dekayi</i>	NAR	NAR	G5	S5	Resident	
	x	Common Gartersnake	<i>Thamnophis sirtalis</i>			G5	S5	Resident	
		<b>BIRDS</b>							
	x	Great Blue Heron	<i>Ardea herodias</i>			G5	S5B	Neotropical	X
	x	Wood Duck	<i>Aix sponsa</i>			G5	S5	Short Distance	H
	x	Ruffed Grouse	<i>Bonasa umbellus</i>			G5	S5	Resident	H
	x	Broad-winged Hawk	<i>Buteo platypterus</i>			G5	S5B	Neotropical	H
	x	Ruby-throated Hummingbird	<i>Archilochus colubris</i>			G5	S5B	Neotropical	H
	x	Yellow-bellied Sapsucker	<i>Sphyrapicus varius</i>			G5	S5B	Neotropical	H
	x	Downy Woodpecker	<i>Picoides pubescens</i>			G5	S5	Resident	H
	x	Pileated Woodpecker	<i>Dryocopus pileatus</i>			G5	S5	Resident	H
	x	Alder Flycatcher	<i>Empidonax alnorum</i>			G5	S5B	Neotropical	S
	x	Least Flycatcher	<i>Empidonax minimus</i>			G5	S4B	Neotropical	S
	x	Blue Jay	<i>Cyanocitta cristata</i>			G5	S5	Resident	H
	x	Common Raven	<i>Corvus corax</i>			G5	S5	Resident	X
	x	Black-capped Chickadee	<i>Poecile atricapillus</i>			G5	S5	Resident	H
	x	White-breasted Nuthatch	<i>Sitta carolinensis</i>			G5	S5	Resident	X
	x	Winter Wren	<i>Troglodytes troglodytes</i>			G5	S5B	Short Distance	S
	x	Hermit Thrush	<i>Catharus guttatus</i>			G5	S5B	Neotropical	S
	x	Wood Thrush	<i>Hylocichla mustelina</i>			G5	S4B	Neotropical	S

Source		Species		Conservation Status				Breeding Status	
R. Ritchie	NHIC 2009	Common Name	Scientific Name	MNR	COSEWIC	GRANK	SRANK	Migration Strategy	Breeding Evidence
	x	American Robin	<i>Turdus migratorius</i>			G5	S5B	Short Distance	H
	x	Red-eyed Vireo	<i>Vireo olivaceus</i>			G5	S5B	Neotropical	S
	x	Magnolia Warbler	<i>Dendroica magnolia</i>			G5	S5B	Neotropical	S
	x	Black-throated Blue Warbler	<i>Dendroica caerulescens</i>			G5	S5B	Neotropical	S
	x	Black-throated Green Warbler	<i>Dendroica virens</i>			G5	S5B	Neotropical	S
	x	Pine Warbler	<i>Dendroica pinus</i>			G5	S5B	Neotropical	S
	x	Black-and-white Warbler	<i>Mniotilta varia</i>			G5	S5B	Neotropical	S
	x	American Redstart	<i>Setophaga ruticilla</i>			G5	S5B	Neotropical	S
	x	Ovenbird	<i>Seiurus aurocapilla</i>			G5	S4B	Neotropical	S
	x	Northern Waterthrush	<i>Seiurus noveboracensis</i>			G5	S5B	Neotropical	S
	x	Common Yellowthroat	<i>Geothlypis trichas</i>			G5	S5B	Neotropical	S
	x	Canada Warbler	<i>Wilsonia canadensis</i>	SC	THR	G5	S4B	Neotropical	S
	x	Song Sparrow	<i>Melospiza melodia</i>			G5	S5B	Short Distance	S
	x	Swamp Sparrow	<i>Melospiza georgiana</i>			G5	S5B	Short Distance	S
	x	White-throated Sparrow	<i>Zonotrichia albicollis</i>			G5	S5B	Short Distance	S
	x	Common Grackle	<i>Quiscalus quiscula</i>			G5	S5B	Short Distance	H
		<b>MAMMALS</b>							
	x	Eastern Chipmunk	<i>Tamias striatus</i>			G5	S5	Resident	
	x	Red Squirrel	<i>Tamiasciurus hudsonicus</i>			G5	S5	Resident	
	x	Porcupine	<i>Erethizon dorsatum</i>			G5	S5	Resident	
	x	American Black Bear	<i>Ursus americanus</i>	NAR	NAR	G5	S5	Resident	
	x	White-tailed Deer	<i>Odocoileus virginianus</i>			G5	S5	Resident	
	x	Moose	<i>Alces americanus</i>			G5	S5	Resident	

## **Legend to Appendix 4**

### **MNR Status: Status assigned by the Ontario Ministry of Natural Resources (OMNR, 2009)**

THR Threatened. A species that is at risk of becoming endangered in Ontario if limiting factors are not reversed.

SC Special Concern. A species with characteristics that make it sensitive to human activities or natural events.

NAR Not At Risk. A species that has been evaluated and found to be not at risk.

### **COSEWIC Status: Status assigned by the Committee on the Status of Endangered Wildlife in Canada. (COSEWIC, 2009)**

THR Threatened. A wildlife species likely to become endangered if limiting factors are not reversed.

SC Special Concern. A wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats.

NAR Not At Risk. A wildlife species that has been evaluated and found to be not at risk of extinction given the current circumstances.

### **Global ranks are assigned by a consensus of the network of Conservation Data Centres, scientific experts and NatureServe (NHIC, 2009)**

GX = **Presumed Extinct** (species)— Not located despite intensive searches and virtually no likelihood of rediscovery.

GH = **Possibly Extinct** (species)— Missing; known from only historical occurrences but still some hope of rediscovery.

G1 = **Critically Imperiled**—At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2 = **Imperiled**—At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3 = **Vulnerable**—At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4 = **Apparently Secure**—Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5 = **Secure**—Common; widespread and abundant.

### **Provincial rarity ranks are assigned by the Ontario Natural Heritage Information Centre (NHIC, 2009)**

SX = **Presumed Extirpated** — Species or community is believed to be extirpated from the nation or state/province. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.

SH = **Possibly Extirpated (Historical)** — Species or community occurred historically in the nation or state/province, and there is some possibility that it may be rediscovered. Its presence may not have been verified in the past 20-40 years. A species or community could become NH or SH without such a 20-40 year delay if the only known occurrences in a nation or state/province were destroyed or if it had been extensively and unsuccessfully looked for. The NH or SH rank is reserved for species or communities for which some effort has been made to relocate occurrences, rather than simply using this status for all elements not known from verified extant occurrences.

S1 = **Critically Imperiled** — Critically imperiled in the nation or state/province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.

S2 = **Imperiled** — Imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.



S3 = **Vulnerable** — Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 = **Apparently Secure** — Uncommon but not rare; some cause for long-term concern due to declines or other factors.

S5 = **Secure** — Common, widespread, and abundant in the nation or state/province.

SNR = **Unranked** — Nation or state/province conservation status not yet assessed.

SU = **Unrankable** — Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.

SNA = **Not Applicable** — A conservation status rank is not applicable because the species is not a suitable target for conservation activities.

#### **Breeding Evidence & Status**

Breeding Evidence Codes and Status designations based on the Ontario Breeding Bird Atlas (OBBA, 2001).

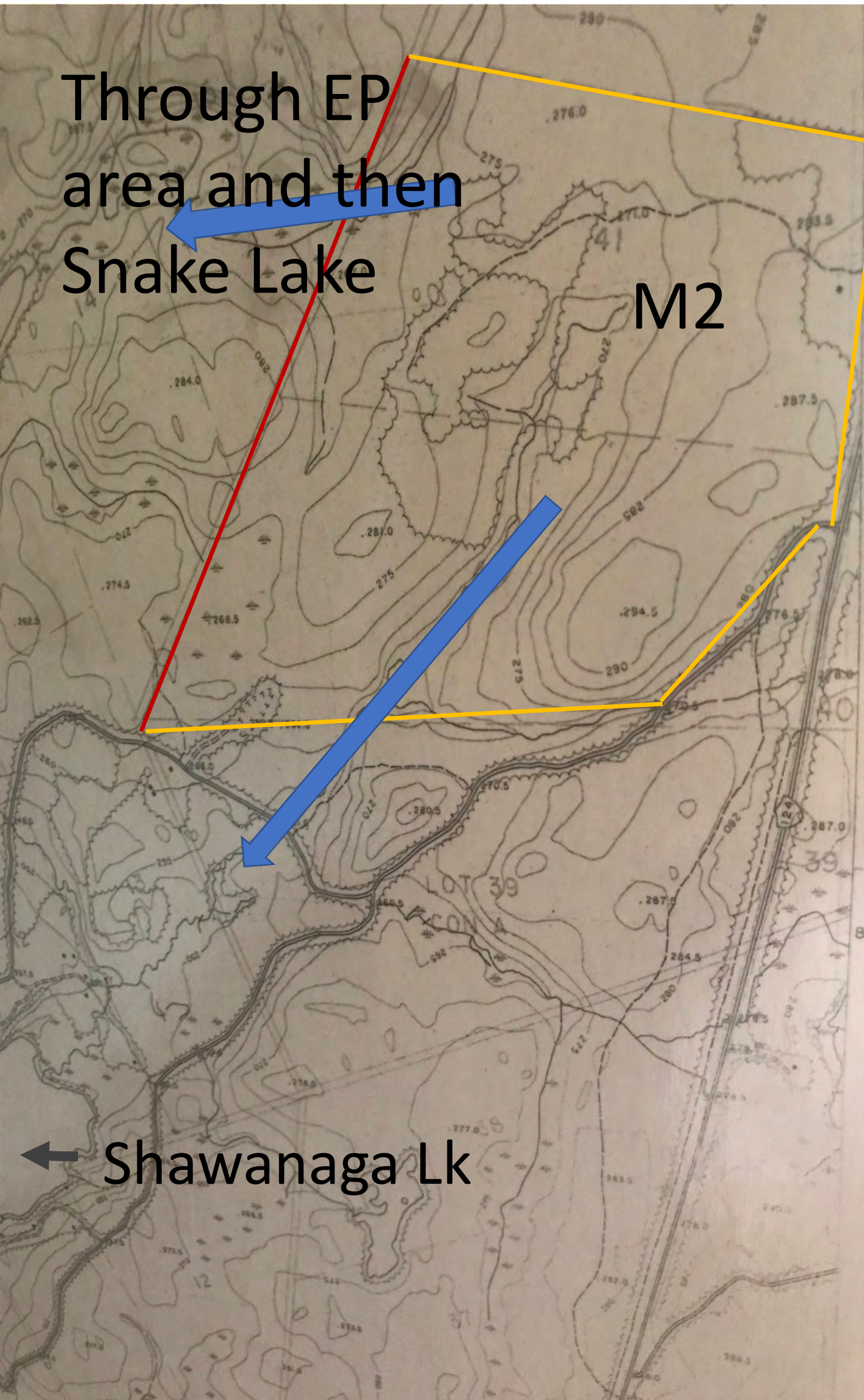
##### **Observed**

X = species observed in its breeding season, but no evidence of breeding (i.e. flyover only)

##### **Possible Breeding**

H = Species observed in its breeding season in suitable nesting habitat

S = Singing male present, or breeding calls heard, in its breeding season in suitable nesting habitat



## Paula Macri

---

**From:** Barb Swartz  
**Sent:** June-06-22 10:00 AM  
**To:** Beth Gorham-Matthews; mayor.comrie@whitestone.ca; councillor.lamb@whitestone.ca; councillor.mcewen@whitestone.ca; councillor.woods@whitestone.ca; michelle.hendry@whitestone.ca; paula.macri@whitestone.ca  
**Subject:** Proposed rezoning on Hwy 124

Good morning;

We wish to express our concerns about the rezoning proposed by Wes Wyrna from M2 to M1 for the purpose of building a textile manufacturing facility. Our home is fairly close to this property and we value the serenity of our home. We are concerned about the potential increase in traffic (which is already more than we would like in the summer months), the potential environmental effects (pollution, effects on nearby wetlands, noise, odour). Where will waste go? What are the potential impacts for the value of our home? We can't imagine it would be a selling feature to live close to this facility. Our Municipality prides itself on being a cottage and recreational community and we would prefer to have it remain that way.

The other concern is that holding such an important meeting over Zoom excludes many tax payers. This meeting should be held in person, if that is not possible in June, we would like to see it postponed to another date when people can attend in person to accommodate everyone who would like to participate and ask questions whether in support of the rezoning or not.

We understand the full application and supporting documents will be available on June 17 including an environmental report. We look forward to reading these over. We are not 100% opposed to this development, we would just like to ensure that all of our questions are addressed so we can form an educated opinion.

Thank you in advance for ensuring these concerns are addressed in this process.

Mike and Barb Biscaro

helen sanderson  
associates  
Canada  



To Whitestone council

Date: June 24, 2022

Subject: My thoughts on allowing an industrial site in the Whitestone region

Our family has been in the McDougal, Whitestone area for 4 generations. Many of us, including myself initially had cottages, then moved up here full time, partly to get away from the hustle bustle of city life to enjoy the peace and beauty of our green forests, clean waters and diverse animal life, but also to be with the friendly people and community life that this rural region offers.

I am apposed to any industry or business that may impact our lifestyle here, and I believe allowing a textile factory in our region does not truly enhance our quality of life or convenience to our community.

I have reviewed our official plan and highlighted some sections to serve as a reminder of our goals.

- Preserving elements of the rural character of the Municipality along the major roads and highways; **A factory employing 50 people will not preserve our rural character**
- Maintaining, protecting and improving the natural environment within the Municipality and region; **How does a factory protect or improve our natural environment.**
- The Municipality wishes to attract new businesses to create new employment opportunities, to diversify the economic base and to convenience its inhabitants with local services. **How does a factory that service the mining industry really help our community?**

The decision to allow a textile factory or any industry to operate within the region that does not enhance or benefit us ,as per the official plan, is critical to the future of Whitestone, Therefore, we need to have an open transparent public meeting, because we will all be affected.

Thanks

Harry and Karen Missal





HARRY CUMMINGS AND ASSOCIATES INC

96 Kathleen Street, Guelph, Ontario N1H 4Y3

Phone: (519) 823-1647 (o) 519 766 6632 (c )

Website: [www.hcaconsulting.ca](http://www.hcaconsulting.ca) e-mail: [harry@hcaconsulting.ca](mailto:harry@hcaconsulting.ca)

To: Mayor and Council, Municipality of Whitestone

I am a cottager living at 33 Chimo Cove Rd., Whitestone. I taught planning and regional economics at the University of Guelph for 20+ years.

This letter is in opposition to the proposed zoning bylaw amendment as indicated below:

**“The purpose** of the proposed Zoning By-law amendment is to rezone Part Lots 40 and 41, Concession A, geographic Township of Hagerman except Parts 2 and 3 on 42R2726; Whitestone, fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone.”

1. The requirements for M1 zones are such that municipalities should be providing sewer, water, and 3 phase power. This is in place for the Parry Sound Industrial Park. This is not in the existing M2 zone and will not be in the M1 if rezoned. The purchaser was well aware of these limitations when he purchased the properties. Whitestone does not have these services. An industry of the type proposed should be located on municipal services to ensure adequate services are provided to municipal standards.
2. Fully serviced lots are available and appropriately zoned in the Parry Sound Industrial Park. Whitestone residents routinely commute to Parry Sound for shopping, work and recreation and could be employed in the industry and commute to the Industrial Park.
3. A textile industry is not compatible with a community whose main activity is tourism, recreation and related activities. There is a strong argument that such an industry would detract from the main engine of economic activity in Whitestone: Tourism
4. A manufacturing industry with 50 employees does not fit in the community. The workforce has little or no experience in manufacturing. In the most recent census, 25 people indicated employment experience in the manufacturing sector. This was lower than construction (50), Retail (40), health care (80), accommodation and food service (40). Only ten of the 390 people in the work force reported manufacturing as their occupation. Adding 50 employees would double the current manufacturing work force. In 2016 the unemployment rate was 3.4% suggesting that 13 people were looking for work. In 2022 the unemployment rate in Sudbury (closest municipality available) was 4.0%. These unemployment rates are all lower than provincial averages suggesting there are not 50 people looking for work in Whitestone.

5. Surface runoff. The maps of the project site indicate that most of the waterways run towards Shawanaga Lake. If there is a spill, that is where the waste will go. An undeveloped site with no infrastructure, water, or waste management available runs the risk of polluting the local environment, in the case of a spill.
6. Transportation: Hwy 124 is the only transport route available. No rail, commercial air or export/ import ports are easily available. How will inputs to the manufacturing operation be delivered. How will the products be delivered? What are the implications for our roads?
7. The municipality has little experience with manufacturing.

Waste management... where will waste be disposed of? Does Whitestone have facilities? What about hazardous waste? What facilities and experience does the municipality have in dealing with hazardous waste? Where will it be disposed of?

What about sewage?

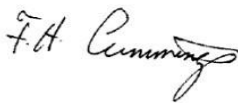
How will fire services respond to an incident at the facility?

What about a workplace accident? It is 20-30 minutes to a hospital? What is ambulance response time?

8. What smells and odours are associated with a manufacturing plant of this type? How will these be managed?
9. If the business fails how will the property be dealt with?

In summary, a textile manufacturing facility is not appropriate for an unserved lot in a tourism supported community like Whitestone.

Sincerely,



F Harry Cummings

PhD., CE, RPP.,

Director, Harry Cummings and Associates Inc.

Telephone: 519 766 6632 or 519-823-1647

Website: [www.hcaconsulting.ca](http://www.hcaconsulting.ca)

## CONSENT AGENDA



**Regular Council *DRAFT* Meeting Minutes**  
**Tuesday, June 21, 2022, 5:00 p.m.**  
**Via Zoom Video Conferencing**

**Present:** George Comrie, Mayor  
Beth Gorham-Matthews, Councillor  
Joe Lamb, Councillor  
Joe McEwen, Councillor  
Brian Woods, Councillor

**Staff:** Michelle Hendry, CAO/Clerk

**1. Roll Call and Call to Order**

Mayor Comrie commenced roll call and called the meeting to order at 5:08 p.m.

**2. Disclosure of Pecuniary Interest**

Mayor Comrie requested that any pecuniary interest be declared for the record.  
No pecuniary interest was declared.

**3. Closed Session**

**Resolution No. 2022-207**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe Lamb

**Adjourn to Closed Session**

**WHEREAS** the *Municipal Act* Section 239 (2) states that a meeting or part of a meeting may be closed to the public if the subject matter being considered meets certain exceptions;

**NOW THEREFORE BE IT RESOLVED THAT** this Meeting be adjourned at 5:03 p.m. and that a Closed Meeting be convened subject to Section 239 (2) for the following matters:

- 3.1 Closed Session Meeting Minutes for Regular Council meeting of May 17, 2022.
- 3.2 A proposed or pending acquisition or disposition of land by the municipality or local board, pursuant to Ontario Municipal Act, Section 239 (2) (c)
  - Discussion regarding acquisition of lands
- 3.3 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)
  - Human Resources matters

**Carried**



**Resolution No. 2022-208**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe McEwen

**Reconvene to Open Session**

**THAT** this meeting be reconvened to an open session at 5:58 p.m.

**Carried**

**RECESS**

**Present:** George Comrie, Mayor  
Beth Gorham-Matthews, Councillor (left meeting between 7:02 and 7:14)  
Joe Lamb, Councillor  
Joe McEwen, Councillor  
Brian Woods, Councillor

**Staff:** Michelle Hendry, CAO/Clerk  
Maneesh Kulal, Treasurer  
Dave Creasor, Manager, Public Works (6:40 to 7:35)  
Bob Whitman, Fire Chief

**Consultants:** John Jackson, Planner

**Other guests:** 11

**4. Call to Order and Roll Call**

**6:31 p.m.**

National Anthem

Indigenous Land Acknowledgement Statement

*The Municipality of Whitestone recognizes all of Canada resides on traditional, unceded and/or treaty lands of the Indigenous People of Turtle Island.*

*We recognize our Municipality on The Robinson Huron Treaty territory is home to many past, present and future Indigenous families.*

*This acknowledgment of the land is a declaration of our commitment and collective responsibility to reconcile the past, and to honour and value the culture, history and relationships we have with one another.*

**5. Disclosure of Pecuniary Interest**

Mayor Comrie requested that any pecuniary interest be declared for the record.  
No pecuniary interest was declared.

**6. Approval of the Agenda**

**Resolution No. 2022-209**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

**WHEREAS** the Members of Council have been presented with an Agenda for this meeting;

**BE IT RESOLVED THAT** the Agenda for this meeting be adopted as presented.

**Carried**

### **Matters Arising from Closed Session**

#### **Resolution No. 2022-210**

**Moved by:** Councillor Beth Gorham-Matthews

**Seconded by:** Councillor Joe McEwen

- 3.1 Closed Session Meeting Minutes for Regular Council meeting of May 17, 2022.

**THAT** the Council of the Municipality of Whitestone approve the Closed Session Meeting Minutes from the Regular Council meeting of May 17, 2022.

**Carried**

#### **Resolution No. 2022-211**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

- 3.3 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)
- Human Resources matters

**THAT** the Council of the Municipality of Whitestone accepts with regret the resignation of Mrs. Barb Boulter from the Whitestone Library and Technology Centre Board and that staff be requested to send a letter to Mrs. Boulter thanking her for her volunteer service on Board.

**Carried**

### **7. Presentations and Delegations – None**

### **8. Planning Items - None**

### **Move into Public Meeting**

#### **Resolution No. 2022-212**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe McEwen

**THAT** this meeting move into a Public Meeting at 6:44 p.m.

### **9. Public Meeting**

- 9.1 Proposed Housekeeping Zoning By-law Amendment - Short Term Rental Units
- Report from John Jackson, Planner dated April 25, 2022

## **Public Meeting**

### **1. Call to Order**

- Introductions were made by the Chairperson – Council and Staff.

### **2. Disclosure of Pecuniary Interest**

Mayor Comrie requested that any pecuniary interest be declared for the record. No pecuniary interest was declared.

### **3. Meeting Protocol**

- The Chairperson asks that all comments be addressed through the Chairperson and that the person making comments should state their name before speaking.

### **4. Discussion:**

- a. Proposed Housekeeping Zoning By-law Amendment - Short Term Rental Units
  - Report from John Jackson, Planner dated April 25, 2022
    - The Chairperson asked the Clerk if any letters or related correspondence have been received.
      - CAO/Clerk Hendry advised that no submissions had been received
    - John Jackson, Municipal Planner presented his report
    - No questions or comments were received from the public

### **5. Adjournment**

## **Reconvene into Regular Meeting**

### **Resolution No. 2022-213**

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Brian Woods

THAT this meeting be reconvened to the Regular Council meeting at 7:05 p.m.

**Carried**

## **10. Consent Agenda**

### **Resolution No. 2022-214**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Joe McEwen

**WHEREAS** the Council the Municipality of Whitestone has reviewed the Consent Agenda consisting of:

- 10.1 Council and Committee Meeting Minutes
  - 10.1.1 Regular Council Meeting Minutes for Tuesday, June 7, 2022.
  - 10.1.2 Whitestone Environmental Committee Meeting for June 8, 2022.
- 10.2 Unfinished Business (listed on page 4)

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone does hereby approve the Council Meeting Minutes of June 7, 2022 and receives for information all other items contained in the Consent Agenda dated June 21, 2022.

## **11. Accounts Payable**

### **Resolution No. 2022-215**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe McEwen

#### 11.1 Accounts Payable

**THAT** the Council of the Municipality of Whitestone receive for information the Accounts Payable listing in the amount of \$434,047.50 for the period June 1, 2022 to June 15, 2022.

**Carried**

## **12. Staff Reports**

### **Resolution No. 2022-216**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

#### 12.1 PW-2022-06

Contract award for the supply of Propane and Propane Tank Services at Whitestone Facilities

**THAT** the Council the Municipality of Whitestone does hereby receive Report PW-2022-06 (Contract award for the supply of Propane and Propane Tank Services at Whitestone Facilities) for information;

**AND THAT** the Council of the Municipality of Whitestone does hereby award the contract for the Supply of Propane and Propane Tank Services to Moore Propane in the amount of \$0.639/litre plus HST, Hazmat Fee per delivery, and 0.000774 dollars per litre carbon tax added to price of propane, until March 2023.

**AND THAT** Staff be authorized to negotiate with Moore Propane for an additional two years of service for the best possible propane rates, for the supply of Propane and Propane Tank Services.

#### **Recorded Vote:**

Councillor, Beth Gorham-Matthews  
Councillor, Joe Lamb  
Councillor, Joe McEwen  
Councillor, Brian Woods  
Mayor, George Comrie

#### **YEAS**

X  
X  
X  
X  
X

#### **NAYS**

#### **ABSTAIN**

**Carried**



**Resolution No. 2022-217**

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Joe Lamb

12.2 ADMIN-2022-09

Delegation of Authority for the purposes of administering the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)

**THAT** the Council of the Municipality of Whitestone receives for information report ADMIN-2022-09 (Delegation of Authority for the purposes of administering the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)); and

**THAT** the Council of the Municipality of Whitestone does hereby delegate authority as 'head' for the purposes of administering the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), to the CAO/Clerk.

**Carried**

**13. By-laws**

**Resolution No. 2022-218**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Beth Gorham-Matthews

- 13.1 By-law 34-2022, being a By-law to amend the Municipality of Whitestone Zoning By-law No. 07-2018 as amended for the purpose of enacting a revision of the definition of Short Term Rental Unit

**THAT** By-law 34-2022, being a By-law to amend the Municipality of Whitestone Zoning By-law No. 07-2018 as amended for the purpose of enacting a revision of the definition of Short Term Rental Unit., be Read a First and Second time this 21<sup>st</sup> day of June, 2022

**AND FURTHER** Read a Third time, Passed and properly Signed and Sealed this 21<sup>st</sup> day of June, 2022 and numbered By-law 34-2022.

**Recorded Vote:**

	YEAS	NAYS	ABSTAIN
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

**Carried**

**Resolution No. 2022-219**

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Beth Gorham-Matthews

- 13.2 By-law No. 35-2022, being a By-law to designate a head of the municipal corporation and delegate all powers and duties of the head to the CAO/Clerk for the purposes of the Municipal Freedom of Information and Protection of Privacy Act

**THAT** By-law 35-2022, being a By-law to designate a head of the municipal corporation and delegate all powers and duties of the head to the CAO/Clerk for the purposes of the Municipal Freedom of Information and Protection of Privacy Act, be Read a First and Second time this 21<sup>st</sup> day of June, 2022

**AND FURTHER** Read a Third time, Passed and properly Signed and Sealed this 21<sup>st</sup> day of June, 2022 and numbered By-law 35-2022.

<b>Recorded Vote:</b>	<b>YEAS</b>	<b>NAYS</b>	<b>ABSTAIN</b>
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

**Carried**

#### **14. Business Matters**

##### **Resolution No. 2022-220**

**Moved by:** Councillor Beth Gorham-Matthews

**Seconded by:** Councillor Joe McEwen

##### **14.1 2022 AMO Conference**

**THAT** the Council of the Municipality of a Whitestone receives the Briefing Note prepared by Mayor George Comrie for information;

**AND THAT** the Council of the Municipality of Whitestone supports Mayor Comrie attending the 2022 AMO Conference and reimbursing the costs associated with attending the Conference in Ottawa on August 15-16, 2022.

<b>Recorded Vote:</b>	<b>YEAS</b>	<b>NAYS</b>	<b>ABSTAIN</b>
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb		X	
Councillor, Joe McEwen	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

**Carried**

##### **14.2 Swim Program Update**

CAO/Clerk Hendry advised that the Swim Program is at risk of being cancelled due to the province wide lack of Swim Instructors. The pandemic caused training and certification

delays which in turn means a reduced number of people certified to teach swimming lessons.

Recruitment continues however a decision will be made by the end of the week in regard to the viability of the Swim Program for 2022.

## **15. Correspondence (listed on page 5 of the Agenda)**

### **Resolution No. 2022-221**

**Moved by:** Councillor Beth Gorham-Matthews

**Seconded by:** Councillor Joe McEwen

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 5 of the June 21, 2022 Council agenda;

**NOW THEREFORE BE IT RESOLVED THAT** Council receive the correspondence items for information, with the following extracted for further discussion/action:

- None extracted.

**Carried**

## **16. Councillor Items**

### Council Woods

- Asked about the work at Gooseneck Lake boat launch and inquired when the dock will be installed

### Councillor Lamb

- Asked staff to look into the classification of the Bunny Trail and inquired about inconsistencies of the plowing operations on the Bunny Trail between McDougall and Whitestone

### Councillor McEwen

- Inquired as to the possibility of a centreline being painted on York Street
- Noted that he has received positive comments about the renovations to the Municipal Office

### Councillor Gorham Matthews

- Advised Council she had been asked to present an award at the Whitestone School Graduation Ceremony.
- Reported that she and CAO/Clerk Hendry recently attended the ICECAP Stakeholder Committee Meeting

## **17. Questions from the Public**

**18. Confirming By-law**

**Resolution No. 2022-222**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Joe McEwen

**THAT** By-law 36-2022 Being the Confirmatory By-law for the Council meeting of Tuesday, June 21, 2022, be given a First, Second, Third and final reading and is passed as of this date.

**Carried**

**19. Adjournment**

**Resolution No. 2022-223**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Beth Gorham-Matthews

**WHEREAS** the business of this Meeting has concluded;

**NOW THEREFORE BE IT RESOLVED THAT** this meeting be adjourned at 8:25 p.m. until the Regular Council meeting of July 5, 2022 at 6:30 p.m. or at the call of the chair.

**Carried**

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**George Comrie**

**Mayor**

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**Michelle Hendry**

**CAO/ Clerk**





West Parry Sound Health Centre  
 Parry Sound ACs  
 6 Albert Street, Parry Sound, ON P2A 3A4  
 705-746-4540 ext. 1329



9-1-1 Management Committee Meeting  
 Teams Meeting  
 June 8<sup>th</sup>, 2022 at 10:00 am

<b>Present:</b>	
Chaired by: Bruce Armstrong, ACS Manager	Roshan Kantiya , Treasurer 911 Committee
Dave Thompson, Fire Chief, Town of Parry Sound	Gord Harrison, Fire Chief, Township of Carling
Patrick Shoebottom, Fire Chief, McDougall	Sean Carroll, Fire Chief, Seguin Township
Angela Del Rosario, Field Office, Ministry of Health	Judith Young, Bell 911
Dawn Connor, Parry Sound O.P.P.	Frank May, EMS Manager
Rhonda Schneider, Parry Sound ACS Operations Manager	
<b>Regrets:</b>	
<b>Recorder:</b> Bruce Armstrong, ACS Manager	

ISSUE	DISCUSSION	OUTCOME
<b>1. Introductions</b>	<ul style="list-style-type: none"> <li>Called to order at 10:03 am</li> </ul>	
<b>2. Adoption of Minutes</b>	<ul style="list-style-type: none"> <li>The minutes of December 9th, 2021 circulated and reviewed.</li> </ul>	Moved by: Dave Thompson Seconded by: Pat Shoebottom <i>"The minutes with amendments of the 911 Management Committee meeting held December 9, 2021 are adopted."</i> All in favour. CARRIED.
<b>3. Approval of Agenda</b>	<ul style="list-style-type: none"> <li>Circulated agenda</li> <li>No additions to agenda</li> </ul>	Moved by: Gord Harrison Seconded by: Bruce Armstrong <i>"To accept the agenda"</i> All in favour. CARRIED.
<b>4. Matters Arising from Minutes</b>	<ul style="list-style-type: none"> <li>None</li> </ul>	
<b>5. Reports</b>		
<b>a) 2020 Financial Statements</b>	<ul style="list-style-type: none"> <li>Presented by Rochan Kantiya</li> <li>Deficit of \$12.00 due to increase in auditing fees</li> </ul>	Moved by: Sean Carroll Seconded by: Pat Shoebottom <i>"To accept the 2021 Financial Statements"</i> All in favour. CARRIED.

<b>a) 2021 Budget</b>	<ul style="list-style-type: none"> <li>• Presented by Rochan Kantiya</li> <li>• Increased the Accounting line from \$800 to \$815 due to the increase in auditing fees</li> <li>• All other lines remained the same</li> <li>• Budget increased from \$15,000 to \$15,015 this year to cover the increase in auditing fees</li> <li>• Next year the budget will increase by 1% due to the C.P.I (Consumer Price Index) and cover shortfall from previous years</li> <li>• Next year budget will be distributed among municipalities based on new Census</li> </ul>	<p>Moved by: Gord Harrison  Seconded by: Dave Thompson  <i>"To accept the 2022 budget"</i>  All in favour. CARRIED.</p>
Other Matters:	<ul style="list-style-type: none"> <li>• None</li> </ul>	
<b>Next Meeting:</b>	<ul style="list-style-type: none"> <li>• Spring 2023-TBA</li> </ul>	
<b>Adjournment</b>	<ul style="list-style-type: none"> <li>• Meeting adjourned at 10:12 am</li> </ul>	

## ACCOUNTS PAYABLE

Report Date  
2022-06-28 8:55 AM

Municipality of Whitestone  
**List of Accounts for Ratification**  
As of 2022-06-28  
Batch: 2022-00053 to 2022-00054

Page 1

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
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**Bank Code: AP - AP-GENERAL OPER**

Computer Cheques:

<b>36575</b>	<b>2022-06-24</b>	<b>Bell Canada - Public Access</b>	<b>Pay Telephone</b>		
168749		16-787 - Recreation - Public Pay T	Pay Telephone	50.88	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.62	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.50	56.50
<b>36576</b>	<b>2022-06-24</b>	<b>CASH</b>	<b>Door Prizes-Appreciation Dinne</b>		
June 22/22		16-123 - Admin - Volunteer Appre	Door Prizes-Appreciation	540.32	
		11-210-2 - A/R HST Receivable	HST Tax Code	59.68	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	69.03	600.00
<b>36577</b>	<b>2022-06-24</b>	<b>Canadian National Non Freight</b>	<b>Bunny Trail</b>		
91633941		16-414 - Bunny Trail RR Crossing	Bunny Trail	326.50	326.50
<b>36578</b>	<b>2022-06-24</b>	<b>Fowler Construction Co Ltd</b>	<b>Tender 2022-05</b>		
57654		16-375 - Gravel-Summer Mainten	Tender 2022-05	19,069.91	
		11-210-2 - A/R HST Receivable	HST Tax Code	2,106.35	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2,436.21	21,176.26
58062		16-375 - Gravel-Summer Mainten	Granite	198.54	
		11-210-2 - A/R HST Receivable	HST Tax Code	21.93	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	25.36	220.47
				Payment Total:	21,396.73
<b>36579</b>	<b>2022-06-24</b>	<b>Andrew Gibson</b>	<b>Return Entrance Permit Deposit</b>		
Che Rec 22-06-2		15-380 - Planning & Zoning Rever	Return Entrance Permit De	750.00	750.00
<b>36580</b>	<b>2022-06-24</b>	<b>Little Gardens</b>	<b>Flowers</b>		
14478		16-767 - Municipal Flowers	Flowers	384.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	42.51	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	49.17	427.43
<b>36581</b>	<b>2022-06-24</b>	<b>MAP Sundridge</b>	<b>Supplies</b>		
772047/3		19-343 - Road-Heavy Duty Pick up	Supplies	175.85	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	22.47	195.28
<b>36582</b>	<b>2022-06-24</b>	<b>Municipality Of McDougall</b>	<b>Bulk Waste</b>		
23962		16-459 - York Landfill - Bulk Wast	Bulk Waste	705.28	
		16-471 - Auld Landfill - Bulk Wast	Bulk Waste	844.80	1,550.08
<b>36583</b>	<b>2022-06-24</b>	<b>Municipal Insurance Services</b>	<b>Insurance</b>		
4051327		16-107 - Admin - Insurance	Insurance	123,040.28	123,040.28
<b>36584</b>	<b>2022-06-24</b>	<b>Near North Laboratories Inc.</b>	<b>Water Testing</b>		
89543		16-778 - Water Maintenance	Water Testing	43.96	



Report Date  
2022-06-28 8:55 AM

Municipality of Whitestone  
**List of Accounts for Ratification**  
As of 2022-06-28  
Batch: 2022-00053 to 2022-00054

Page 2

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
		11-210-2 - A/R HST Receivable	HST Tax Code	4.86	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	5.62	48.82
<b>36585</b> 5807	<b>2022-06-24</b>	<b>Northern Upfitters Inc.</b>	<b>New Truck</b>		
		19-343 - Road-Heavy Duty Pick up	New Truck	3,419.54	
		11-210-2 - A/R HST Receivable	HST Tax Code	377.70	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	436.85	3,797.24
<b>36586</b> 2022-47	<b>2022-06-24</b>	<b>Parry Sound Area 9-1-1</b>	<b>911 Levy 2022</b>		
		16-819 - 911 Levy	911 Levy 2022	1,207.06	1,207.06
<b>36587</b> 76805	<b>2022-06-24</b>	<b>Parry Sound Ready Mix Ltd</b>	<b>Concrete</b>		
		16-806 - Library - Building Mainte	Concrete	667.55	
		11-210-2 - A/R HST Receivable	HST Tax Code	73.73	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	85.28	741.28
76816		16-806 - Library - Building Mainte	Sidewalk	910.38	
		11-210-2 - A/R HST Receivable	HST Tax Code	100.55	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	116.30	1,010.93
				Payment Total:	1,752.21
<b>36588</b> 035007290	<b>2022-06-24</b>	<b>Safeguard</b>	<b>Tax Billing Forms</b>		
		16-116 - Admin - Tax Notices	Tax Billing Forms	827.30	
		11-210-2 - A/R HST Receivable	HST Tax Code	91.38	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	105.69	918.68
<b>36589</b> 7692	<b>2022-06-24</b>	<b>Sound Software</b>	<b>Domain Name</b>		
		16-115 - Admin - Computer Suppli	Domain Name	60.95	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.74	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	7.79	67.69
<b>36590</b> 2022	<b>2022-06-24</b>	<b>South-west Parry Sound Dist</b>	<b>Membership</b>		
		16-209 - Fire - Memberships/Mutu	Membership	325.00	325.00
<b>36591</b> 63	<b>2022-06-24</b>	<b>TMI Brushing</b>	<b>Road Brushing</b>		
		16-343 - Road Side Brushing - Go	Road Brushing	9,756.77	
		11-210-2 - A/R HST Receivable	HST Tax Code	1,077.67	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1,246.44	10,834.44
EFT:					
<b>622</b> 4482	<b>2022-06-27</b>	<b>Accredited Locksmithing</b>	<b>Locks</b>		
		16-151 - Office - Building Mainte	Locks	137.38	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.17	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	17.55	152.55
4163		16-702 - Dunchurch Hall - Supplie	Locks	77.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.54	

Report Date  
2022-06-28 8:55 AM

Municipality of Whitestone  
**List of Accounts for Ratification**  
As of 2022-06-28  
Batch: 2022-00053 to 2022-00054

Page 3

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.88	85.88
4593		16-702 - Dunchurch Hall - Supplie	Locks	156.19	
		11-210-2 - A/R HST Receivable	HST Tax Code	17.26	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	19.96	173.45
				Payment Total:	411.88
623	2022-06-27	Adams Bros Construction Ltd	Bulk Waste		
152358		16-459 - York Landfill - Bulk Waste	Bulk Waste	284.93	
		16-471 - Auld Landfill - Bulk Waste	Bulk Waste	366.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	71.93	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	83.20	723.20
624	2022-06-27	Azimuth Environmental Consult	LF Monitoring		
38505		16-456 - York Landfill - Monitoring	LF Monitoring	3,021.56	
		11-210-2 - A/R HST Receivable	HST Tax Code	333.74	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	386.01	3,355.30
625	2022-06-27	Bay Area Electrical Co Lt	Repair		
69642		16-718 - Maple Is. Hall - Building	Repair	1,190.09	
		11-210-2 - A/R HST Receivable	HST Tax Code	131.45	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	152.04	1,321.54
626	2022-06-27	Da-Lee Dust Control	Calcium		
INV0087581		16-370 - Dust Control - Goods & S	Calcium	11,325.91	
		11-210-2 - A/R HST Receivable	HST Tax Code	1,250.99	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1,446.90	12,576.90
627	2022-06-27	Duck Rock Resort	Fuel		
43a-2022		16-234 - Station 1 - Fuel & Oil	Fuel	143.59	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.87	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	18.35	159.46
37-2022		16-234 - Station 1 - Fuel & Oil	Diesel	76.54	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.46	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.78	85.00
42a-2022		16-234 - Station 1 - Fuel & Oil	Fuel	48.69	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.38	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.22	54.07
33-2022		16-234 - Station 1 - Fuel & Oil	Fuel	173.82	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.20	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	22.21	193.02
36-2022		16-234 - Station 1 - Fuel & Oil	Fuel	137.79	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.22	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	17.60	153.01

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44a-2022		16-394-1 - Dodge Ram 2018 Main Fuel		116.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	12.82	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	14.83	128.88
40-2022		16-446 - York Landfill - Supplies	Cream	7.65	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.85	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	0.98	8.50
31-2022		11-225 - Due to Due (from) Misc	Fuel	5.99	
		16-408-1 - New 1 tTone Fule	Fuel	132.00	
		16-394-2 - Dodge Ram 2018 Fuel	Fuel	212.61	
		16-776 - Facilities Truck - Fuel	Fuel	149.29	
		16-303 - Roads-Office-Supplies/M	Fuel	10.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	39.97	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	46.23	550.20
41a-2022		16-408-1 - New 1 tTone Fule	Fuel	567.33	
		16-394-1 - Dodge Ram 2018 Main Fuel		202.93	
		16-776 - Facilities Truck - Fuel	Fuel	228.78	
		11-210-2 - A/R HST Receivable	HST Tax Code	110.35	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	127.63	1,109.39
32-2022		16-110 - Admin - Office Supplies	Supplies	12.74	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.41	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.63	14.15
39-2022		16-279 - Building Dept Truck - Fuel	Fuel	113.49	
		11-210-2 - A/R HST Receivable	HST Tax Code	12.54	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	14.50	126.03
01a-2022		16-234 - Station 1 - Fuel & Oil	Fuel	113.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	12.54	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	14.50	126.07
02a-2022		16-234 - Station 1 - Fuel & Oil	Fuel	40.07	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	5.12	44.50
47-2022		16-234 - Station 1 - Fuel & Oil	Diesel	71.86	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.94	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.18	79.80
48-2022		16-234 - Station 1 - Fuel & Oil	Diesel	107.93	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.92	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	13.79	119.85
46-2022		16-234 - Station 1 - Fuel & Oil	Fuel	501.64	
		11-210-2 - A/R HST Receivable	HST Tax Code	55.40	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	64.08	557.04
04a-2022		16-303 - Roads-Office-Supplies/M	Fuel	11.58	
		16-393 - 4 X 4 Truck-Maintenance	Fuel	191.31	

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		16-408-1 - New 1 tTone Fule	Fuel	497.25	
		11-210-2 - A/R HST Receivable	HST Tax Code	77.34	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	89.45	777.48
45a-2022		16-411 - International - Fuel	Fuel	130.07	
		16-408-1 - New 1 tTone Fule	Fuel	730.06	
		16-394-2 - Dodge Ram 2018 Fuel	Fuel	434.82	
		16-776 - Facilities Truck - Fuel	Fuel	103.19	
		11-210-2 - A/R HST Receivable	HST Tax Code	154.44	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	178.62	1,552.58
50a-2022		16-279 - Building Dept Truck - Fuel	Fuel	64.72	
		16-110 - Admin - Office Supplies	Fuel	4.50	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.64	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	8.84	76.86
49a-2022		16-446 - York Landfill - Supplies	Supplies	24.40	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.70	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.12	27.10
03a-2022		16-784 - Mower Expense	Fuel	95.60	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.56	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.21	106.16
Payment Total:					6,049.15
628	2022-06-27	FAD Architects Inc.	Nursing Station		
22109		19-701 - Facilities-Capital-Nursing	Nursing Station	797.80	
		11-210-2 - A/R HST Receivable	HST Tax Code	88.12	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	101.92	885.92
22158		19-701 - Facilities-Capital-Nursing	Nursing Station	4,050.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	447.34	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	517.40	4,497.40
22159		19-601 - Admin-Cap-Mun Bldg Re	Municipal Office Reno	457.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	50.58	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	58.50	508.50
Payment Total:					5,891.82
629	2022-06-27	Fire Marshal's Public Fire	Supplies		
IN160130		16-205 - Fire - Ambulance Dispatc	Supplies	507.04	
		11-210-2 - A/R HST Receivable	HST Tax Code	56.01	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	64.78	563.05
630	2022-06-27	G.F. Preston Sales & Service	Rental Excavator		
IN97890		19-351-1 - Roads 2022-Farleys R	Rental Excavator	6,746.70	
		11-210-2 - A/R HST Receivable	HST Tax Code	745.20	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	861.90	7,491.90



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<b>631</b>	<b>2022-06-27</b>	<b>Glen Martin Limited</b>	<b>Supplies</b>		
370719		16-702 - Dunchurch Hall - Supplie	Supplies	241.54	
		11-210-2 - A/R HST Receivable	HST Tax Code	26.68	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	30.86	268.22
370914		16-153 - Office - Janitorial Supplie	Supplies	147.03	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.24	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	18.78	163.27
Payment Total:					431.49
<b>632</b>	<b>2022-06-27</b>	<b>Hydro One Networks Inc.-All</b>	<b>Hydro</b>		
Jun 2022		16-743 - Pavilion - Hydro	Hydro	66.63	
		16-705 - Dunchurch Hall - Hydro	Hydro	236.60	
		16-439 - Roads - Street Lights	Hydro	14.05	
		16-439 - Roads - Street Lights	Hydro	251.36	
		16-323 - Garage - Hydro	Hydro	163.75	
		16-150 - Office - Heating/Hydro	Hydro	121.92	
		16-232 - Station 1 - Hydro	Hydro	365.73	
		16-251 - Station 2 - Hydro	Hydro	63.47	
		16-719 - Maple Is. Hall - Heat/Hyd	Hydro	203.24	
		11-210-2 - A/R HST Receivable	HST Tax Code	164.22	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	189.94	1,650.97
<b>633</b>	<b>2022-06-27</b>	<b>Ideal Supply Company Ltd.</b>	<b>Supplies</b>		
4015843		16-393 - 4 X 4 Truck-Maintenance	Supplies	32.55	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.60	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.16	36.15
<b>634</b>	<b>2022-06-27</b>	<b>Inland Liferrafts &amp; Marine</b>	<b>Supplies</b>		
28700		16-222 - Fire - Bunker/Safety/Unifr	Supplies	97.56	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.77	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.46	108.33
<b>635</b>	<b>2022-06-27</b>	<b>Jamie Osborne</b>	<b>Inspections</b>		
Exp Jun 7/22		16-280 - Bld Official- Wages/Direc	Inspections	164.02	164.02
<b>636</b>	<b>2022-06-27</b>	<b>John Jackson Planner Inc</b>	<b>Westech</b>		
21-664		16-843 - Planning & Development	Westech	424.86	
		11-210-2 - A/R HST Receivable	HST Tax Code	46.93	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	54.28	471.79
21-646		16-843 - Planning & Development	Short term rentals	1,658.71	
		11-210-2 - A/R HST Receivable	HST Tax Code	183.21	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	211.90	1,841.92
21-645		16-843 - Planning & Development	Trailers OPA #2	3,010.85	
		11-210-2 - A/R HST Receivable	HST Tax Code	332.56	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	384.64	3,343.41

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21-642		16-843 - Planning & Development	General Consulting	641.10	
		11-210-2 - A/R HST Receivable	HST Tax Code	70.81	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	81.90	711.91
21-635		16-843 - Planning & Development	Chauvin	33.07	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.66	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.23	36.73
Payment Total:					6,405.76
<b>637</b>	<b>2022-06-27</b>	<b>Ketchum Manufacturing Inc.</b>	<b>Lifetime Dog Tags</b>		
433495		16-275 - By-Law Enforcement	Lifetime Dog Tags	289.28	
		11-210-2 - A/R HST Receivable	HST Tax Code	31.96	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	36.96	321.24
<b>638</b>	<b>2022-06-27</b>	<b>Local Authority Services Ltd.</b>	<b>Supplies</b>		
MGBP000002564		16-110 - Admin - Office Supplies	Supplies	100.72	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.13	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.87	111.85
MGBP000002629		16-110 - Admin - Office Supplies	Supplies	19.53	
		16-281 - Bld Official - Supplies	Supplies	19.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.31	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.99	43.37
MGBP000002624		16-281 - Bld Official - Supplies	Supplies	14.03	
		16-110 - Admin - Office Supplies	Supplies	146.71	
		11-210-2 - A/R HST Receivable	HST Tax Code	17.76	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	20.54	178.50
MGBP000002649		11-225 - Due to Due (from) Misc	Cost Recovery-Library	223.70	223.70
MGBP000002655		16-113 - Admin - Office Equipmen	Cabinet	183.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	20.23	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	23.40	203.39
MGBP000002652		16-110 - Admin - Office Supplies	Supplies	88.20	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.74	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11.27	97.94
Payment Total:					858.75
<b>639</b>	<b>2022-06-27</b>	<b>Magnetawan Building Centre Lt</b>	<b>Credit</b>		
Credit		16-320 - Garage - Mtc/Supplies/Tc	Credit	22.38-	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.47-	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.86-	24.85-
103-94227		16-320 - Garage - Mtc/Supplies/Tc	Supplies	12.39	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.37	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.58	13.76

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102-31453		16-769 - Facilities / Parks Mainten	Supplies - Grass Seed	223.86	
		11-210-2 - A/R HST Receivable	HST Tax Code	24.73	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	28.60	248.59
				Payment Total:	237.50
<b>640</b>	<b>2022-06-27</b>	<b>McDougall Energy</b>	<b>Diesel</b>		
5882810		16-394 - 4 X 4 Truck - Fuel	Diesel	305.28	
		16-404-1 - Freightliner Single Axle	Diesel	691.97	
		16-404-2 - Freightliner - Snow Plow	Diesel	1,226.31	
		16-403 - Freightliner Tandem- Fuel	Diesel	1,811.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	445.67	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	515.46	4,480.57
5882809		16-427 - Backhoe - Fuel	Diesel	1,628.16	
		16-423 - Grader - Fuel	Diesel	625.70	
		11-210-2 - A/R HST Receivable	HST Tax Code	248.94	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	287.93	2,502.80
				Payment Total:	6,983.37
<b>641</b>	<b>2022-06-27</b>	<b>Momentum Conferencing</b>	<b>Conference Calling</b>		
MOM-0061180		16-126 - Admin - Communications	Conference Calling	23.97	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.65	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.06	26.62
<b>642</b>	<b>2022-06-27</b>	<b>Mullen Heating and Cooling Inc</b>	<b>Generator Nursing Station</b>		
452		19-701 - Facilities-Capital-Nursing	Generator Nursing Station	279.84	
		11-210-2 - A/R HST Receivable	HST Tax Code	30.91	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	35.75	310.75
<b>643</b>	<b>2022-06-27</b>	<b>My-Tech Information Technolog</b>	<b>IT Support</b>		
May 31/22		16-115 - Admin - Computer Suppl	IT Support	1,169.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	129.17	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	149.40	1,298.60
<b>644</b>	<b>2022-06-27</b>	<b>Pahapill and Associates</b>	<b>Audit</b>		
MUN669		16-120-1 - Admin - Audit Fees	Audit	2,035.20	
		11-210-2 - A/R HST Receivable	HST Tax Code	224.80	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	260.00	2,260.00
<b>645</b>	<b>2022-06-27</b>	<b>Purolator Courier Ltd</b>	<b>Equipment Return</b>		
450823730		16-106 - Admin - Postage Expens	Equipment Return	18.09	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.00	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.31	20.09
<b>646</b>	<b>2022-06-27</b>	<b>Waste Connections of Canada</b>	<b>Recycling</b>		
7113-0000320325		16-468 - Auld Landfill - Recycling	Recycling	2,096.26	
		16-448 - York Landfill - Recycling	Recycling	1,730.11	
		11-210-2 - A/R HST Receivable	HST Tax Code	422.63	

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		99-999-1 - HST (Statistical) Non-L	HST Tax Code	488.82	4,249.00
<b>647</b>	<b>2022-06-27</b>	<b>Rebecca Green</b>	<b>ASP</b>		
Jun4/22		16-798 - After School Program	ASP	1,261.35	1,261.35
Jun 10/22		16-798 - After School Program	ASP	420.45	420.45
				Payment Total:	1,681.80
<b>648</b>	<b>2022-06-27</b>	<b>Ricoh Canada Inc.</b>	<b>Copier</b>		
SCO93688703		16-113 - Admin - Office Equipmen	Copier	411.19	
		11-210-2 - A/R HST Receivable	HST Tax Code	45.42	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	52.53	456.61
<b>649</b>	<b>2022-06-27</b>	<b>Sands Canada Inc.</b>	<b>Supplies</b>		
00712820		16-252 - Station 2 - Minor Purchas	Supplies	35.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.90	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.51	39.24
<b>650</b>	<b>2022-06-27</b>	<b>SDB Truck &amp; Equipment Repair</b>	<b>Safety Inspection</b>		
12396		16-250 - Station 1 - Truck #10	Safety Inspection	368.37	
		11-210-2 - A/R HST Receivable	HST Tax Code	40.69	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	47.06	409.06
<b>651</b>	<b>2022-06-27</b>	<b>SignCraft Canada Inc.</b>	<b>Signs</b>		
1679		16-399 - Roads-Boat Launch Goo	Signs	712.32	
		16-845-1 - Walking Trails-Mainten	Signs	269.67	
		11-210-2 - A/R HST Receivable	HST Tax Code	108.46	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	125.45	1,090.45
<b>652</b>	<b>2022-06-27</b>	<b>Star Metroland Medita</b>	<b>Advertising</b>		
7477106		16-790-4 - Recreation - Swim Pro	Advertising	917.01	
		11-210-2 - A/R HST Receivable	HST Tax Code	101.29	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	117.15	1,018.30
7477107		16-108 - Admin - Advertising	Advertising	496.42	
		11-210-2 - A/R HST Receivable	HST Tax Code	54.83	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	63.42	551.25
7487989		16-108 - Admin - Advertising	Advertising	132.99	
		11-210-2 - A/R HST Receivable	HST Tax Code	14.69	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	16.99	147.68
				Payment Total:	1,717.23
<b>653</b>	<b>2022-06-27</b>	<b>Telizon Inc.</b>	<b>Long Distance</b>		
06319120220610		16-109 - Admin - Telephone	Long Distance	14.83	
		16-803 - Library - Expenses	Long Distance	0.83	
		16-237 - Station 1 - Telephone	Long Distance	6.69	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.48	



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		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.86	24.83
<b>654</b>	<b>2022-06-27</b>	<b>Paul Trudeau</b>	<b>Boot Allowance</b>		
Exp Jun7/22		16-316 - Garage - Miscellaneous	Boot Allowance	135.08	
		11-210-2 - A/R HST Receivable	HST Tax Code	14.92	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	17.26	150.00
<b>655</b>	<b>2022-06-27</b>	<b>TXM Motorsports Inc.</b>	<b>Supplies</b>		
IN42		16-784 - Mower Expense	Supplies	85.23	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.42	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	10.89	94.65
IN41		16-784 - Mower Expense	Supplies	24.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.73	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.16	27.46
IN43		16-769 - Facilities / Parks Mainten	Repairs	18.30	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.02	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.34	20.32
IN45		16-769 - Facilities / Parks Mainten	Repair	98.57	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.89	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.59	109.46
IN44		16-769 - Facilities / Parks Mainten	Repair	98.88	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.92	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.63	109.80
IN50		16-769 - Facilities / Parks Mainten	Repair	91.58	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.12	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11.70	101.70
				<b>Payment Total:</b>	<b>463.39</b>
<b>656</b>	<b>2022-06-27</b>	<b>Vianet</b>	<b>Internet</b>		
Jun/22		16-162 - High Speed Internet	Internet	191.26	
		16-240 - Station 1 - Internet	Internet	170.90	
		16-710 - Dunchurch Hall -High Sp	Internet	106.80	
		16-321 - Garage - High Speed Inte	Internet	106.80	
		16-720 - Maple Is. Hall - Telephon	Internet	106.80	
		16-457-1 - York Landfill - Internet	Internet	160.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	93.14	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	107.73	936.43
<b>657</b>	<b>2022-06-27</b>	<b>The Water Healer Corp.</b>	<b>Repair</b>		
723		16-778 - Water Maintenance	Repair	228.96	
		11-210-2 - A/R HST Receivable	HST Tax Code	25.29	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	29.25	254.25
<b>658</b>	<b>2022-06-27</b>	<b>Whitmell, Ron</b>	<b>Staking Fees</b>		

Report Date  
2022-06-28 8:55 AM

Municipality of Whitestone  
**List of Accounts for Ratification**  
As of 2022-06-28  
Batch: 2022-00053 to 2022-00054

Page 11

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
Exp 10-Jun-22		16-501-1 - Staking Fees	Staking Fees	350.00	350.00
659 1522544	2022-06-27	Xplornet (Aulds)	Internet - Aulds		
		16-479-1 - Aulds Landfill - Internet	Internet - Aulds	76.49	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.45	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.77	84.94
660 INV43108277	2022-06-27	XPLORNET (Fire)	Fire Stat 2		
		16-262 - Statuib 2 - Internet	Fire Stat 2	5.09	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.56	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	0.65	5.65
661 1494	2022-06-27	Your Way Automotive	Repair		
		16-290 - Bld Official-Truck-Mainten	Repair	612.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	67.60	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	78.19	679.66
Other: 2-Man MAR2022	2022-03-28	Bell Canada	Bell Internet - Office		
		16-126 - Admin - Communications	Bell Internet - Office	152.59-	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.85-	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	19.49-	169.44-
Total for AP:					239,215.42

Report prepared for Council June 28, 2022



## STAFF REPORTS



# Municipality of Whitestone

## Report to Council

**Prepared for:** Council

**Department:** Public Works

**Agenda Date:** July 5, 2022

**Report No:** ADMIN-2022-11

### Subject:

Contract award for the installation of a Septic System for the Nursing Station

### Recommendation:

THAT the Council the Municipality of Whitestone does hereby receive Report ADMIN-2022-11 (Contract award for the installation of a Septic System for the Nursing Station) for information;

AND THAT the Council of the Municipality of Whitestone does hereby award the contract for the installation of a Septic System for the Whitestone Nursing Station expansion project to Tower Excavating in the amount of \$47,500 plus HST.

### Background:

Tender 2022-10 for the installation of the Septic System for the Nursing Station was released on June 7, 2022 and closed June 14, 2022 at 2:00 p.m. The tender was advertised on the Municipal website and in the Parry Sound North Star and, was sent to nine (9) known contractors.

### Analysis:

Three bids were received and opened and, there were no late submissions.

	BIDDER	BID (excluding HST)
1	Tower Excavating, Parry Sound	\$ 47,500
2	Morgan Construction, Parry Sound	\$ 62,000
3	G. Preist Service Inc., Minesing	\$ 68,580

Tenders was checked for mathematical errors and conformity to the Tender requirements. No errors or omissions were noted during this analysis. The proposal from Tower Excavating is compliant and recommended for award.



**Financial Considerations:**

The Septic System was budget was \$35,600 (inclusive of HST, factoring in the HST rebate) and was included as a line item in the overall budget for the expansion of the Nursing Station.

The total excepted cost of the Septic System installation is as follows:

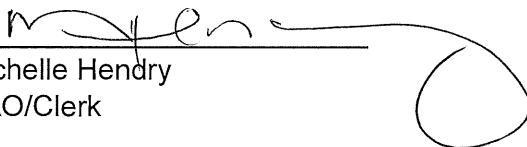
Tender	\$ 47,500
HST	\$ 6,176
HST Rebate	-\$ 5,339
Engineering	\$ 2,500
TOTAL	\$ 50,837

The shortfall of \$15,237 will be funded from the \$80,000 contingency that was budgeted for the expansion project.

**Link to Strategic Plan:**

5. Maintenance of our Infrastructure

**Respectfully submitted by:**

  
\_\_\_\_\_  
Michelle Hendry  
CAO/Clerk

## MEMORANDUM

**To:** Mayor and Council  
**Cc:** Michelle Hendry, CAO  
**Date:** July 05, 2022  
**Re:** Gooseneck Lake Dock

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### BACKGROUND

Council passed Resolution 2022-117 on April 5, 2022 as follows:

THAT inclusion in the 2022 capital budget of the Gooseneck Lake Dock is contingent upon the following prerequisites to be completed prior to the commencement of any procurement or installation work:

- (i) Staff investigate the site of the Gooseneck Lake Boat Launch to determine upgrades required to roads and/or shoreline, and
- (ii) Staff secure any crown land use permits and in-water works permits required for the proposed installation work, and
- (iii) An agreement for ongoing maintenance of the installation with an organization representing local users is in place.

### DISCUSSION

Per (i) staff have investigated the need for upgrades to the road and/or shorelines and have undertaken upgrades to the parking, accesses road and boat ramp area.

Per (ii) staff have determined that the lands where the Dock and Dock ramp is to be installed are not Crown lands and therefore a Land Use Permit is not required.

Per (iii) staff recommend that an agreement is not required. Public Works Staff commit to the following:

Removal of the ramp every fall and the ramp to be reinstalled every spring

Signs to be posted:

- Day use only no overnight docking
- No diving

This public space is well used on a regular basis by the public. The public notifies the municipality if there is a concern regarding the area such as hazards or garbage.

Public Works also completes inspections while in the area. The new dock is a low maintenance dock that should provide a great public service for many years.

## CORRESPONDENCE



## North America's Railroad

### **NEWS RELEASE**

# **CN to Invest \$430 Million in Ontario Enabling Sustainable Growth, Improving Capacity and Advancing the Company's Commitment to Safety**

***CN is building the premier railway of the 21st century by investing in Ontario***

**MONTREAL, June 22, 2022** – CN (TSX: CNR) (NYSE: CNI) announced today plans to invest approximately C\$430 million in Ontario in 2022. This includes investments in technology, capacity, rolling stock units and company-wide decarbonization initiatives, as well as network improvements. These investments will power sustainable growth and ensure the continued safe movement of goods in Ontario and everywhere on CN's transcontinental network.

"We continue to make significant investments in our network, technology, and capacity. We are building the premier railroad of the 21st century to do even more for our customers, railroaders, shareholders, and the communities in which we operate. "

- Sean Finn, Executive Vice-President, Corporate Services and Chief Legal Officer of CN

"At a time when the resilience of our supply chains is more important than ever, investing in our rail transportation system ensures essential goods can reach Canadians on time. Railways play an important role in growing our economy, and I am pleased to see CN taking this important step to strengthen our rail networks. Today's announcement will help improve the fluidity of our rail network against the unprecedented disruptions to service we have seen in the last two years, and is good news for Canadians."

- The Honourable Omar Alghabra, Minister of Transport, Government of Canada

"The Ontario Chamber of Commerce applauds our member, CN, for making such a significant investment in the province. With continued strains on global supply chains, we welcome CN's work to strengthen domestic competitiveness and supply chain resilience."

- Rocco Rossi, President and CEO, Ontario Chamber of Commerce



Maintenance program highlights include:

- Replacing 43 miles of rail;
- Installing approximately 123,000 new railroad ties;
- Rebuilding 84 road crossing surfaces; and
- Maintenance work on bridges, culverts, signal systems, and other track infrastructure

**Ontario in numbers:**

- Capital investments: More than C\$1.4 billion in the last five years
- Employees: approximately 3,830
- Railroad route miles operated: 2,542
- Community partnerships: C\$3.2 million in 2021
- Local spending: C\$2.3 billion in 2021
- Cash taxes paid: C\$97 million in 2021

**Forward-looking Statements**

Certain statements included in this news release constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995 and under Canadian securities laws. By their nature, forward-looking statements involve risks, uncertainties and assumptions. The Company cautions that its assumptions may not materialize and that current economic conditions render such assumptions, although reasonable at the time they were made, subject to greater uncertainty. Forward-looking statements may be identified by the use of terminology such as "believes," "expects," "anticipates," "assumes," "outlook," "plans," "targets," or other similar words. Forward-looking statements reflect information as of the date on which they are made. CN assumes no obligation to update or revise forward-looking statements to reflect future events, changes in circumstances, or changes in beliefs, unless required by applicable securities laws. In the event CN does update any forward-looking statement, no inference should be made that CN will make additional updates with respect to that statement, related matters, or any other forward-looking statement.

**About CN**

CN is a world-class transportation leader and trade-enabler. Essential to the economy, to the customers, and to the communities it serves, CN safely transports more than 300 million tons of natural resources, manufactured products, and finished goods throughout North America every year. As the only railroad connecting Canada's Eastern and Western coasts with the U.S. South through a 18,600-mile rail network, CN and its affiliates have been contributing to community prosperity and sustainable trade since 1919. CN is committed to programs supporting social responsibility and environmental stewardship.

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To: Michelle Hendry, Mayor George Comrie, Council members and the Whitestone Planning Team, Municipality of Whitestone  
 From: The Lorimer Lake Association (LLA)  
 Date: June 24, 2022  
 Re: Official Plan amendment

Thank you for taking the time to speak to the Lorimer Lake Association representatives during the May 3, 2022, council meeting.

As confirmed previously, we understand that the Municipality of Whitestone is not in favor of any further severances on the Whitestone side of Lorimer Lake, due to its characteristics of being a lake at capacity and a trout lake.

During the May 3<sup>rd</sup> meeting it was discussed by council that the official plan was not up for renewal at present. Subsequently Michelle Hendry confirmed by email that "the Municipality will need to plan for an OP review and update in 2023".

Knowing that the OP review and update will take a number of months to complete, after the initial review and update has begun in 2023, the Lorimer Lake Association would like to request that this statement is added as soon as possible to the official plan for Whitestone as an amendment to the official plan:

Lorimer Lake is managed as a Lake Trout Lake and the lake has been identified as being at capacity. The LCAH (Lakeshore Capacity Handbook) guidelines should be followed for Lorimer Lake and new lot creation will not be permitted.

**Therefore, the final changes that the Lorimer Lake Association requests be made to the current official plan for Whitestone are as follows:**

1- Section 17.06.1 of the Consolidated, June 2, 2016, official plan should please be changed as follows:

**Original:**

Lorimer Lake is managed as a Lake Trout Lake and the lake has been identified as being at capacity. New lot creation may only be considered in accordance with the LCAH (Lakeshore Capacity Handbook)

**Revised**

Lorimer Lake is managed as a Lake Trout Lake and the lake has been identified as being at capacity. ~~New lot creation may only be considered in accordance with~~ The LCAH (Lakeshore Capacity Handbook) guidelines should be followed for Lorimer Lake and new lot creation will not be permitted.

The Lorimer Lake Association would like to thank you in advance for your help and time.

Best regards,

The Lorimer Lake Association