



Environmental Impact Study Addendum for 3340 Stricker's Lane, Township of Selwyn, County of Peterborough, Ontario

November 27, 2023

Prepared for:
Lovesick Lake Marina

Cambium Reference: 6632-001

CAMBIUM INC.

866.217.7900

cambium-inc.com



Table of Contents

1.0	Introduction.....	1
1.1	Existing Site Conditions.....	1
1.2	Description of Proposed Development.....	1
1.3	Terms of Reference.....	2
2.0	Natural Heritage Policy Context.....	3
2.1	Provincial Policy Statement, 2020.....	3
2.2	Growth Plan for the Greater Golden Horseshoe, 2020.....	4
2.3	Official Plan and Zoning By-Law.....	5
2.4	Provincial Endangered Species Act, 2007.....	6
2.5	Migratory Birds Convention Act, 1994.....	6
3.0	Technical Approach and Data Collection Methods.....	7
3.1	Consultation and Agency Correspondence.....	7
3.2	Field Investigations.....	7
3.2.1	Deer Wintering Habitat Survey.....	8
3.2.2	Pileated Woodpecker Nest Survey.....	8
3.2.3	Tree Inventory and Preservation Plan.....	9
4.0	Characterization of Natural Features and Functions.....	10
4.1	Significant Wildlife Habitat.....	10
4.1.1	Deer Wintering Habitat (Stratum I).....	10
4.2	Pileated Woodpecker Nest Survey.....	11
5.0	Summary of Recommendations.....	13
6.0	Closing.....	14
7.0	References.....	15



List of Embedded Tables

Table 1	Protected Features of the GPGGH	5
Table 2	Summary of Field Investigations	10

List of Appended Figures

Figure 1	Natural Heritage Constraints
----------	------------------------------

List of Appendices

Appendix A	Conceptual Site Plan
Appendix B	Correspondence



1.0 Introduction

In 2019, Cambium Inc. (Cambium) was retained by Lovesick Lake Beach Resort to conduct an Environmental Impact Study (EIS) for a proposed resort development at 3340 Stricker's Lane, to be associated with an existing resort development with frontage on Lovesick Lake, near Burleigh Falls. The EIS, dated September 28, 2020, was reviewed by the planning authorities, Otonabee Region Conservation Authority (ORCA), and the public; comments were received by DM Wills and subsequently circulated to Cambium. To address the comments, Cambium has prepared the enclosed Environmental Impact Study Addendum for 3340 Stricker's Lane, Township of Selwyn, County of Peterborough, Ontario to supplement the EIS submitted in 2020.

1.1 Existing Site Conditions

The Site includes an existing resort development with shoreline cottages, trailer sites, and associated amenities. The existing development is focused along the shoreline of Lovesick Lake, with the southern portion of the Site being undeveloped. The shoreline and southern portion of the Site are separated by an escarpment feature, with the southern portion (i.e., proposed development area) being approximately 30 m higher in elevation than the shoreline. An access road connects the existing development along the shoreline with the proposed development area at the top of the escarpment.

The Site is within Ecoregion 6E-9 of Ontario (Crins, Gray, Uhlig, & Wester, 2009).

1.2 Description of Proposed Development

The proposed development includes the creation of trailer sites and associated infrastructure (roadways, septic system, amenity areas). An Official Plan and Zoning By-Law Amendment is required to allow for a resort development, which would include a maximum of 41 campsites on top of an escarpment overlooking Lovesick Lake. The development area will be accessed from Forest Hill Road, with an internal road connection to the existing resort area immediately to the north. The Site Plan was submitted to the Ministry of Environment, Conservation and Parks (MECP) for review of the on-site wastewater system. Based on that review the



Environmental Compliance Approval (ECA) for the Site will be for 38 sites with an additional 3 sites in reserve. A Conceptual Site Plan is provided in Appendix A.

1.3 Terms of Reference

The Site is within the jurisdiction of the Otonabee Region Conservation Authority (ORCA) and their regulated area overlaps the Site due to the presence of mapped unevaluated wetlands. As a result, the 2020 EIS was prepared in consideration of the regulations on development adjacent to wetlands imposed by the ORCA's Ontario Regulation 167/06 under the Conservation Authorities Act (1990). During the 2020 field investigations, wetlands were confirmed to be absent from the Site.

Cambium consulted with ORCA regarding the terms of reference for this EIS. This consultation included emails and calls with Erin McGauley, Watershed Biologist, in 2017 and further consultation with ORCA staff in 2020. ORCA reviewed the EIS during the first submission of the development application; review comments and relevant correspondence are included in Appendix B.



2.0 Natural Heritage Policy Context

At the provincial level, the Site is affected by the *Planning Act* R.S.O. 1990, as amended, and the associated Provincial Policy Statement, 2020 (PPS) as well as the *Places to Grow Act*, 2005 and the associated Growth Plan for the Greater Golden Horseshoe, 2020 (GPGGH). For this site, the most stringent environmental policies are contained within the GPGGH. As such, the GPGGH is considered to be the guiding policy framework for the development.

The complete policy context of the development proposal is presented in the 2020 EIS; the sections below articulate the policies that apply specifically to the aspects of the environment addressed through this EIS Addendum.

2.1 Provincial Policy Statement, 2020

The PPS provides direction on matters of provincial interest related to land use planning and development. Section 2.1 of the PPS (Ministry of Municipal Affairs and Housing, 2020) protects the form and function of eight types of significant natural heritage features, which include:

- significant wetlands
- significant coastal wetlands
- significant woodlands (limited to Ecoregions 6E and 7E)
- significant valleylands
- significant wildlife habitat (SWH)
- significant areas of natural and scientific interest (ANSI)
- fish habitat
- habitat of endangered and threatened species

Given their significance, development and site alteration are prohibited within provincially significant wetlands (PSW) in Ecoregions 5E, 6E, and 7E and within significant coastal wetlands. Development and site alteration in fish habitat and the habitat of endangered and threatened species shall only be permitted in accordance with provincial and federal requirements. Development and site alteration within other natural heritage features and on lands adjacent to all natural heritage features may be permitted if it is demonstrated that there



will be no negative impacts on the feature or its ecological function. The PPS defines “development” as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act. “Site alteration” means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Section 2.2 of the PPS protects the quality and quantity of water, including the form and hydrologic function of sensitive surface water features and sensitive ground water features. Focus is given to maintaining hydrologic linkages and functions at the watershed scale to minimize potential negative impacts, including cross-jurisdictional and cross-watershed impacts of development. Mitigative measures and/or alternative development approaches should be considered for development near water features.

2.2 Growth Plan for the Greater Golden Horseshoe, 2020

The Greater Golden Horseshoe is one of the most dynamic and fast-growing regions in North America. To address the challenges of increased development within the area, the Growth Plan for the Greater Golden Horseshoe, 2020 (GPGGH) builds on the PPS *“to establish a unique land use planning framework for the Greater Golden Horseshoe that supports achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity”* (Ministry of Municipal Affairs and Housing, 2020). In general, the GPGGH seeks to preserve agricultural lands, water resources, and natural areas by directing growth to settlement areas as defined in municipal Official Plans.

The GPGGH contains policies regarding a provincial Natural Heritage System (NHS), key hydrologic features (KHF), key hydrologic areas (KHA), and key natural heritage features (KNHF) (Table 1). Policies that reference the provincial NHS apply once the municipal Official Plan has incorporated the provincial NHS into their schedules; until that time, the policies that reference the NHS will apply outside settlement areas to the natural heritage systems identified in Official Plans that were approved and in effect as of July 1, 2017. Section 4.2.3 of the GPGGH states that, outside of settlement areas, development or site alteration is generally not permitted in KNHFs that are part of the NHS or in KHFs. Section 4.2.4 states that, outside



of settlement areas, a proposal for new development or site alteration within 120 metres of a KNHF within the NHS or a KHF will require a natural heritage evaluation or hydrologic evaluation that identifies a suitable vegetation protection zone (i.e., a development setback). For KHFs, fish habitat, and significant woodlands the vegetation protection zone can be no less than 30 m measured from the outside boundary of the feature.

Table 1 Protected Features of the GPGGH

Key Hydrologic Features	Key Natural Heritage Features	
Permanent Streams	Habitat of Endangered and Threatened Species	Significant Wildlife Habitat
Intermittent Streams	Fish Habitat	Sand Barrens
Inland Lakes and their Littoral Zones	Wetlands	Savannahs
Seepage Areas and Springs	Life Science Areas of Natural and Scientific Interest (ANSI)	Tallgrass Prairies
Wetlands	Significant Valleylands	Alvars
	Significant Woodlands	

This Study, in combination with the 2020 EIS, is intended to address the requirements of a Natural Heritage Evaluation (NHE) under the GPGGH.

2.3 Official Plan and Zoning By-Law

The land use designations, feature designations, and zoning of the Site are described as:

Source	Designation / Zoning
Official Plan – County of Peterborough	Shoreline Areas and the Waterfront
Official Plan – Township of Smith	Rural (east side) and Seasonal Residential (west side)
Zoning By-law – Selwyn Township Zoning By-law (2009-021)	Rural (RU; west and south sides), Recreational Commercial (east side), and Environmental Protection (EP; along the shoreline)



2.4 Provincial Endangered Species Act, 2007

Species listed as endangered or threatened on the Species at Risk in Ontario (SARO) list, and their habitats, are protected under the provincial Endangered Species Act, 2007 (ESA) (Government of Ontario, 2007). Section 9(1) of the ESA prohibits a person from killing, harming, harassing, capturing, or taking a member of a species listed as endangered, threatened, or extirpated. Section 10(1) of the ESA prohibits the damage or destruction of habitat of species listed as endangered or threatened. Protection of special concern species is provided through designation of their habitat as significant wildlife habitat (SWH), a provincially protected natural heritage feature. Species at risk (SAR) are discussed throughout this report, as applicable.

It is ultimately the proponent's responsibility to ensure that no harm to these species or their habitats occurs during their planned activities. This Study includes a habitat-based screening for species of conservation concern to determine if the Site has suitable habitat for any provincially or federally listed species at risk (SAR).

2.5 Migratory Birds Convention Act, 1994

The federal *Migratory Birds Convention Act* (MBCA) prohibits killing, capturing, injuring, taking, or disturbing of the listed migratory birds. Including damaging, destroying, removing, or disturbing of nests of all migratory bird species that contain a live birds or viable eggs. In 2022, new *Migratory Birds Regulations* (MBR) were adopted that offer year-round protection for the nests of 18 migratory species, until the nest is deemed to be abandoned. Nest abandonment must be reported through the Abandoned Nest Registry, administered by Environment and Climate Change Canada (ECCC), if there is a need to damage, disturb, destroy, or remove a nest of a species listed in Schedule 1 of the MBR. The time period to confirm nest abandonment varies by species, and ranges from 12 - 36 months.

To ensure compliance with the MBCA during development, best management practices should be implemented to detect and avoid disturbances to active nests of listed species. Active nests are protected and should be left undisturbed until all young have fledged, the nest is determined by a professional to be inactive or abandoned.



3.0 Technical Approach and Data Collection Methods

A comprehensive discussion of the technical approach and data collection methods was presented in the 2020 EIS. The following sections serve to update that information, where additional protocols were employed, or protocols were updated as a result of regulatory changes. The remainder of the report presents the methods and data collected in 2023 to supplement the 2020 EIS, and these reports should be reviewed together to ensure a thorough understanding of the development proposal, potential impacts, and appropriate mitigations.

3.1 Consultation and Agency Correspondence

Regulatory agency consultation may include Fisheries and Oceans Canada (DFO), the Ministry of Natural Resources and Forestry (MNR), the Ministry of Environment, Conservation, and Parks (MECP), and the local Conservation Authority, as applicable. The MECP is responsible for administering the ESA and providing direction on potential compliance issues. MECP has prepared a guidance document titled *Client's Guide to Preliminary Screening for Species at Risk* (Ministry of the Environment, Conservation and Parks, 2019). This document aims to “help clients better understand their obligation to gather information and complete a preliminary screening for SAR before contacting the Ministry”. This document was used to guide the SAR habitat-based screening for the Study.

For this Study, as a condition of approval, the MECP will be circulated to review the development proposal for compliance with the *Endangered Species Act* (ESA, 2007).

3.2 Field Investigations

Ecological investigations were completed on the Site by a team of qualified ecologists to understand potential ecological constraints to development. Information gathered through the background review was used to guide the development of the fieldwork program and was supplemented with additional site specific information gathered through various standard methodologies. Survey methodologies for each of the field investigations completed on the Site are described in the following sections.



All surveys were conducted by appropriately trained Cambium staff. Survey stations were GPS marked in the field. Data were documented manually, reviewed upon return to the office, and transposed to digital format for secure data management.

3.2.1 Deer Wintering Habitat Survey

The MNRF is responsible for identifying deer wintering areas, which are a form of significant wildlife habitat (SWH). Stratum 1 locations are the core wintering areas and include forests with greater than 60 percent canopy closure (conifer cover preferred). Stratum 2 areas include agricultural lands or deciduous / mixed forests where deer congregate before moving into the core area when winter conditions are more severe. Congregation areas are typically greater than 100 hectares, though conifer plantations less than 50 hectares may also be used. A travel corridor to the yard from the congregation area is required. To determine the significance of a congregation area, the MNRF conducts an assessment, typically during January or February when the snow depth is greater than 20 centimeters (cm), using techniques such as aerial, ground, or road surveys or a pellet count deer density survey. Also, since deer tend to re-use the same congregation areas year after year, local hunters, conservation officers, and foresters may know if a specific location is used as a wintering area.

Deer wintering areas are identified and mapped as significant wildlife habitat (SWH) by the MNRF and this mapping is not typically altered a site-level Study. However, Site specific information can be gathered through a Study to provide an assessment of the wintering area quality, such as the extent and quality of conifer cover and estimated quantity of food available (Ministry of Natural Resources and Forestry, 2015). In accordance with the PPS, development may be permitted within SWH provided that an appropriate technical study demonstrates no negative impact to the feature or function.

3.2.2 Pileated Woodpecker Nest Survey

To ensure compliance with the MBCA and the 2022 Regulations, Cambium conducted a search of the woodland for nests of species that have specific nest protections in place. For the habitat type present on the Site, the target species for the survey was the Pileated Woodpecker, which have year round nest protection because this species is known to reuse



nesting cavities from year to year. Further, nesting cavities provide high conservation value because they are known to provide habitat for other migratory bird species. If nests of Pileated Woodpecker are proposed to be damaged or destroyed, the nests must be registered and deemed to be abandoned, through the process outlined in the 2022 Regulations.

To verify occupancy of potentially suitable habitat by Piliated Woodpeckers, a nesting cavity search is conducted during appropriate seasonal conditions. To ensure good visibility into the tree canopy, where most nests are identified, targeted surveys should be completed during the leaf off period. Tree cavities are evaluated in accordance with Environment and Climate Change Canada (ECCC) guidance, which classifies cavities for nesting, roosting, and foraging (ECCC, 2023). Only nesting cavities are protected under the MBCA and Regulations. Signs of cavity excavation are documented if present (i.e., wood chips beneath appropriately shaped cavities). If potential nesting cavities are documented, and the nest is within an area that may be damaged or destroyed, the cavity is monitored every 10 - 14 days from late April through late June to determine whether nesting is actively occurring.

3.2.3 Tree Inventory and Preservation Plan

ORCA comments request that a Tree Inventory and Preservation Plan (TIPP) be completed as a condition of approval. The intent of the TIPP is to: verify the location and number of Butternut trees on the Site to ensure ESA compliance; identify trees to be preserved to meet the 60% canopy closure target for the overall woodland feature; include tree protection measures; include a monitoring mechanism to confirm that tree removal is completed in accordance with the TIPP.

The Client intends to complete the TIPP as required to meet the expected condition of approval. The TIPP will be completed at detailed design and is not discussed further in this report.



4.0 Characterization of Natural Features and Functions

A summary of the field investigations completed on the Site in 2023 is presented in Table 2.

Table 2 Summary of Field Investigations

Date	Time On Site	Weather	Observer	Activities
2023-04-06	12:00-15:30	Temp: 8-10°C Sky Code: 1 Wind Code: 1 Noise Code: 1	K. McKitterick	Deer Wintering Habitat Survey
2023-04-24	13:00-15:30	Temp: 8-10°C Sky Code: 1 Wind Code: 1 Noise Code: 1	K. McKitterick	Tree Cavity Nest Search

Notes: Wind = Beaufort Wind Scale value (0 = 0-2 kph, 1 = 3-5 kph, 2 = 6-11 kph, 3 = 12-19 kph, 4 = 20-30 kph, 5 = 31-39 kph, 6 = 40-50 kph). Noise is reported based on background noise levels: Index 0 – no appreciable effect, 1 – slightly affecting sampling, 2 – moderately affecting sampling, 3 – seriously affecting sampling, 4 – profoundly affecting sampling.

4.1 Significant Wildlife Habitat

4.1.1 Deer Wintering Habitat (Stratum I)

A mapped Deer Wintering Habitat area (Stratum I) overlaps the Site; however, as identified in the original EIS, the forest overlapping the Site does not meet the ideal criteria for Stratum I habitat. Stratum I habitats are the core wintering area for deer, and due to the greater degree of shelter provided, coniferous or mixed forest areas are preferred. The Site is entirely occupied by a young to mid-aged deciduous forest that would not provide the deep shelter required by deer during the core winter months. Further, the position at the top of the escarpment is generally exposed, further decreasing the sheltering capability of the habitat.

To address public comments that were received during the first submission, which noted the presence of many deer in the immediate area, targeted surveys were conducted in the early spring to determine the habitat function of the Site for overwintering deer. The ground was snow covered at the time of the Site visit, and scat and tracks were visible and identifiable. Transects were walked across the complete Site area, extending onto adjacent lands to the south by 50 m, with further searching conducted in areas that appeared to have more



favourable conditions for White-tailed Deer. Minimal evidence of use was documented on the Site. One set of tracks and scat was observed immediately to the south of the property boundary. There was no evidence of deer bedding and very little conifer cover was observed. Very little evidence of deer browse was documented, despite the presence of suitable browse material.

Based on the results of this targeted survey, it is confirmed that the Site does not provide high quality overwintering habitat for deer. While designated as SWH by the MNRF, the portion of the habitat that overlaps the Site does not provide this significant habitat function, and no significant function was documented within 50 m to the south of the Site. Accordingly, development of the Site would not result in negative impacts to deer wintering SWH and is therefore in conformity with PPS Sections 2.1.5d) and 2.1.8.

Linear infrastructure can increase predation risk for large mammals. The road across the Site has been designed to minimize the potential for increased predation to deer, or direct impacts related to road mortality. The road has numerous curves to maintain low traffic speeds and to decrease visibility for predators along the roadway.

4.2 Pileated Woodpecker Nest Survey

The entire footprint of the development area was searched for potentially suitable Pileated Woodpecker nesting cavities. While no Pileated Woodpecker were observed on the Site, recent evidence of Pileated Woodpecker activity was observed in the form of fresh wood chips below feeding holes in numerous locations. The size, shape, and number of feeding holes indicates historical and ongoing presence of this species in the woodland.

A total of 6 cavity trees were identified on the Site as illustrated on Figure 1. Of these, 1 tree met the ECCC criteria as containing a potential Pileated Woodpecker nesting cavity. No Pileated Woodpecker were observed entering or exiting the cavity, and no territorial behaviour was observed. The location of the single potential nesting tree is within proposed Lot 32, near the treed buffer between Lots 32 and 33. This tree should be identified for preservation in the TIPP at detailed design. The potential Pileated Woodpecker nesting cavity should be avoided (i.e., left in place) to prevent contravention of the MBCA and Regulations. No buffer is required



to meet the intent of the MBCA and Regulations. If the tree cannot be avoided, the cavity should be registered with ECCC in accordance with the Abandoned Nest Registry, and the cavity should be monitored for use during the nesting season for a period of 36 months. No removal of the tree should occur within the 36 month waiting period from the date of registration.

The remaining 5 trees were observed to be unsuitable for Pileated Woodpecker nesting due to cavity size or advanced stages of decay. The trees in advanced decay likely served as former roosting and feeding cavities. Many other migratory bird species make use of former Pileated Woodpecker cavities for nesting in subsequent years. One of the cavities was observed to contain the active nest of a Winter Wren. Cambium recommends that these trees be preserved to the extent possible, as guided by an ecologist during the selective tree removal process, to maintain the diverse habitat function provided by these features. Selective tree removals must occur outside of the active nesting season for migratory birds and bats combined (April 1 – September 30).



5.0 Summary of Recommendations

The following recommendations are provided for the proposed development:

1. All required approvals and permits should be obtained prior to the commencement of any Site alteration / construction activities.
2. The TIPP will be completed at detailed design to meet the expected condition(s) of approval.
3. The location of the potential Pileated Woodpecker nesting cavity should be identified for preservation in the TIPP at detailed design and included on all future Site Plans.
4. The potential Pileated Woodpecker nesting cavity should be avoided (i.e., left in place) to prevent contravention of the MBCA and Regulations. If the tree cannot be avoided, the cavity should be registered with ECCC in accordance with the Abandoned Nest Registry, and the cavity should be monitored for use during the nesting season for a period of 36 months. No removal of the tree should occur within the 36 month waiting period from the date of registration.
5. The 5 other high quality wildlife trees should be left in place to preserve their diverse habitat function.
6. Tree removals should be guided by a qualified ecologist. Selective tree removals must occur outside of the active nesting season for migratory birds and bats combined (April 1 – September 30).
7. All recommendations provided in the 2020 EIS continue to apply.



6.0 Closing

In closing, potential negative impacts associated with the proposed development and site alteration can be appropriately minimized, provided that the recommendations outlined in Section 5.0 are followed. The information presented herein demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage and hydrologic features and function identified on or adjacent to the subject Site. Furthermore, the proposed development complies with applicable provincial policy.

Respectfully submitted,

Cambium Inc.

Kristina Domsic, B.E.S.
Ecologist / Project Coordinator

Matthew Wheeler, B.A. Hons.
Senior Ecologist / Project Manager



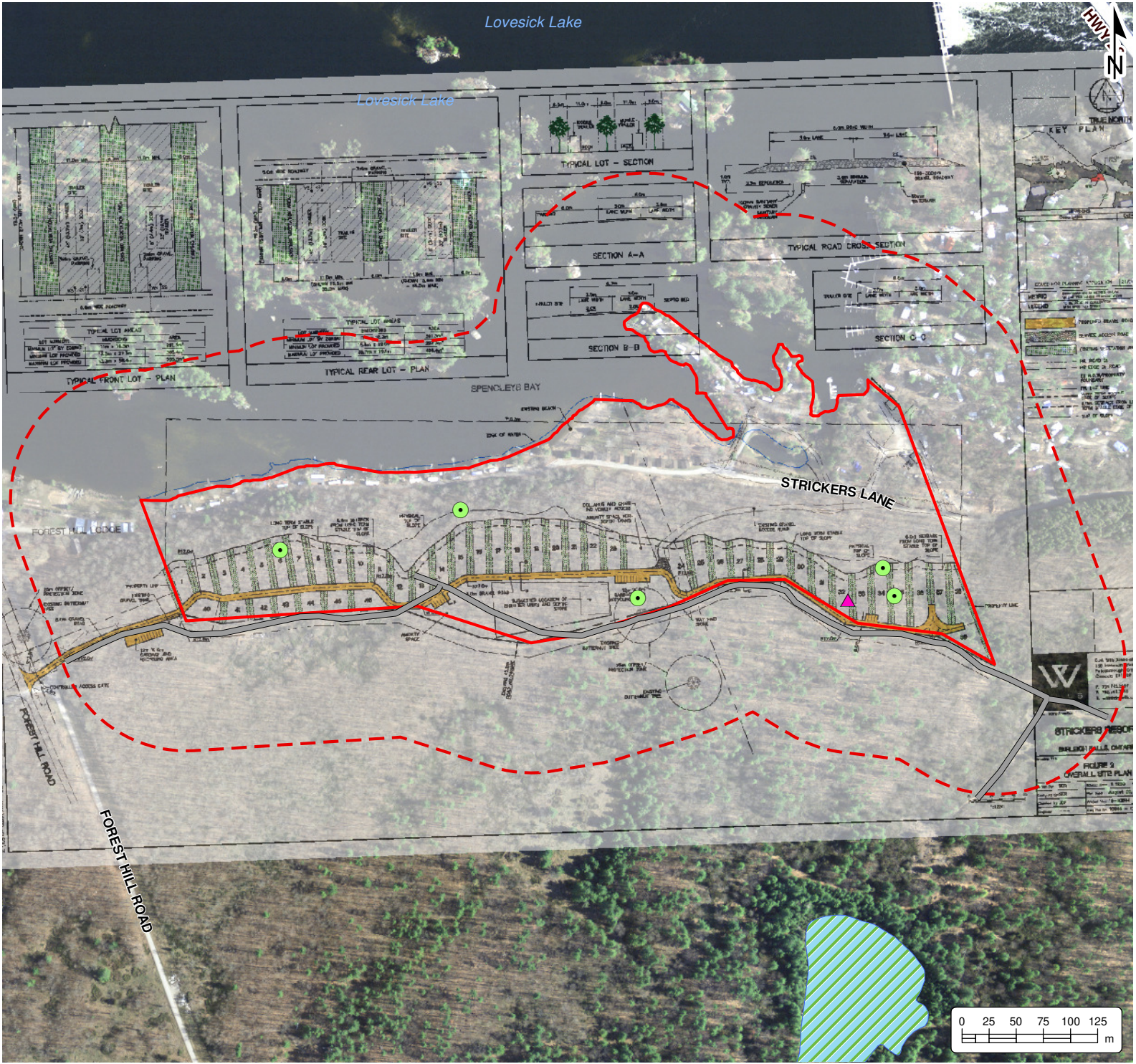
7.0 References

- Crins, W. J., Gray, P. A., Uhlig, P. W., & Wester, M. C. (2009). *The Ecoregions of Ontario, Part I: Ecozones and Ecoregions*. Peterborough, Ontario: Ministry of Natural Resources: Inventory, Monitoring and Assessment. Retrieved from <https://dr6j45jk9xcmk.cloudfront.net/documents/2712/stdprod-101587.pdf>
- ECCC. (2023, 05 30). *Pileated Woodpecker Cavity Identification Guide*. Retrieved from Avoiding Harm to Migratory Birds: <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/pileated-woodpecker-cavity-identification-guide.html>
- Government of Ontario. (2007, August). *O.Reg 230/08: Species at Risk in Ontario List under Endangered Species Act, 2007, S.O. 2007, c.6*. Retrieved from e-Laws: <https://www.ontario.ca/laws/regulation/080230>
- Ministry of Municipal Affairs and Housing. (2020). *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. Queens Printer for Ontario.
- Ministry of Municipal Affairs and Housing. (2020). Provincial Policy Statement. Ontario.
- Ministry of Natural Resources and Forestry. (2015). *Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E*. Peterborough, Ontario.
- Ministry of the Environment, Conservation and Parks. (2019). *Client's Guide to Preliminary Screening for Species at Risk*.



Appended Figures

O:\GIS\MXD\6600-669\6632-001 Lovesick Lake Marina - EIS and Lake Capacity Study - Stricker Resort, Selwyn\2023-05-30 FIG 4 - Natural Heritage Constraints.mxd



**ENVIRONMENTAL
IMPACT ASSESSMENT**
LOVESICK LAKE BEACH RESORT -
STEVE AND SCOTT PURVIS
3340 Stricker's Lane,
Selwyn, Ontario

- LEGEND**
- ▲ Potential Pileated Woodpecker Nesting Cavity (Unconfirmed Occupancy)
 - Wildlife Tree (High Quality)
 - - - 120m Adjacent Lands
 - Path
 - ▨ Confirmed Wetland
 - Site (12.45 ha)

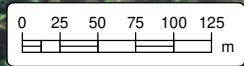
Notes:

- Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources or the Ontario Government).
- Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.
- Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.

 194 Sophia Street
Peterborough, Ontario, K9H 1E5
Tel: (705) 742.7900 Fax: (705) 742.7907
www.cambium-inc.com

**NATURAL HERITAGE
CONSTRAINTS**

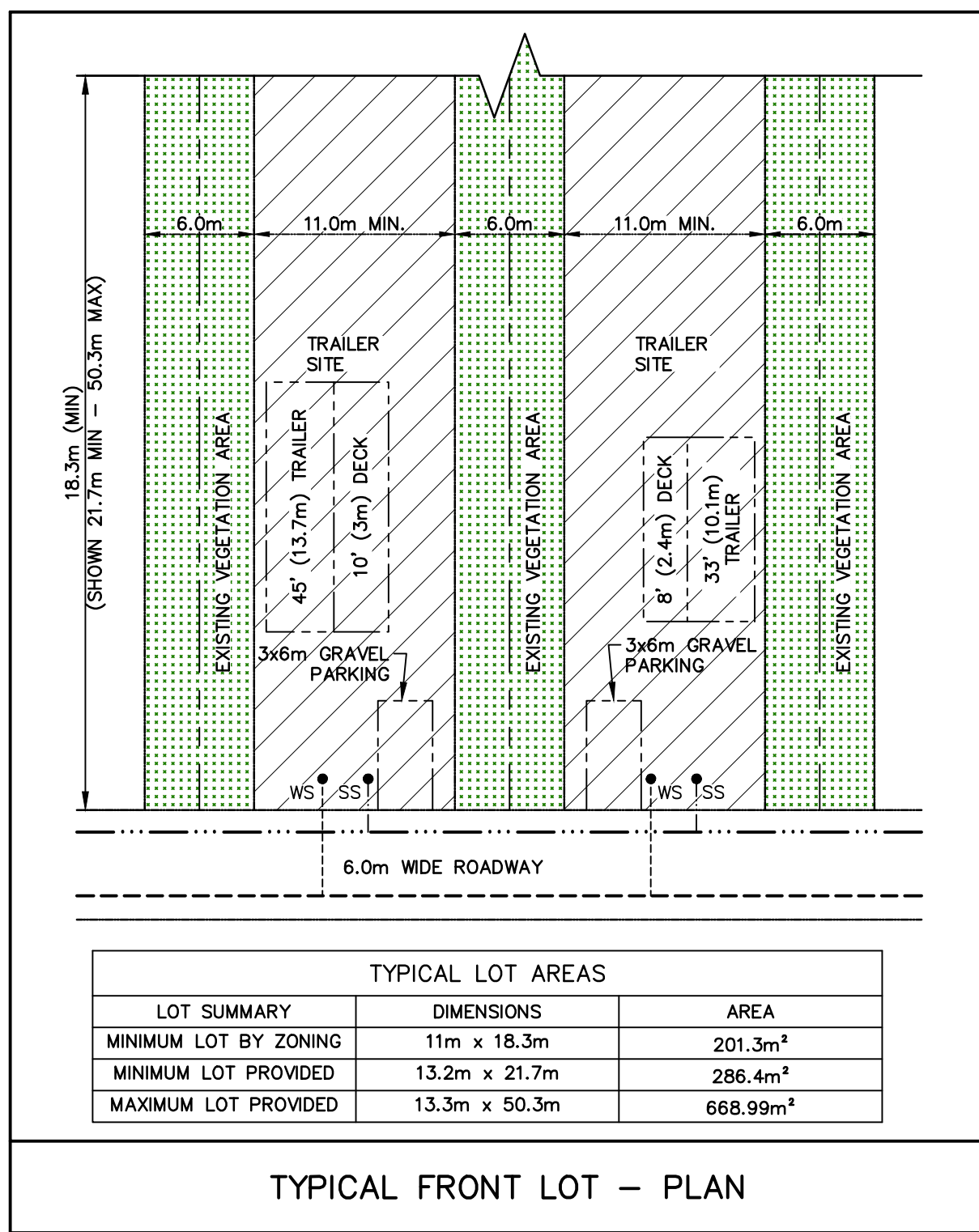
Project No.:	6632-001	Date:	May 2023
Scale:	1:5,000	Rev.:	
Created by:	DJL	Checked by:	ALH
Figure:			1





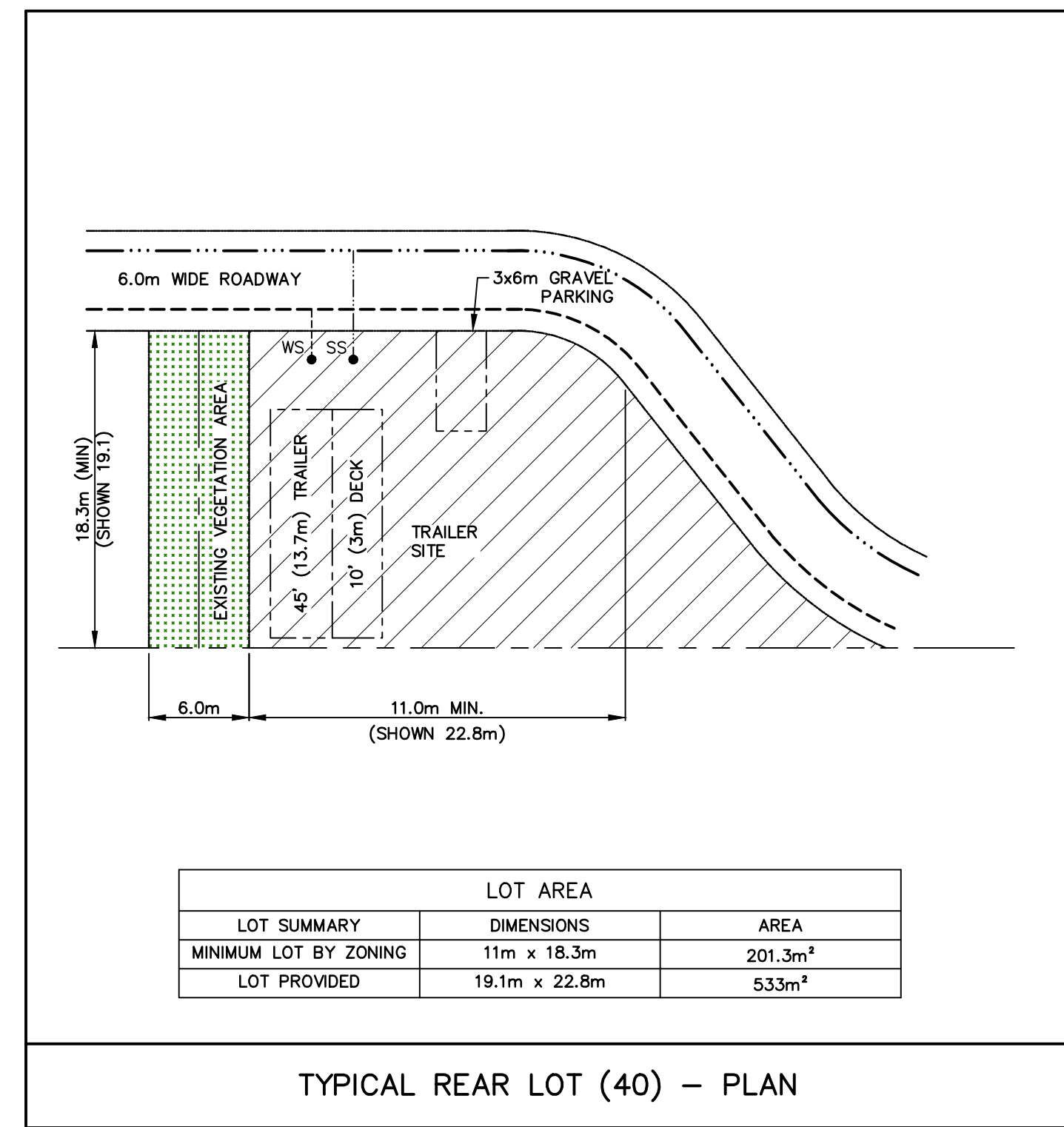
Appendix A

Conceptual Site Plan



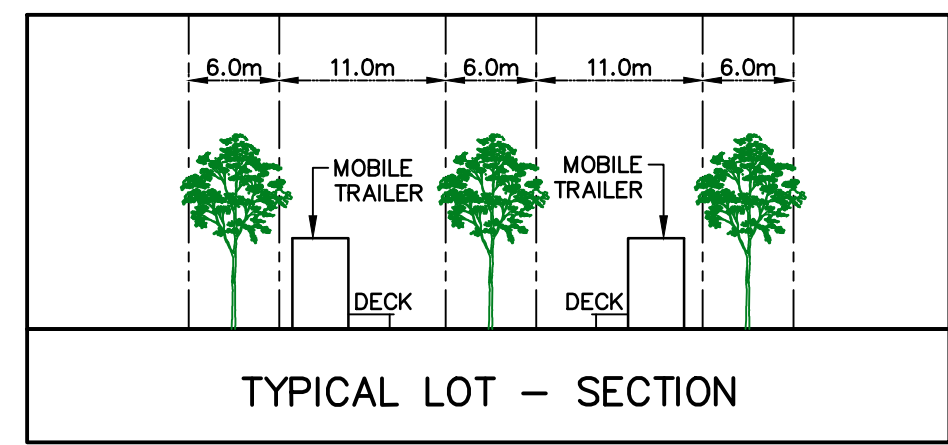
TYPICAL LOT AREAS		
LOT SUMMARY	DIMENSIONS	AREA
MINIMUM LOT BY ZONING	11m x 18.3m	201.3m ²
MINIMUM LOT PROVIDED	13.2m x 21.7m	286.4m ²
MAXIMUM LOT PROVIDED	13.3m x 50.3m	668.99m ²

TYPICAL FRONT LOT - PLAN

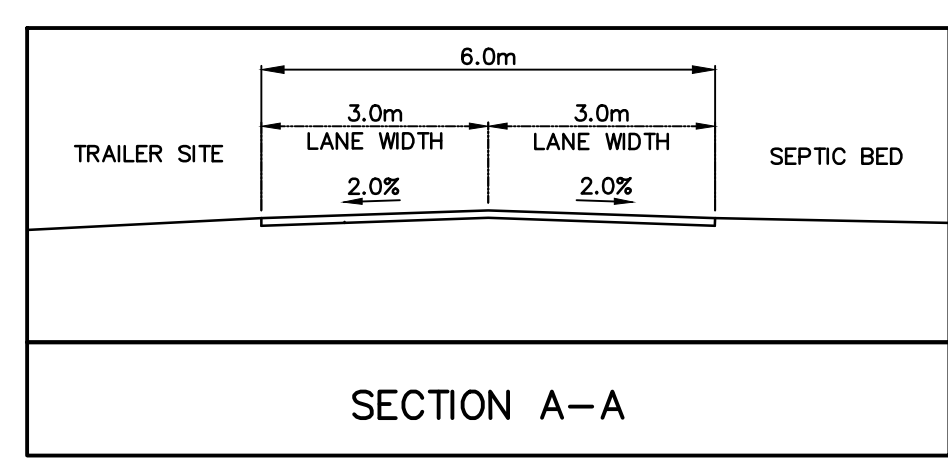


LOT AREA		
LOT SUMMARY	DIMENSIONS	AREA
MINIMUM LOT BY ZONING	11m x 18.3m	201.3m ²
LOT PROVIDED	19.1m x 22.8m	533m ²

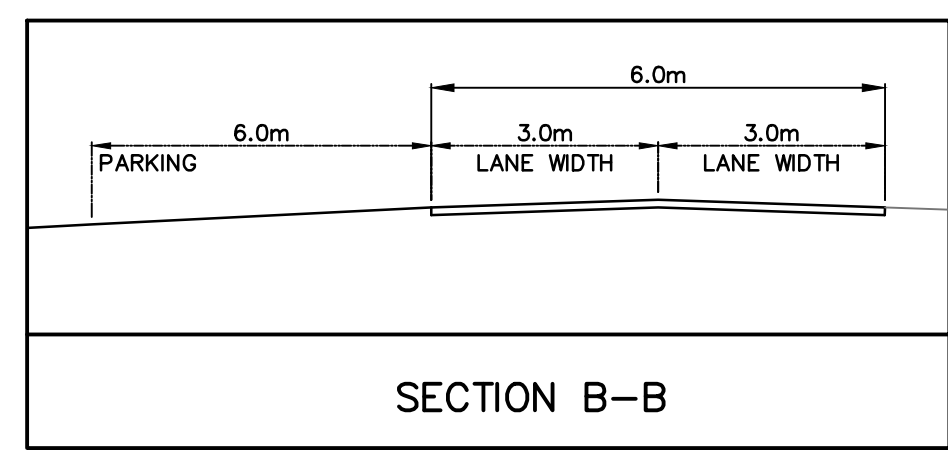
TYPICAL REAR LOT (40) - PLAN



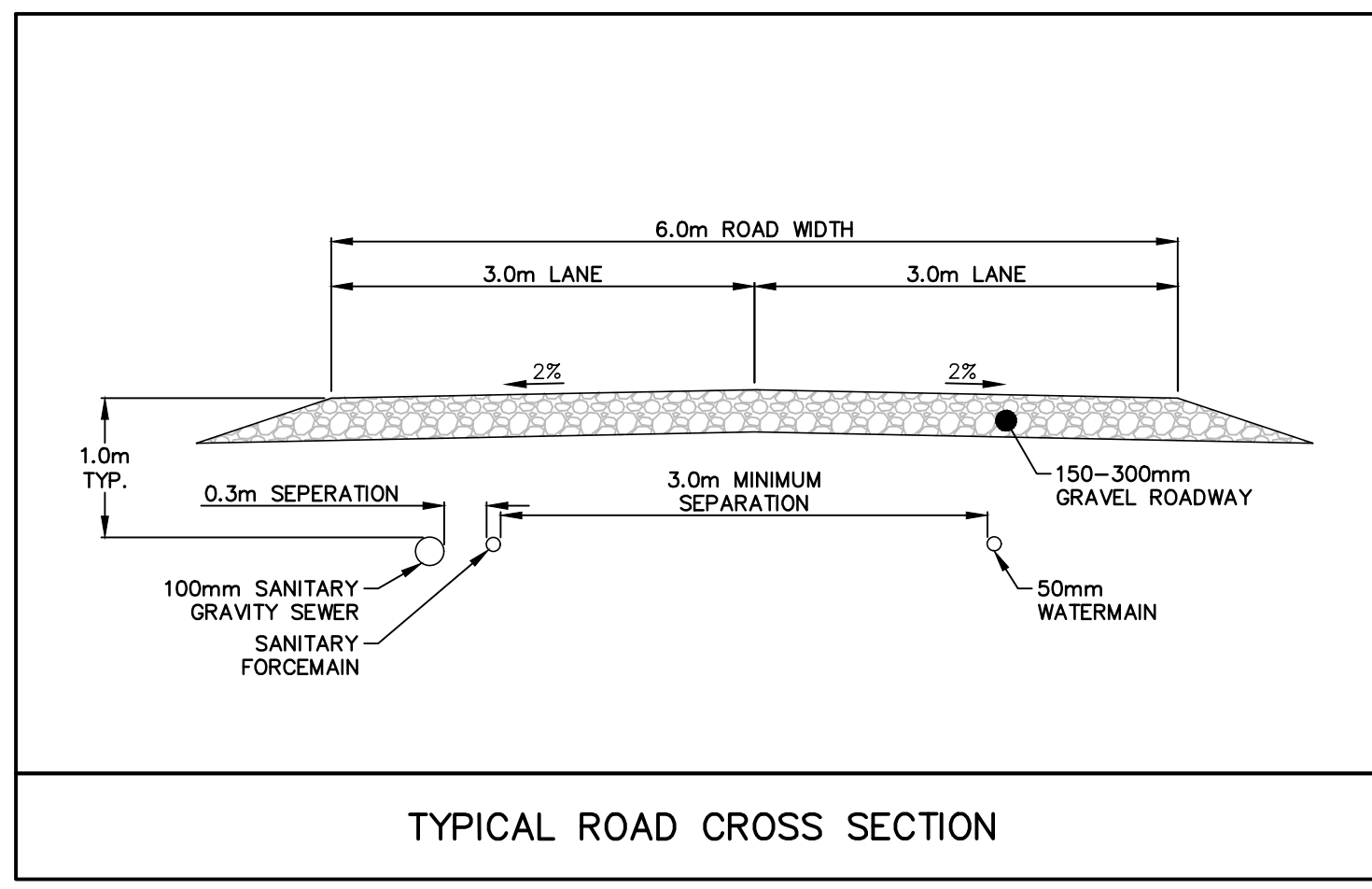
TYPICAL LOT - SECTION



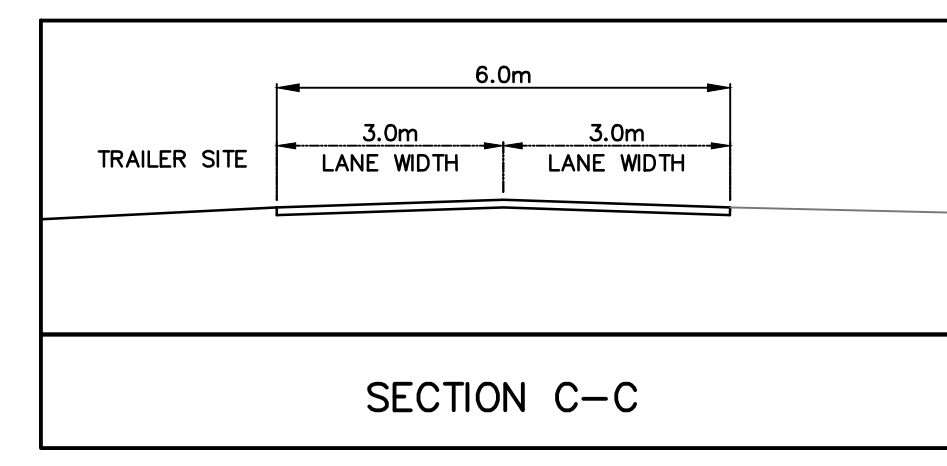
SECTION A-A



SECTION B-B

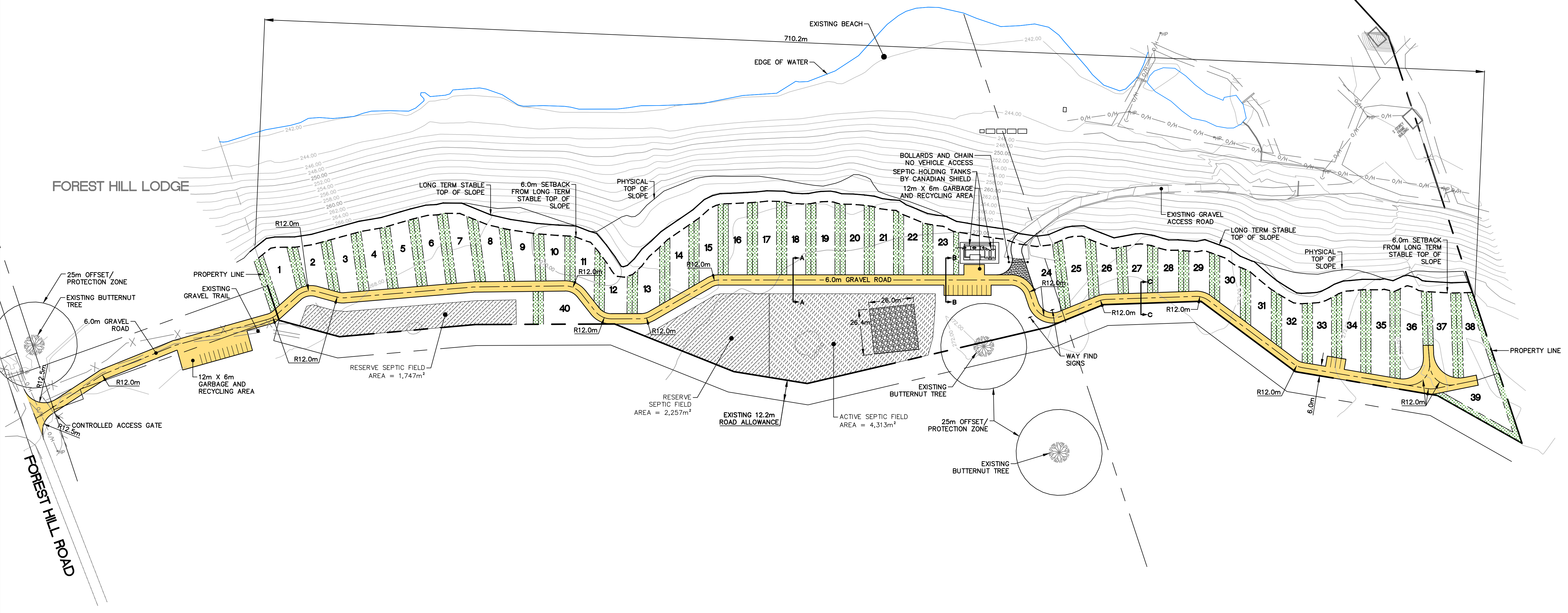


TYPICAL ROAD CROSS SECTION



SECTION C-C

SPENCLEYS BAY



TRUE NORTH

KEY PLAN

REVISIONS		
No.	Description	Date
1	ISSUED TO MECP	04/26/23

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

LEGEND

- PROPOSED GRAVEL ROAD
- PROPOSED ACTIVE SEPTIC FIELD
- PROPOSED RESERVE SEPTIC FIELD
- SERVICE ACCESS ROAD
- EXISTING VEGETATION AREAS
- PR. ROAD CL
- PR. EDGE OF ROAD
- EX. R.O.W./PROPERTY BOUNDARY
- PR. LOT LINE
- LONG TERM STABLE EDGE OF SLOPE
- 6.0m SETBACK FROM LONG TERM STABLE EDGE OF SLOPE
- TOP OF SLOPE
- ZONING BOUNDARIES
- OTHER ZONING BOUNDARIES

D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
Canada K7J 0S9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com

Project Name/Location

LOVESICK LAKE TRAILER PARK
BURLEIGH FALLS, ONTARIO

Drawing Title

OVERALL SITE PLAN

Drawn By: SER	SCALE: Horz. 1:1250	Vert. -
Designed By: SER	Plot Date: October 11, 2023	
Checked By: JDF	Project No.: 19-10844	Sht. No.: 1
Engineer: ---	Dwg File No.: 10844 - CP	



P:\10844 - 19-10844 - Lovesick Lake Trailer Park - drawings\current drawings\10844 - cp.dwg
 P:\10844 - 19-10844 - Lovesick Lake Trailer Park - drawings\current drawings\10844 - cp.dwg
 P:\10844 - 19-10844 - Lovesick Lake Trailer Park - drawings\current drawings\10844 - cp.dwg



Appendix B
Correspondence

Andrea Hicks

From: Andrea Hicks
Sent: August-11-20 8:23 AM
To: 'Donald Allin'
Subject: RE: Strickers Resort Expansion - TOR (6632-001)

Hi Don,

Yes, please call my cell this afternoon – anytime before 4 pm works for me. 705-957-9046.

Kind Regards,
Andrea

From: Donald Allin <dallin@otonabeeconservation.com>
Sent: August-10-20 4:24 PM
To: Andrea Hicks <Andrea.Hicks@cambium-inc.com>
Subject: RE: Strickers Resort Expansion - TOR (6632-001)

Andrea,

This file (and email) was just forwarded to me today. Can we discuss this over the phone tomorrow afternoon (Tuesday)?



Please note that in response to Covid-19, our Administrative Office at 250 Milroy Drive is closed to the public. Be assured that we are doing our best to continue providing our services remotely and therefore, email is our preferred method of communication at this time. We will do our best to get back to you within one business day.

We are committed to keeping communications open to our watershed residents. Contact us if you have any questions. [Please check our website for regular updates...](#)

Don Allin
Planning and Development Officer
Otonabee Region Conservation Authority
250 Milroy Drive, Peterborough, ON, K9H 7M9
705-745-5791 x225
dallin@otonabeeconservation.com



Please consider the environment before printing this message.

This communication is intended for use only by the individual(s) to whom it is specifically addressed and should not be read by, or delivered to, any other person. Such communication may contain privileged or confidential information. If you have received this message in error, please notify us immediately by returning the communication to the sender or by sending it to otonabee@otonabeeconservation.com. We thank you in advance for your cooperation and assistance.

From: Andrea Hicks (Andrea.Hicks@cambium-inc.com) <Andrea.Hicks@cambium-inc.com>
Sent: July 24, 2020 8:43 AM
To: Matt Wilkinson <mwilkinson@otonabeeconservation.com>; Paul Finigan <pfinigan@otonabeeconservation.com>
Cc: Jasmine Gibson <jgibson@otonabeeconservation.com>; Ernie Silhanek <Ernie.Silhanek@cambium-inc.com>; Cambium File <file@cambium-inc.com>
Subject: FW: Strickers Resort Expansion - TOR (6632-001)

Good afternoon Matt and Paul,

I am working on the Environmental Impact Study for the proposed expansion of what was known as Strickers Resort and is now owned by Lovesick Lake Park. This is an older file and I had reviewed the EIS Terms of Reference with Erin McGauley back in 2017 (see email below and attached). We completed the required surveys this spring; however, I realized this morning that it would be helpful to bring you both into the discussion now that Erin is no longer with ORCA.

Cambium, lead by myself, completed an EIS on the lands to the south as part of an earlier development plan to expand the Lovesick Lake Park onto these lands. This EIS was submitted, reviewed by ORCA, and provided by the Township for public comment. This development plan has not been pursued at this time as the owners of Lovesick Lake Park bought Strickers and focused their attention on maintenance/upgrades to this resort. Strickers is an existing resort and the owners are interested in expanding the number of trailer sites on this property. I am including the Pre-Consultation notes as Bev Herford attended this meeting on behalf of ORCA.

Since we had already done an EIS on the lands to the south, Erin and I confirmed that the same terms of reference would be required on this property. We addressed the following through our studies:

- Vascular plant inventory and ELC
- Confirmed absence of wetlands/watercourses on the proposed expansion area
- Breeding bird surveys, including nocturnal surveys for Whip-poor-wills
- Evaluation for Significant Woodlands
- Evaluation for Significant Wildlife Habitat
- Species at risk screening and species-specific surveys, including birds and Butternut trees

This development will be subject to the natural heritage policies of the PPS and key hydrologic feature policies of the Growth Plan for the Greater Golden Horseshoe. As an expansion to an existing resort development, GPGGH policy 4.2.4.5 will be reviewed for conformity.

If you have any questions or comments at this stage of the EIS, please feel free to contact me by email or phone (705-957-9046).

Kind Regards,
Andrea



Andrea Hicks, M.Sc.
Group Manager - Natural Science

Cambium Inc. - Peterborough

p: 705.742.7900 x 235 | c: 705.957.9046 | toll: 866.217.7900 | w: cambium-inc.com

Under modified work conditions in response to the current pandemic and government directives, Cambium continues to provide the professional services you have come to expect to guide good decisions. The well-being and safety of our teams, clients, and communities are a top priority. We ask for your patience and look forward to working together as we evolve into the "new normal". Stay safe. Better days are ahead.

This email and attachments is intended solely for the use of the recipient and may contain personal information that is regulated by the Personal Information Protection and Electronic Documents Act, S.C. 2000 C5. If you are not the intended recipient or do not agree to comply with the Act, please notify the sender by return email or telephone and delete the original message and attachments without making a copy.



Check out our [video](#) - an inside look at Cambium's culture & career opportunities.

From: Erin McGauley <emcgauley@otonabeeconservation.com>
Sent: August-21-17 3:45 PM
To: Andrea Hicks <Andrea.Hicks@cambium-inc.com>; Jasmine Gibson <jgibson@otonabeeconservation.com>
Cc: Bev Hurford <bhurford@otonabeeconservation.com>
Subject: RE: Strickers Resort - Lovesick Lake

Hi Andrea,

We don't have floodplain mapping for Lovesick Lake, but I can provide you with two pieces of information:

1. The recorded extreme water levels (purple on the attached map with 1m contours, which are then usually surveyed on site to ensure accuracy) and
2. The Water Surface Elevation for Lovesick Lake based on our plan and permitting manual, which is noted at 242.16 (this includes the 0.3m wave uprush)

In terms of the lake capacity study, there was some correspondence in the Lovesick Lake file that related to the following documents:

https://foca.on.ca/wp-content/uploads/2014/07/Lakeshore-Capacity-Assessment_factsheet_1.pdf

<https://www.ontario.ca/document/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes>

Hope that helps! I've printed off the handbook for a read through as well. Give me a call and we can talk scoping when you're back in the office.

Erin

From: Andrea Hicks [<mailto:Andrea.Hicks@cambium-inc.com>]
Sent: Monday, August 21, 2017 10:42 AM
To: Erin McGauley; Jasmine Gibson
Subject: Strickers Resort - Lovesick Lake

Good morning Erin and Jasmine,

I've just left a message for Erin about scoping the EIS for the proposed expansion of Strickers Resort on Lovesick Lake. The resort has been purchased by the owners of Lovesick Lake Resort, Scott and Steve Purves, and they are looking to expand. I was wondering if ORCA has flood mapping for these two resorts that you can provide? A map and the flood

elevation would be ideal if you have it. TSW has asked for information covering both the existing and proposed expansion on the 2 sites so I'd like to have as much information as possible before I have any preliminary meetings.

Any questions, please let me know.

Thanks,
Andrea



Andrea Hicks, M.Sc.
Project Manager/Senior Biologist/Risk Management Official

Cambium Inc. - Peterborough
Environmental | Building Sciences | Geotechnical | Construction Monitoring
p: [705-742-7900 ext. 235](tel:705-742-7900) | c: [705-957-9046](tel:705-957-9046) | w: cambium-inc.com

Please consider the environment before printing this email note.

This document, inclusive of attachments is intended solely for the use of the recipient and may contain personal information, which is subject to guidelines regarding the collection, storage and disclosure of private and personal information of individuals. This is regulated by the Personal Information Protection and Electronic Documents Act, S.C. 2000 C5. If you are not the intended recipient or do not agree to comply with the Act above, please notify the sender by return email or telephone and delete the original message and attachments without making a copy.



Mailing Address
 PO Box 270 Bridgenorth
 Ontario K0L 1H0

Tel: 705 292 9507
 Fax: 705 292 8964

www.selwyntownship.ca

Record of Pre-Consultation
 Prepared by the
 Planning Department

Name: Lovesick Lake Beach Resort Ltd.		Agent: Kevin Duguay	
Lot: Part Lots 43 & 44	Concession: 16	Ward: Smith	
Roll No: 1516.020.502.26400			

Municipal Address: 3340 Strickers Lane		Roll No.: 1516.020.502.26400	
Phone: 705-749-6710	Alt. Phone: 705-931-0975	Email: kevin@kmdplanning.com	
Communication to be sent to:	Owner: <input checked="" type="checkbox"/>	Agent: <input checked="" type="checkbox"/>	

Meeting Date:	2017-07-27
Meeting Location:	Township of Selwyn, Upstairs Boardroom
Attendees:	Rick Dunford, Township of Selwyn, Manager of Public Works Robert Lamarre, Township of Selwyn, Manager of Building & Planning Jeannette Thompson, Township of Selwyn, Planner Caitlin Robinson, County of Peterborough, Planner Dylan Adams, County of Peterborough, Public Works Bev Hurford, ORCA, Watershed Planner Alanna Boulton, Parks Canada – TSW, Real Property Officer Cheryl Tolles – MTO, Corridor Management Planner Kevin Duguay – Agent / Planner

A copy of the complete Record of Pre-Consultation will be sent to all attendees.

Existing Parcel Description	
County Official Plan Designation:	Shoreline Areas and the Waterfront
Local Component Official Plan Designation:	Rural & Seasonal Residential
Municipal Zoning:	Rural (RU) & Recreational Commercial (RC)
Area/Lot Dimensions:	9.9 ha (24.4 ac)
Frontage:	Accessed via Strickers Lane
Existing Use/Buildings:	Trailer Park / Resort / Vacant Lands

Pre-Consultation Completed for:

- Plan of Subdivision (*Application submitted to County*)
- Plan of Condominium (*Application submitted to County*)
- Official Plan Amendment for:
 - County Official Plan (*Application submitted to County*)
 - Local Component of County Official Plan (*Application submitted to County*)
- Zoning By-law Amendment (*Application submitted to Township*)
- Site Plan Application (*Application submitted to Township*)

Proposal Summary/Description:

The site is presently developed with a number of trailer sites, and is presently undergoing replacement of 10 existing cottages with 10 trailer sites. The proposal includes the creation of an additional 38 trailer sites to be situated on the 'escarpment'; and accessed via Forest Hill Road.

Discussion:

It was noted that the property was designated Rural and Seasonal Residential; and that the appropriate designation for the property Trailer Park. Further, it was noted that the zoning of the property was Rural (RU) and Recreational Commercial (RC). The area zoned RC partially reflects the existing development. The appropriate zoning is RC.

The following documents / studies as noted on the checklist are required to support the applications:

Planning Study / Analysis: The Planning Report is to include:

- the draft OPA (Caitlin Robinson will provide template)
- the draft ZBLA
- explanation as to how the proposal is consistent with the PPS, 2014 and the Growth Plan, 2017
- Section 7.9 of the County Official Plan is required to be addressed
- Market Analysis / Justification
- review of Impact on Municipal Services (re: fire, waste disposal, road conditions etc.)
- should clearly illustrate the functional relationship between the existing park and the proposed expansion of 38 sites.

Stormwater Management: Further to standard requirements, ensure that erosion control is addressed.

Traffic Impact Analysis: County of Peterborough Public Works has requested that an analysis of the County Road 36 intersection be completed. Township has indicated that the application does need to consider the original application (property to the south) in its impact on traffic and the road network, as the application is still an open file. Township staff indicated that any road improvements that are required as a function of this proposal would be completed at the applicant's expense.

Hydro-geological Study & Servicing Options Report: Caitlin indicated that MOECC requested that the applicants pre-consult with MOECC in their comments related to the original application (for lands to the south) and she assumes that the same will be required for this application.

Environmental Impact Analysis: TSW indicated that they will be requiring a 30-metre setback from the water, which is to be left in a naturalized state. Further, given that the proposal includes the development of trailer sites on the escarpment, erosion and sedimentation control must be considered. ORCA indicated that the proposed development is outside of the known flood hazard. ORCA indicated that there is an erosion hazard, and they will require a setback

from top of slope. An EIS is required and is to be similar in scope to the original application and should consider SARS, significant habitat, significant woodlands, etc.

Lake Capacity Study: ORCA indicated that under Section 2.2 of the PPS, the municipality has the authority to request a Lake Capacity Study. Mr. Duguay noted concerns with the scope of the study. County and Township staff will rely on MOECC and ORCA for technical advice as it relates to the scope of the study. If the applicants wish to move forward with the proposal, we recommend a meeting to determine the criteria of such study.

Archaeological Study

Additional Notes: It was noted that the Health Unit declined the invitation to attend the pre-consultation as the septic system would fall under the approval of MOECC. Chris Eaton of the Health Unit will follow up with the applicant directly re: the small drinking water system if the expansion should occur.

Representation from First Nations was unable to attend, but requested to be part of the process. Mr. Duguay indicated that he would be following up with First Nations directly.

TSW indicated that they had previously requested detailed site plan of the existing docking for the original application, and have yet to receive the information. TSW indicated that they will not provide comments on the new application until they have received a detailed site plan illustrating what is now existing on the sites.

***Fees:** Zoning By-law Amendment – Commercial - Major Application \$2,550.00
Zoning By-law Amendment – Deposit - \$3,570.00

**Please note fees increase annually.*

Other applicable fees should be confirmed through staff at the County of Peterborough, Conservation Authority and/or Peterborough Public Health.

**Attachments: Application Checklist
Pre-development Agreement**

Record Completed By: Jeannette Thompson

Cc: All attendees of pre-consultation meeting (via email)
Steve and Scott Purvis, Property Owners (via email)
Kaitlin Hill, Curve Lake First Nation (via email)

Please Note: Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of this application. If you have any questions about the collection, use or disclosure of this information by the Township of Selwyn, please contact the CAO or Clerk, Township of Selwyn, P.O. Box 270, Bridgenorth, ON K0L 1H0 (705) 292-9507.



December 16, 2022

Keziah Holden, Senior Planner
County of Peterborough
470 Water Street,
Peterborough, Ontario

Per Lundberg, Planner
Township of Selwyn
P.O. Box 270
Bridgenorth, Ontario

**Re: Official Plan Amendment 15OP-22011, Zoning By-Law Amendment C-14-20
3340 Strickers Lane, Smith Ward, Township of Selwyn, Roll # 151602050226400
ORCA File PPLS-4585 & 4586**

Dear Keziah and Per,

The Otonabee Region Conservation Authority (Otonabee Conservation/the Authority) has received the above noted circulations for a Zoning-Bylaw and County Official Plan application for the expansion of the existing Lovesick Lake trailer park at 3340 Strickers Lane by adding 46 additional trailer units.

Technical review has been completed for the following items:

- Functional Servicing Report – Strickers Resort (D.M. Wills Associates Ltd., rev. September 24, 2020)
 - Figure 2 Overall Site Plan (D.M. Wills Associates Ltd, rev. May 3, 2021)
 - Figure 3 Plan and Profile STA 0+000 to 0+340 (D.M. Wills Associates Ltd, rev. Sept. 23, 2020)
 - Figure 4 Plan and Profile STA 0+340 to 0+680 (D.M. Wills Associates Ltd, rev. Sept. 23, 2020)

- Figure 5 Plan and Profile STA 0+680 to 0+908 (D.M. Wills Associates Ltd, rev. Sept. 23, 2020)
- Figure 6 Drainage Area Plan (D.M. Wills Associates Ltd, rev. Sept. 9, 2020)
- Slope Assessment and Setback Requirements to Support the Application of Official Plan and Zoning By-Law Amendments – Lovesick Lake Beach Resort (D.M. Wills Associates Ltd., November 20, 2019)
- Topographic Survey (Elliott and Parr (PTBO) Ltd., January 2, 2018)
- Environmental Impact Study – 3340 Stricker’s Lane (Cambium, September 28, 2020)
- The following reports prepared by Canadian Shield Consultants Inc.:
 - Lovesick Lake Beach Resort Environmental Compliance Approval (CSC Inc., July 2020)
 - Lovesick Lake Private Services Options Assessment (CSC Inc., June 2018)
- Proposed Trailer Site Details, undated, no author
- Response Letter, prepared by Ministry of Environment Conservation and Parks (MECP, Nov. 17, 2022)

The purpose of the applications is to seek permission of an expansion to the existing Lovesick Lake Trailer Park. The proposed development consists of 46 additional trailer sites for seasonal use and associated infrastructure including road(s), concrete pads, septic system, and amenity areas. According to Ontario’s Make a Natural Heritage Map tool and Peterborough County GIS, the subject property is characterized by an escarpment, including karst topography and steep slopes – both natural hazards, significant woodland and associated habitat for species at risk and significant wildlife, and Kawarthas Naturally Connected Terrestrial Core Enhancement Zone.

Otonabee Conservation’s interest in the applications is four-fold:

1. *Otonabee Conservation has reviewed this application through our mandated authority under Ontario Regulation 686/21, pursuant to the Conservation Authorities Act, to ensure consistency to natural hazards polices in any policy statement or provincial plan issued under the Planning Act.*

The proposed sites (area of expansion) are not located within any flood hazard and given the location on top of the escarpment are not associated with the flood hazard of Lovesick Lake. However, proposed new trailer site locations are mostly located immediately adjacent to and potentially within the erosion hazard limit associated with the escarpment. Please have the proponent address **Erosion Hazard Limit** comments 1 through 4 in the Appendix A and Appendix B comments 3 a) & b). The drawings should be updated accordingly as per both Appendix A and B technical memos for clarification. **Otonabee Conservation is of the opinion that the application is still not consistent with Section 3.1 of the Provincial Policy Statement (PPS).**

2. *Otonabee Conservation has reviewed the application through our responsibilities as a service provider to the County of Peterborough in that we provide planning and technical advice on natural heritage matters and the technical aspects of environment resource management including stormwater management through a Partnership Agreement (2012).*

Stormwater Management

Please have the proponent address comments in Appendix A regarding **Water Quality Control** and **Quantity Control**. From a quantity perspective, each individual trailer lot should have a described solution to reduce or eliminate runoff, especially toward the slope.

Natural Heritage

The new development is proposed within 120 metres from a key hydrological feature (Lovesick Lake) and there are unevaluated wetlands on adjacent properties. An EIS by Cambium was submitted to address those applicable provincial policies that relate to Natural Heritage. Please refer to Appendix B, sections 1 A) & b). The EIS and supporting documentation would require amendments to address the larger 300 site proposal. As it relates to the current expansion of 46 sites, the supporting documentation appears to adequately address setback requirements to satisfy PPS 2.1.4 and Growth Plan 4.2.4.

For the proposal to best align with PPS 2.1.5 & 2.1.8, the Authority recommends that a condition of approval or development agreement be placed to address the following:

- A Tree Inventory and Preservation Plan (TIPP) to inventory the subject property and identify trees for preservation. Please include tree protection measures and a monitoring mechanism to confirm tree clearing is executed as per the TIPP, otherwise other measures may be required to minimize vegetation removal during construction and site occupancy.
- A Landscaping Plan to offset disturbance from canopy gaps created by infrastructure.

In addition to the above, ORCA technical staff provide the following comments as it relates to the EIS (Appendix B):

- Given discrepancies between the EIS and Servicing Report, please confirm Butternut Tree tally on site via the TIPP.
- Ensure detailed road design is triaged by the ecologist to confirm footprint minimizes overwinter predation impacts on deer as per EIS recommendations.
- Consultants conduct a final review of the Site Plan and EIS Section 9.0 to ensure BMPs address information gaps related to natural hazards and heritage functions

and policies, e.g., extend timing windows to protect bats and reptiles, mitigate erosion hazard, etc.

- Given 2020 filed data is dated, additional targeted surveys, e.g., restricted/END species, may be required by MECP to confirm applicability of the ESA regulation prior to any development, including vegetation removal, on site. Therefore, MECP review proposal for ESA compliance as a condition of approval/development agreement is recommended.

Regarding consistency with PPS 2.2 as it relates to water quality of Lovesick Lake. It is noted in the pre-consultation notes that a *Lake Carrying Capacity study* was to be submitted as part of a complete application. **Please have the proponent provide the status of this report/assessment to ensure consistency with Growth Plan policy 4.2.4.5 c) and PPS 2.2.1.**

3. *Otonabee Conservation has reviewed the application through a regulatory lens as per our legislative priorities under Ontario Regulation 167/06, this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation pursuant to Section 28 of the Conservation Authorities Act.*

Those areas within and adjacent to the erosion hazard limit and its 15 metre allowance as delineated by the Technical Guide – River & Stream Systems: Erosion Hazard Limit (MNRF 2002) are regulated by the Authority. Therefore permits from this agency will be required prior to any development at the site.

4. *Otonabee Conservation has reviewed the application in terms of the Revised Trent Source Water Protection Plan (SPP), prepared under the Clean Water Act.*

The subject lands are not located in a vulnerable area as per the SPP.

Please contact me if you have any questions or concerns.

Best Regards,



Donald Allin

Manager, Plan Review and Permitting Services

Appendix A: Technical Services Memo

To: Planning Staff
From: Neil MacFarlane
CC: File
Date: November 15, 2022
Subject: ORCA Engineering Review – Lovesick Lake Trailer Park, Township of
Roll #: Selwyn 1516 020 502 26400
File: PPLS-4585 & PPLS-4586

The Otonabee Region Conservation Authority (Otonabee Conservation) technical staff has been given the following items to review with respect to the proposed development project:

- Functional Servicing Report – Strickers Resort (D.M. Wills Associates Ltd., rev. September 24, 2020)
 - Figure 2 Overall Site Plan (D.M. Wills Associates Ltd, rev. May 3, 2021)
 - Figure 3 Plan and Profile STA 0+000 to 0+340 (D.M. Wills Associates Ltd, rev. Sept. 23, 2020)
 - Figure 4 Plan and Profile STA 0+340 to 0+680 (D.M. Wills Associates Ltd, rev. Sept. 23, 2020)
 - Figure 5 Plan and Profile STA 0+680 to 0+908 (D.M. Wills Associates Ltd, rev. Sept. 23, 2020)
 - Figure 6 Drainage Area Plan (D.M. Wills Associates Ltd, rev. Sept. 9, 2020)
- Slope Assessment and Setback Requirements to Support the Application of Official Plan and Zoning By-Law Amendments – Lovesick Lake Beach Resort (D.M. Wills Associates Ltd., November 20, 2019)
- Topographic Survey (Elliott and Parr (PTBO) Ltd., January 2, 2018)
- Environmental Impact Study – 3340 Stricker’s Lane (Cambium, September 28, 2020)
- Revised Application & Design Brief Environmental Compliance Approval – Lovesick Lake Beach Resort (Canadian Shield Consultants Inc., July 30, 2020)

The Otonabee Region Conservation Authority (Otonabee Conservation) technical staff has been given the following items to review with respect to the proposed development project:

Erosion Hazard Limit

1. The CVC’s Slope Stability Definition & Determination Guideline is a document approved for the use within the CVC watershed. Otonabee Conservation has not prepared a slope definition guideline and relies on the criteria established in the Technical Guide – River & Stream Systems: Erosion Hazard Limit (MNR 2002) for Erosion Hazard Limit.
 - a) Within Section 3.1 Slope Assessment, there is reference to the existing slope of 1.5:1 being flatter than the recommended 1H:1V stability gradient. This statement assumes

that Otonabee Conservation has agreed to or provided evidence that calcareous bedrock is stable at 1:1 slope.

- i. The Slope Assessment needs to evaluate the soils and bedrock and make a statement of stability.
 - ii. Is it the opinion of D.M. Wills Associates, that the calcareous bedrock, within the escarpment is stable at a 1H:1V slope?
2. How does the fractured nature of the bedrock affect its stability?
3. The LTSTOS plus the 6.0m Access Allowance needs to be added to the slope between Forest Hill Road and Lot #1. The access road and connection to Forest Hill Road will need to be outside the Erosion Hazard Limit.
4. The Erosion Hazard Limit is the furthest extent of the Long Term Stable Top of Slope plus the 6.0m Access Allowance. The heavy dashed line on Figure 2 Overall Site Plan delineates the Erosion Hazard Limit. Please remove the lot limits to outside the Erosion Hazard Limit.

Water Quality Control

1. Please add the enhanced grass swale/ditch design to the Typical Road Cross Section and Sections A-A, B-B, & C-C.
2. The quality control (enhanced grass ditch) is only being applied along the south side of the road. What water quality measures are being implemented for the north side of the road and parking areas?

Quantity Control

1. The subject lands are currently completely covered with forest and topsoil with the odd rock outcrop. The proposal will remove the trees, understory growth and topsoil and replace with impervious surfaces (parking area, trailer and deck) and grass within the lot.
 - a) Please provide the runoff calculations for existing and proposed conditions.
 - b) Please provide solutions to reduce runoff on each individual lot.
 - c) To prevent erosion and scour of soil, rock and vegetation, there should be no increase in runoff flows and/or volume flowing over the escarpment/slope.
2. To maintain the required 60% tree cover across the lot, the typical front lot plan should change the hatching to designate cleared area (parking, trailer and deck) and non-cleared area (trees to remain).

Drawing Figure 2 Overall Site Plan

1. This figure delineates the components of the Erosion Hazard Limit. Please add the contour data and labels.
2. The Typical Front & Rear Lot Plans and Typical Lot Section only designates a 6.0m corridor between each trailer lot that the treed vegetation will remain undisturbed. Based on the Plans, the remainder of the lot will be cleared. What mechanism prevents the total clearing of all trees within the lot limits?

3. To aid in slope stability, the Access Allowance (6.0m) should be left untouched, no vegetation and/or tree clearing. Please add shading and note(s) to drawing.
4. What does the hatched (dots – existing vegetation) area south of the road across from lots 14 to 23 represent?
5. The same hatching (dots – existing vegetation) is used for the proposed septic bed. This area is current forest and will become grassed area. Please change the hatching and add to the legend.

General Comments

1. There is a topographic survey (Elliott and Parr) of the entire property delineating existing contour lines and point elevation data.
 - a) Why is this information not included on any of the submitted drawings?
 - b) Please add this data to all drawings.
2. Please provide a Grading Plan. The Grading Plan will include the following.
 - Existing contour and point elevations as surveyed by Elliott and Parr,
 - Proposed elevations/grades for road, lot grading, trailer bed/pad, parking area,
 - Inverts and diameter of proposed culverts

The above comments are based on the latest information received by this office, should additional information become apparent or changes to the plans occur in the future, ORCA engineering staff will review said changes and may provide additional comments. If you have any questions related to this correspondence, please contact our office.

Sincerely,



Neil MacFarlane
Engineering Technologist



Appendix B: Technical Services Memo

To: Planning Staff
From: Jasmine Gibson
CC: File
Date: Revised November 21, 2022; November 8, 2022
Subject: Technical Review of the 1st Submission for the Official Plan Amendment (15OP-22011) and Zoning By-law Amendment (C-14-20) Applications at 3340 Strickers Lane
Roll #: 1516 020 502 26400
File: PPLS-4585 and PPLS-4586

The Otonabee Region Conservation Authority (Otonabee Conservation/Authority) Plan Review and Permitting Services technical staff have received the following information in support of Planning Act Applications for an Official Plan Amendment and Zoning By-law Amendment for 3340 Strickers Lane:

- Notice of Complete Application for an Official Plan Amendment and Zoning By-law Amendment, prepared by the Peterborough County and Selwyn Township, no date.
- The following reports prepared by Canadian Shield Consultants Inc.:
 - a. Lovesick Lake Beach Resort Environmental Compliance Approval, July 2020
 - b. Lovesick Lake Private Services Options Assessment, June 2018.
- Environmental Impact Study, prepared by Cambium, dated 2020-09-08.
- The following reports and plans prepared by D.M. Wills Associates Limited:
 - a. Functional Servicing Report, Figures 2-6, and Site Plan, September 2020
 - b. Slope Assessment and Setback Requirements to Support the Application of Official Plan and Zoning By-law Amendments, November 20, 2019.
- Topographic Survey, prepared by Elliott and Parr (Peterborough) Ltd., January 2, 2018.
- Proposed Trailer Site Details, no author or date provided.
- Response Letter, prepared by the MECP, November 17, 2022.

The purpose of the applications is to permit an expansion to the existing Lovesick Lake Trailer Park. The proposed development consists of 46 additional trailer sites for seasonal use and associated infrastructure including road(s), concrete pads, septic system, and amenity areas.

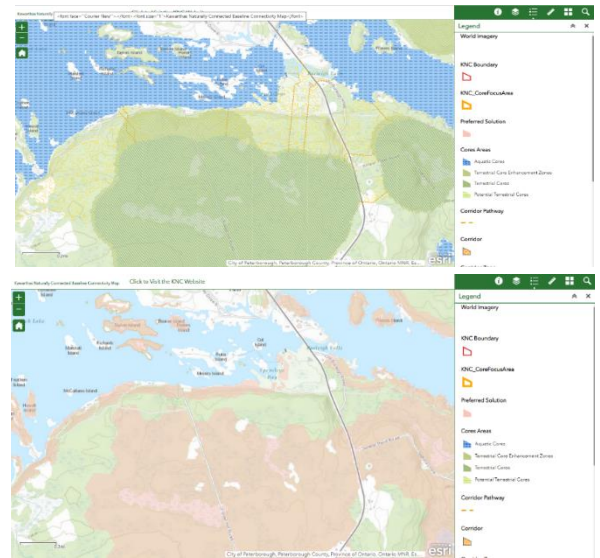
According to Ontario's Make a Natural Heritage Map tool and Peterborough County GIS, the subject property is characterized by an escarpment, including karst topography and steep slopes – both natural hazards, significant woodland and associated habitat for species at risk and significant wildlife, and Kawarthas Naturally Connected Terrestrial Core Enhancement Zone (Images A & B).

Features and functions located within 120-metres of the proposed development include Lovesick Lake shoreline (riparian, littoral and upland zones), unevaluated and evaluated wetlands, and Kawarthas Natural Connected Terrestrial Core Areas and Linkages.

Technical staff note that the development is also located within the bio-diverse ‘Lands Between’ – an ecotone, where two distinct landscapes/ecosystems (Canadian Shield and Limestone/Agricultural) meet, which supports a variety of habitats for species at risk.

Technical staff reviewed the EIS prepared by Cambium in consideration of the other information provided, the Growth Plan for the Greater Golden Horseshoe (Growth Plan) policies 4.2.4 (5), Provincial Policy Statement (PPS) policies for natural heritage (2.1) and water (2.2), and relevant Otonabee Conservation natural hazard policies to offer the following comments to planners and regulation staff:

1. According to EIS Figure 4 (Image C) and Section 4.6, the development envelope, which supports the 46 trailer sites, is characterized by ELC ecosite FOD5-4 – a sugar maple-ironwood dominated woodland. Based on the ELC mapping, there are no wetlands or other flooding hazards within the proposed development envelope:
 - a. SWM Figure 6 suggests areas of low points on adjacent lands to the south – these areas are mapped as unevaluated wetland by the province.
 - b. Environmental Compliance Approval and Private Services Options Assessment reports have both evaluated a large-scale development including 300+ trailer sites that traverse adjacent lands (Roll # 1516 020 502 26500) – the EIS ELC mapping, including vegetation and soil descriptions, as well as the impact assessment was not provided for these adjacent lands. The EIS and supporting documentation would require amendments to address the proposal evaluated by Canadian Shield Consultants Inc.
2. Adjacent lands also include Lovesick Lake. The ECA report notes that the lake’s total phosphorus (TP) concentrations already exceed provincial thresholds for drinking water. Given seasonal lake turnover and many other factors affecting nutrient cycling of TP, water quality sampling for a variety of parameters is a good indicator of a stressed ecosystem.
 - a. Technical staff note that pre-consultation meeting minutes requested a lake carrying capacity study for a complete application. However, the EIS did not discuss impacts to the lake’s hydrologic function from this development, including water quality, lack of



Images A & B – Kawarthas Naturally Connected (KNC) core areas and preferred solution (KNC Baseline Connectivity Map).

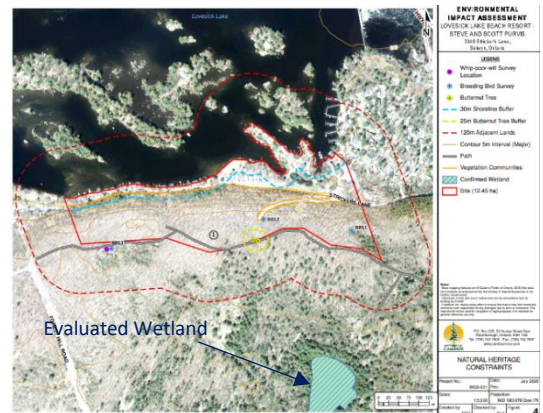


Image C – Lands subject to the OPA and ZBA outlined in red. Source: EIS Figure 4.

stormwater management controls, or implications from climate hazards, and did not reference a Lake Carrying Capacity Study. **Please provide status of this report/assessment to demonstrate consistency with Growth Plan policy 4.2.4.5 c) and PPS 2.2.1 policies.**

- b. Technical staff supports Cambium’s recommendation to enhance the existing shoreline area (see EIS Section 5.1) – this is consistent with Growth Plan policy 4.2.4.5 a), b) and c) i). Therefore, **please submit the Shoreline Enhancement Plan for review – this can be a condition of approval/development agreement.**

- 3. Peterborough County GIS maps identify the subject lands as karst topography, i.e., unstable soils and bedrock. Photos and site descriptions provided by Cambium support County GIS maps (Image D).

Deep-rooted plants mitigate erosion, and fractured rock is permeable to surface drainage and may provide habitat for species not targeted in the EIS. Technical staff note that soil stability was not reviewed, the trailer sites and vegetation removal extend into the 6-metre erosion hazard, and sewage effluent will be pumped uphill through the erosion hazard (Image F) – assessment of these impacts was not provided. Therefore, **please demonstrate how the proposal and applications are consistent with natural hazard policies.**

The following is required in support of the proposal:

- a. **Please provide a Grading and Erosion Sediment Control Plan, including details for the material proposed below trailer/deck and pipe installation along the steep slope.**
- b. **Please assess/comment on functional impacts to the top of slope habitat and erosion hazard from vegetation clearing, grade changes, and uncontrolled stormwater, pipe installation.**

- 4. Technical staff concur with Cambium that the woodland traversing the subject property and adjacent lands is significant based on the Natural Heritage Reference Manual criteria listed in EIS Section 5.3. While the development will be located along the existing edge of the woodland, which is preferred to developing within interior habitat or core areas, cutting into woodland boundaries effectively pushes ecological impacts/effects from the edge (e.g., increased predation, invasives species colonization, etc.) closer to interior habitats. Therefore, to align with the intent of PPS policy 2.1.5 and 2.18, the KNC preferred scenario, and Cambium’s recommendation to maintain 60% woodland

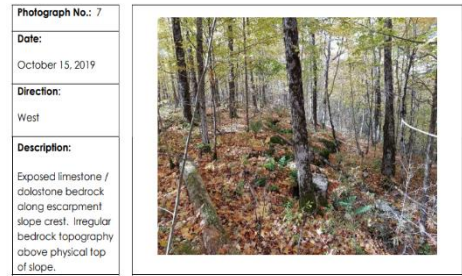


Image D – Localized slope hazards at top of slope, including large deep cracks in exposed bedrock allowing for the retention and infiltration of stormwater runoff across much of the escarpment area (Slope Stability Report).

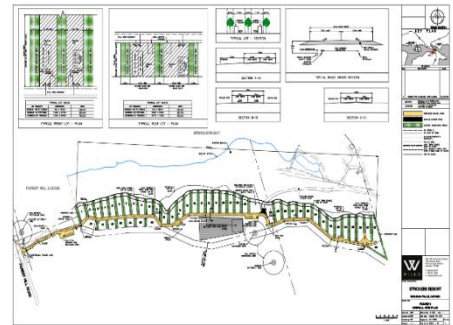


Image E – Trailer lot layout that includes development within the erosion hazard (Site Plan).



Image F – Site Plan illustrating the servicing footprint, which appears to include grading/fill placement within the erosion hazard, e.g., installing pressurized polylines, based on the ‘notes’ and ‘legends’ within the figures (ECA Design Brief).

cover and associated habitat through selective cuts, **technical staff recommends the following as a condition of approval/development agreement:**

- a. **A Tree Inventory and Preservation Plan (TIPP) to inventory the subject property and identify trees for preservation. Please include tree protection measures and a monitoring mechanism to confirm tree clearing is executed as per the TIPP, otherwise other measures may be required to minimize vegetation removal during construction and site occupancy.**
 - b. **A Landscaping Plan to offset disturbance from canopy gaps created by infrastructure.**
5. Ontario's Make a Natural Heritage Map and NHIC data suggests the following occurrences of species at risk regulated by the Endangered Species Act (ESA) within proximity of the subject lands: a restricted species, Blanding's Turtle Category 2 or 3 habitat, as well as potential diurnal roosting by endangered bats. Cambium confirmed eastern wood-pewee and Butternut trees associated with FOD ecosites within property limits, and proximity of the development to Blanding's turtle occurrences. Other significant wildlife or special concern species include five-linked skink (southern shield), wood thrush, and turtles (snapping, Midland painted, and northern map) – these species are protected by other federal and provincial regulations.

NOTES: FOD5-4 Sugar maple - Ironwood
VEGETATION COMMUNITY PHOTO:



Image G: May 13, 2020, site conditions within FOD5-4 (EIS

Technical staff note the Ecological Land Classification (ELC) protocol was conducted October 29, 2019, and May 13, 2020 – EIS photos infer leaf-off conditions and dense leaf litter during both site visits (see Image G). The timing of fieldwork, including breeding bird surveys conducted within 1 vs. 2-week intervals, and lack of targeted surveys for other tracked species (reptiles, mammals, insects, raptors) known to occur within the Lands Between ecotone may impact EIS functional assessments. Therefore, **technical staff offer the following comments:**

- a. **Given discrepancies between the EIS and Servicing Report, please confirm Butternut Tree tally on site via the TIPP.**
- b. **Ensure detailed road design is triaged by the ecologist to confirm footprint minimizes overwinter predation impacts on deer as per EIS recommendations.**
- c. **Consultants conduct a final review of the Site Plan and EIS Section 9.0 to ensure BMPs address information gaps related to natural hazards and heritage functions and policies, e.g., extend timing windows to protect bats and reptiles, mitigate erosion hazard, etc.**
- d. **Given 2020 filed data is dated, additional targeted surveys, e.g., restricted/END species, may be required by MECP to confirm applicability of the ESA regulation prior to any development, including vegetation removal, on site. Therefore, MECP review proposal for ESA compliance as a condition of approval/development agreement is recommended.**

Sincerely,



Jasmine Gibson
Planning Ecologist