73 Jogi Road, Baptiste Lake

Environmental Impact Study

Prepared For:

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COMMUNITY INFRASTRUCTURE PARTNERS

AINLEY

73 JOGI ROAD, BAPTISTE LAKE
ENVIRONMENTAL IMPACT STUDY

PROJECT NO. 26024-1

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Table of Contents

1 Introduction 1
2 Report Purpose and Scope of Work 1
3 Sources of Existing Baseline Information 3
4 Data Collection Methodology 4
5 Planning Policies and Framework 4
5.1 Provincial Planning Statement 4
5.2 Hastings County Official Plan 5
5.3 Municipality of Hastings Highlands Zoning By-law 5
6 Existing Conditions 6
6.1 Land Use, Topography, and Drainage 6
6.2 Surficial Bedrock Geology 8
6.3 Vegetation and Vegetation Communities 8
6.4 Surface Water Features, Fish and Fish Habitat, and Aquatic SAR 9
6.5 Birds, Wildlife, and Herpetofaunal Species and Habitat 10
6.6 Significant Natural Heritage Functions / Features 12
7 Proposed Development 16
8 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES 18
8.1 Erosion and Sediment Control 18
8.2 Surface Water Contamination and Debris Accumulation 18
8.3 Vegetation 19
8.4 Wildlife and Bird Migration 19
8.5 Species at Risk (SAR) 20
8.6 Environmentally Sensitive Areas 20
8.7 Fisheries, Associated Habitat, and In-Water Works 20
8.8 Long Term Use (Cumulative Impacts) 21
9 Conclusions and Recommendations 21
9.1 Conclusions 21
9.2 Recommendations 22
10 Closure 23
11 References 24

Table of Figures

Figure 1: Regional Location Plan 2
Figure 2: Existing Conditions..... 7
Figure 3: Constraints.....17

Table of Tables

Table 1: Wetland Boundary – Test Pit Summary.....10
Table 2: Species at Risk with the Potential to Occur within the Study Limit 12
Table 3: Species at Risk Summary (Terrestrial) 14

Appendices

Appendix A..... Background Data
Appendix B.....Photographic Log
Appendix C..... Vegetation, Migratory Birds, & Wildife Species List
Appendix D.....Field Forms
Appendix E..... Official Plan and Zoning Documents
Appendix F ..... Proposed Site Plan

1 Introduction

Ainley & Associates Limited (Ainley Group) was retained to conduct an Environmental Impact Study (EIS) for the subject property located at 73 Jogi Road, Municipality of Hastings Highlands, County of Hastings. The subject property is part of Lot 32, Concession 7, in the Hastings County (**Figure 1**).

Based on our understanding of the project, the clients are proposing to develop an addition and new septic system to an existing seasonal single detached dwelling within the subject property. The EIS is required due to the proximity of the proposed addition to Baptiste Lake and an unevaluated wetland located within the northern half of the subject property. The existing site conditions at the time of field investigations are described in **Section 6**, and shown on **Figure 2**.

2 Report Purpose and Scope of Work

This report is being prepared to document the environmental features of the subject property and to provide an overview of potential impacts from the undertaking on the study area's environment in consideration of both the Provincial and municipal planning policies.

The scope of work, as outlined below, has been based on previous similar projects completed by Ainley Group and in accordance with the Ainley Group proposal (dated February 27, 2026). The scope of work for the investigation (outlined within the fee proposal) included the following:

- Site Visit completed during the spring of 2026 (late May to early June).
- Background data review of the subject property (NHIC Make a Map, eBird) and agency consultation (i.e., MNRF, MECP), where applicable.
- Wetland and watercourse boundary field verified and delineated.
- Vegetation surveys conducted per the Ecological Land Classification (ELC) system for Southern Ontario of the subject properties vegetation communities.
- Desktop and field review for the presence of habitat and individuals of Species at Risk (SAR).
- Analysis of possible impacts from the proposed addition development to the surrounding natural heritage features.
- Mitigation measure recommendations for implementation to minimize any potential impacts.

73 JOGI ROAD

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Ainley GROUP CONSULTING ENGINEERS PLANNERS

FIGURE 1

REGIONAL LOCATION PLAN

METRIC

DIMENSIONS ARE IN METRES
AND/OR MILLIMETRES
UNLESS OTHERWISE SHOWN



Sources: Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen and the GIS User Community

N.T.S.

3 Sources of Existing Baseline Information

The following resources were identified and used to review background data on terrestrial species within or in close proximity to the study area as part of the existing conditions and impact assessment. Background information is included in **Appendix A.**

- MNR - Land Information Ontario (LIO) / Natural Heritage Make-a-Map review for natural heritage data.
- Ebird - review for bird species observation data.
- Ontario Breeding Bird Atlas (OBBA) – review for bird species observation data.
- Ontario Reptile and Amphibian Atlas (ORAA) – review for herpetofaunal species observation data.
- iNaturalist - review for wildlife and vegetation species observation data.
- Aerial Photographs - review aerial photographs of the study area.

Details pertaining to the above information sources and available information were utilized to compile existing conditions information in the subject property, and are summarized in the existing conditions section of the report.

The sections below summarize the above information sources and available information.

MNR LIO / Natural Heritage Make-a-Map (MNRF, 2026)

Mapping available from LIO and Natural Heritage Make-a-map identified one (1) waterbody, Baptiste Lake adjacent to the subject property boundaries. No Provincially Significant Wetlands (PSWs), unevaluated wetlands, or Areas of Natural or Scientific Interest (ANSIs) were identified within or adjacent to the subject property. Information provided by the NHIC also identified the potential for species of conservation concern such as Ogden's Pondweed (*Potamogeton ogdenii*), to be present within the subject property.

Ebird (Cornell Lab of Ornithology, 2026)

Ebird was reviewed to determine observations of bird species (including SAR) which have historically occurred in the study area.

Ontario Breeding Bird Atlas (Bird Studies Canada, 2026)

OBBA was reviewed to determine observations of bird species (including SAR) which have historically occurred in the study area.

Ontario Reptile and Amphibian Atlas (Ontario Nature, 2026)

ORAA was reviewed to determine observations of herpetofaunal species (including SAR) which have historically occurred in the study area.

iNaturalist (California Academy of Sciences and the National Geographic Society, 2026)

iNaturalist was reviewed to determine observations of wildlife and vegetation species (including SAR) which have historically occurred in the study area.

Aerial Photographs

Aerial photographs of the study area were reviewed to observe current conditions as well as changes in the study area to better understand the site ecology. The available imagery suggests that no significant changes occurred on the subject lands between 2012 to present day. The existing dock structure appears to have been constructed at some point between 2013 and 2019.

4 Data Collection Methodology

The following field survey protocols were completed to assess and document the presence of vegetation, wildlife, migratory and/or breeding birds, and herpetofaunal species within the subject property. During the field survey, emphasis was placed on SAR with the potential to occur within the study area. Field surveys for respective ecological features were completed in accordance with the following methodology:

Vegetation

A vegetation field survey for species composition was completed within the study area on May 27, 2026. Photographs of the identified vegetation communities are shown in **Appendix B**, a species list is included in **Appendix C**, and ELC field forms are included in **Appendix D**.

Wildlife

Observations of incidental wildlife encounters (turtles, amphibians, birds, snakes, mammals) were recorded during the field visit on May 27, 2026. Any wildlife observations were noted along with locational information of the sighting. Specific attention was given to the evaluation for the presence of SAR during the field visits, including SAR turtles, birds, and vegetation.

During the survey, reference for specific habitat requirements for each species was per the MNR - Significant Wildlife Habitat Technical Guide (2000).

Waterbody characteristics and habitat features were recorded while on-site and have been summarized in **Section 6.4.**

5 Planning Policies and Framework

The following planning policies and framework were reviewed and applied to establish the suitability of the proposed development in consideration of environmental impacts to the subject land and adjacent properties.

5.1 Provincial Planning Statement

The Provincial Planning Statement (PPS) (MMAH, 2024) outlines policies related to natural heritage features (Section 4.1) and water resources (Section 4.2). The Planning Act requires that planning decisions shall be consistent with the PPS.

According to the PPS, development and site alteration shall not be permitted in:

- Habitat of endangered and threatened species, except in accordance with provincial and federal requirements,
- Fish habitat except in accordance with provincial and federal requirements,
- Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E, and 7E, and

- Significant coastal wetlands.

Similarly, unless it has been demonstrated that there will be no negative impacts on the natural heritage features and or their ecological functions, development and site alteration shall not be permitted within:

- Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E, and 7E,
- Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River),
- Significant valley lands in Ecoregions 6E and 7E, (excluding islands in Lake Huron and the St. Marys River),
- Significant wildlife habitat,
- Significant Areas of Natural and Scientific Interest (ANSI), and
- Coastal wetlands in Ecoregions 5E, 6E, and 7E that are not subject to policy 4.1.1.b.

In addition, development and site alteration is not permissible on lands adjacent to the natural features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that no negative impacts on natural features and functions will occur. Development and site alternation shall not be permitted in fish habitat except in accordance with federal and Ontario-specific requirements.

5.2 Hastings County Official Plan

The County of Hastings has prepared an Official Plan with the intention that it will guide development activities in the County over a twenty-year horizon. Official Plan documents (**Appendix E**) note the land use on the subject property to be Rural / Waterfront. Within this designation, the waterfront area is defined as those lands extending inland 300 m from the high-water mark of lakes and 30 m from the high-water mark of any other navigable water body. Section 5.4.5.6 of the Official Plan notes that development and / or site alteration within the 120 m adjacent lands of the seasonal high-water mark shall demonstrate that there will be no negative impact on fish habitat or its ecological function. Further, Section 5.4.5.8 of the Official Plan notes that in waterfront areas and adjacent to watercourses, a natural vegetative buffer strip a minimum of 30 m in width should be maintained wherever possible. Where a lesser buffer is required, it must have the support of an approved EIS. Schedule B of the Official Plan identifies natural heritage features and areas within the County. This schedule indicates that the subject property falls south of a Stratum II Deer Wintering Area, and that Baptiste Lake is an “at capacity” Lake Trout lake. No other constraints are identified for the subject property.

5.3 Municipality of Hastings Highlands Zoning By-law

The Municipality of Hastings Highlands has prepared a Comprehensive Zoning By-law No. 2004-035 to regulate the permitted use of lands within the Municipality. Zoning mapping (**Appendix E**) indicates that the subject lands are zoned Waterfront Residential (WR). The WR Zone permits waterfront residential development, including single detached dwellings and additional uses, subject to the applicable zone provisions and standards of the Zoning By-law.

It should be noted that the Municipality’s Comprehensive Zoning Bylaw No. 2004-035 requires development to be setback a minimum of 30 m from the high-water mark and requires the maintenance of a 30-metre natural vegetation buffer adjacent to the shoreline. While not

mentioned within the site-specific zoning for the subject property, it is understood that the wetland and creek located on the property are to be considered zoned Environmental Protection (EP). The proposed development includes an addition to the existing seasonal single-detached dwelling and the installation of a new septic system. Per Section 5.9.4 of the Zoning By-law, development on lands adjacent to Environmentally Sensitive Land shall be permitted provided that a satisfactorily completed EIS has been prepared.

6 Existing Conditions

An existing conditions review of the subject property was completed on May 27, 2026, during which it was noted that the subject property is part of low density residential (cottage) development at a property located on the shoreline of Baptiste Lake. Access to the subject property is via Jogi Road. The existing conditions of the subject property are shown on **Figure 2**, in the photographic log (**Appendix B**), and are detailed in the following sections.

6.1 Land Use, Topography, and Drainage

Land use on the subject property currently includes a seasonal residential dwelling (**Figure 2**). The surrounding area includes additional cottage properties to the north and south, waterbody (Baptiste Lake), an unevaluated wetland and forest.

The topography of the subject property is sloped towards the unevaluated wetland (rock fill slope) and Baptiste Lake (manicured lawn) from the west radially to the north and east. The elevation of the property ranges from approximately 355 meters above sea level (masl) along Jogi Road, to approximately 350 masl adjacent Baptiste Lake.

Drainage on the subject property is interpreted to follow the site topography, with overland flow from the west to north / east and ultimately to the unevaluated wetland and Baptiste Lake.

LEGEND

- SUBJECT PROPERTY - APPROXIMATION
- PROPOSED ADDITION
- PROPOSED NEW SEPTIC
- ECOLOGICAL LAND CLASSIFICATION
- BAPTISTE LAKE
- WETLAND BOUNDARY - FIELD VERIFIED
- INTERMITTENT WATERCOURSE
- TESTPIT LOCATION

CVR_1 - LOW DENSITY RESIDENTIAL
SWTM1-1 - SPECKLED ALDER DECIDUOUS THICKET SWAMP

METRIC

DIMENSIONS ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN

73 JOGI ROAD

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Ainley GROUP CONSULTING ENGINEERS PLANNERS

FIGURE 2

EXISTING CONDITIONS



0 5 10 20 30 40 Metres

Sources: Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen and the GIS User Community

N.T.S

6.2 Surficial Bedrock Geology

The subject property is located within the Algonquin Highlands physiographic region. The landform features of the study area consist of a relatively hilly landscape with forested areas, watercourses, and a mixture of permanent and seasonal residential features within the general project area.

Surficial geology in the study area is identified as Ice-contact stratified deposits by the Ontario Geological Survey (OGS, 2003). Bedrock geology in the study area consists of early felsic plutonic rock, granodiorite, tonalite, monzogranite, syenogranite, derived gneisses and migmatites (Lumbers, 1976).

6.3 Vegetation and Vegetation Communities

The study area is located in ecoregion 5E – Georgian Bay Ecoregion, within the Ontario Shield ecozone, which is typically dominated by mixed and deciduous forest, with coniferous and sparse forests present in small quantities (MNR, 2009). A field survey was completed by Ainley Group in May 2026 during which vegetative species and communities within the study limits were documented. Vegetation within the subject property was identified and categorized in accordance with the *Ecological Land Classification (ELC) for Southern Ontario*, with vegetative communities assigned ELC codes consistent with the *Southern Ontario Ecological Land Classification – Vegetation Type List* (MNR, 2008).

Two (2) vegetation communities were identified within the subject property, Low Density Residential (CVR_1) and Speckled Alder Deciduous Thicket Swamp (SWTM-1). The communities are shown in **Figure 2**.

SAR or rare vegetation identified by NHIC as having the potential to exist within the study limits includes; Ogden's Pondweed (END). No SAR or rare vegetation was observed during the field survey completed by Ainley Group. A discussion regarding SAR vegetation and the subject property is provided in detail within **Section 6.6**.

The following sections provide a detailed summary of the vegetation and vegetative communities observed within the subject property during the field investigations in 2026. An aerial view of the subject property and respective vegetation communities are shown in **Figure 2**.

6.3.1 Low Density Residential (CVR_1)

A manicured area was noted within this vegetation community, and is located adjacent to the wetland boundary, field verified in May 2026. This area was observed to have limited tree cover, and is anticipated to be used as outdoor space associated with the existing residential dwelling on the subject property. Vegetation species observed within this community included; Grasses (*Poaceae spp.*), Common Yarrow (*Achillea millefolium*), Red Maple (*Acer rubrum*), Sugar Maple (*Acer saccharum*), Paper Birch (*Betula papyrifera*), Black Medick (*Medicago lupulina*), Common Dandelion (*Taraxacum officinale*), amongst other species.

6.3.2 Speckled Alder Deciduous Thicket Swamp (SWTM-1)

This community was observed north of the residential dwelling, and is characterized by deciduous hydrophytic shrub species. The dominant vegetation species observed within this community included Speckled Alder (*Alnus incana ssp. Rugosa*). Additional species observed

included; Balsam Fir (*Abies balsamea*), Horsetail (*Equisetum spp.),* Sensitive Fern (*Onoclea sensibilis*), Pin Cherry (*Prunus pensylvanica*), Willow (*Salix spp.),* and Grasses (*Poaceae spp*.), amongst other species.

6.4 Surface Water Features, Fish and Fish Habitat, and Aquatic SAR

An Environmental Impact Study was required for the proposed development due to the presence of Baptiste Lake, a cold-water lake considered to be at development capacity, and the proximity of the proposed works to the identified unevaluated wetland feature. These features represent ecological features for which potential impacts associated with the development activities require assessment and mitigation.

The subject property is adjacent to Baptiste Lake, which is confirmed to be a cold-water lake, which supports a lake trout fishery. Information from the Hastings County Official Plan indicates that the lake is considered to be “at capacity” in terms of residential development. The lake is located approximately 15.4 kilometers (km) northwest of the community of Bancroft, Ontario. Baptiste Lake is approximately 2226 hectares (ha) in area.

The shoreline adjacent to the subject property was observed to be gently sloping bank with sand, gravel, and cobble. Water depths within the nearshore area were observed to be approximately 1.25 m at a distance of approximately 15 m, and were observed to gradually increased with distance from the shoreline. Limited aquatic vegetation was observed within the immediate nearshore area, and no significant fish spawning habitat features were identified during the site investigation. Fish species such as Pumpkinseed and minnows were observed during the site visit; however, per the MNR’s Fish ON-Line tool, the lake is known to contain a variety of warm and cold-water species, including; Lake Trout, Lake Whitefish, Largemouth Bass, Muskellunge, White Sucker, Bullhead, Smallmouth Bass, Cisco, Rock Bass, and Pumpkinseed.

A review of available DFO information was completed by Ainley Group in an effort to determine the potential for aquatic SAR within the project limits. Upon completion of the review, no aquatic SAR fish / mussel species were identified.

The proposed addition is not anticipated to require in-water work within Baptiste Lake.

Field evaluation of the identified wetland feature was completed by Ainley Group to delineate the unevaluated wetland boundary. Wetland boundary delineation was completed on the subject property on May 27, 2026 in accordance with the Ontario Wetland Evaluation System (OWES). This system notes that the boundary of a wetland is defined using the “50% wetland vegetation rule”. This rule indicates that a wetland boundary is delineated where the relative abundance of wetland plant species is greater than 50%. During the review of the subject property, wetland species were noted to increase in presence with proximity to the identified Speckled Alder Deciduous Thicket Swamp (SWTM-1) vegetation community (**Figure 2**). As noted above, wetland boundaries are considered present where 50% of the species are hydrophytic, or considered indicative of wet soils. Utilizing this principle, the wetland boundary is noted to generally be consistent with the boundary for the SWTM-1 vegetation community where a historical embankment is present. As noted above, vegetation observed within the wetland community consisted of species such as; Speckled Alder, Horsetail sp., Sensitive Fern, Willow sp., and Broad-leaved Cattail, among other species. The wetland boundary was further

confirmed through assessment of soils. A test-pit was augured along the wetland boundary, as described below in **Table 1**.

Table 1: Wetland Boundary – Test Pit Summary

Test Pit ID	Total Depth (m)	Description
TP1	0.75	• Test pit within wetland • 0.1 m of organic detritus overlying 0.15 m of brown fine sand, overlying grey fine to medium sand • Seepage was observed at 0.20 m • Gleysol (grey fine to medium sand) was observed to start at 0.25 m depth

The location of the wetland boundary was also noted to follow the toe of an existing rock fill embankment, with fill materials extending to the edge of the existing dwelling footprint. The leading edge of the embankment, as well as the fill area were observed to be manicured under existing conditions. Based on the current design concept, the proposed addition will be maintained within the existing fill area (set back approximately 9.5 m from the wetland boundary), and is not anticipated to require any clearing along the embankment slope leading to the wetland (no encroachment into the naturalized portion of the wetland setback). Further, given that the proposed addition will be located within the area of historical fill, it is interpreted that there will be no further impacts to the wetland.

It is understood that the existing septic is located with the above noted fill area; however, will be moved to the east side of the existing dwelling to accommodate the addition. This shift in septic location will improve the setback from the wetland (approximately 12 m under existing conditions will be increased to approximately 22 m under proposed conditions). Regardless, phosphorus inputs associated with sewage are possible as a result of the proposed development. Nitrate-nitrogen loading is also a consideration with regards to septic systems. Particular attention should be paid to the infiltration rates of the on-site overburden (stony, sandy silt to silt-textured till) for the new septic system, with septic design to be completed in accordance with Guideline D-5-4 *Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment* to meet the recommended targets. Per the Ontario Building Code, the minimum setback for a septic system to a water feature is 15 m. Any upgrades to the existing septic system or installation of a new septic system are required to meet this setback requirement. The current conceptual design (**Appendix F**) confirmed that the new septic system will be placed at a distance greater than 30 m from Baptiste Lake.

Provided the mitigation measures as outlined within **Section 8.0** are adhered to, no impacts to aquatic species, shoreline habitat, wetlands, or aquatic SAR are anticipated as a result of the undertaking.

6.5 Birds, Wildlife, and Herpetofaunal Species and Habitat

Habitat within and adjacent to the subject property includes forested lands, wetlands, and surface water communities, allowing for a wide variety of birds, wildlife, and herpetofaunal species with the potential to occur within the study limits. The following sections detail the species formerly reported to occur within the study area, as well as those observed during the field investigation completed by Ainley Group in 2026.

6.5.1 Bird Species

Incidental observations of bird species were documented within the study area during the field surveys in May 2026. Species which were incidentally observed are provided in the list below.

A total of ten (10) bird species were observed (visually or audibly) within the subject property. A summary of the species list (common names) is included below:

- Canada Goose (*Branta canadensis*)
- American Crow (*Corvus brachyrhynchos*)
- Blue Jay (*Cyanocitta cristata*)
- Song Sparrow (*Melospiza melodia*)
- Ovenbird (*Seiurus aurocapilla*)
- Blackburnian Warbler (*Setophaga fusca*)
- American Redstart (*Setophaga ruticilla*)
- American Robin (*Turdus migratorius*)
- Red-eyed Vireo (*Vireo olivaceus*)
- White-throated Sparrow (*Zonotrichia albicollis*)

Species observation data from the OBBA (Square 17TQK39) indicates the presence of a wide variety of both upland and waterfowl species, which is to be expected given the variety of habitat present. NHIC data does not indicate of any element occurrences of SAR bird species, within the area. A summary of observed species (complete with scientific names), including a species-specific tally of observed individuals, and comments regarding the observations is included in **Appendix C**.

Additional information of SAR birds with the potential to occur within the study area, is provided in **Section 6.6**.

6.5.2 Wildlife / Herpetofaunal Species

Wildlife species within the subject property were documented via direct observation and interpretation of sign (i.e., tracks, scat, vocalizations, etc.). There were two wildlife observations during the field visit in May of 2026, Beaver (*Castor canadensis*) cuttings, and an Eastern Chipmunk (*Tamias striatus*). The subject property and adjacent lands are also anticipated to provide habitat for typical small to large mammals of southern Ontario including; White-tailed Deer (*Odocoileus virginianus*), Moose (*Alces alces*), Raccoon (*Procyon lotor*), and Striped Skunk (*Mephitis mephitis*).

Incidental observations of herpetofaunal species that occurred during the field survey were documented. Although no herpetofaunal species were observed during the Ainley Group site visit, given the presence of Baptiste Lake, the general area is anticipated to provide suitable habitat for herpetofaunal species such as Snapping Turtle (*Chelydra serpentina*), and Northern Watersnake (*Nerodia sipedon sipedon*) among other species.

Additional information pertaining to SAR wildlife with the potential to occur within the study limits is provided in **Section 6.6.**

6.6 Significant Natural Heritage Functions / Features

As part of the EIS, the following natural heritage functions and features were reviewed for the subject property:

- Significant habitat of endangered and threatened species;
- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant areas of natural and scientific interest;
- Significant Wildlife Habitat.

6.6.1 Species at Risk

To evaluate potential for species at risk on the subject property a site assessment for SAR was completed, including a review of background data from other sources (i.e., Reptile and Amphibian Atlas, eBird, iNaturalist, and NHIC). Based on the background data sources (**Appendix A**) and previous experience in the general area, the following terrestrial species have been included for review.

Table 2: Species at Risk with the Potential to Occur within the Study Limit

Species (Scientific Name)	Species (Common Name)	Federal Status	Provincial Status
Myotis lucifugus	Little Brown Bat	Endangered	Endangered
Myotis septentrionalis	Northern Myotis	Endangered	Endangered
Lasionycteris noctivagans	Silver-haired Bat	Endangered	Endangered
Lasiurus borealis	Eastern Red Bat	Endangered	Endangered
Perimyotis subflavus	Tri-colored Bat	Endangered	Endangered
Lasiurus cinereus	Hoary Bat	Endangered	Endangered
Myotis leibii	Eastern Small-footed Myotis	Endangered	Endangered
Myotis septentrionalis	Northern Long-eared Bat	Endangered	Endangered
Emydoidea blandingii	Blanding's Turtle	Endangered	Threatened
Potamogeton ogdenii	Ogden’s Pondweed	Endangered	Endangered
Antrostomus vociferus	Eastern Whip-poor-will	Threatened	-
Cardellina canadensis	Canada Warbler	Threatened	-
Hylocichla mustelina	Wood Thrush	Threatened	-
Contopus virens	Eastern Wood-Pewee	Special Concern	-

Contopus cooperi	Olive-sided Flycatcher	Special Concern	-

During field visits completed by Ainley Group in 2026, no species at risk were observed at or adjacent to the subject property.

As part of the evaluation, habitat requirements of the terrestrial SAR identified with the potential to exist were compared against the habitat types present and species observations on the subject property. For the purposes of the following discussion, the SAR listed in **Table 2** have been divided into those for which the Federal *SARA* applies (i.e. migratory birds), and those for which the Provincial *SCA* applies.

Based on a review of the existing conditions, the proposed development is generally anticipated to have limited potential impact to the potential SAR identified for the subject property. The mature trees present on the subject property are considered to have the potential to support day roosting bats; however, no clearing of any mature trees is understood to be proposed, with the development limited to the manicured lawn portion of the subject property.

Measures to limit impacts to those species identified with the potential to be impacted by the development are discussed further in **Section 8.0.**

73 Jogi Road, Municipality of Hastings Highlands
Table 3 - Species at Risk Summary (Terrestrial)
26024-1

Common Name	Species Name	S Rank	*SARA*	*SCA*	Habitat Requirements	Potential for Species to be Present / Impacted	Rationale / Potential Impacts
***SARA* Applicable Species**							
Eastern Whip-poor-will	*Antrostomus vociferus*	S4B	THR	-	Usually found in areas with a mix of open and forested areas, such as savannahs, open woodlands or openings in more mature forests. It forages in these open areas and uses forested areas for roosting (resting and sleeping) and nesting.	Very Low	No observations of species during field surveys by Ainley Group in 2026. Suitable habitat (i.e. mix of open and forested areas) not observed within the proposed development footprint.
Canada Warbler	*Cardellina canadensis*	S5B	THR	-	Canada Warblers breed in mixed conifer and deciduous forest with a shrubby and mossy understory often near water.	Very Low	No observations of species during field surveys by Ainley Group in 2026. Suitable habitat (i.e. mixed conifer and deciduous forest) not present within the proposed development footprint.
Wood Thrush	*Hylocichla mustelina*	S4B	THR	-	Found in mature deciduous and mixed forest. Limited to moist stands with well-developed undergrowth and tall trees.	Very Low	No observations of species during field surveys by Ainley Group in 2026. Suitable habitat (i.e. mature deciduous and mixed forest) not observed within the proposed development footprint.
Eastern Wood-Pewee	*Contopus virens*	S4B	SC	-	Found in the mid-canopy layer of forest clearings and edges of deciduous and mixed forest. Most abundant in mature forest stands with little understory.	Very Low	No observations of species during field surveys by Ainley Group in 2026. Suitable habitat (i.e. forest clearings, deciduous and mixed forest) not observed within the proposed development footprint.
Olive-sided Flycatcher	*Contopus cooperi*	S4B	SC	-	In all nesting areas, they use openings or edges in the forest and are rarely found in deep, closed forest—look for them in meadows, rivers and streams, partially logged areas, recent burns, beaver ponds, bogs, and muskegs.	Very Low	No observations of species during field surveys by Ainley Group in 2026. No observations of suitable habitat (i.e. meadows, rivers, streams, recent burns, beaver ponds, bogs, and muskegs) within the proposed development area.
***SCA* Applicable Spcies**							
Little Brown Bat	*Myotis lucifugus*	S3	END	END	Roost in buildings or trees but often select attics, barns, or abandoned buildings.	Very Low	Suitable habitat (i.e. mature trees, attics, barns, or abandoned buildings)was not observed within the proposed development footprint.
Northern Long-eared Bat	*Myotis septentrionalis*	S3	END	END	Northern Myotis are associated with boreal forests, choosing to roost under loose bark and in the cavities of trees. These bats hibernate from October or November to March or April, most often in caves or abandoned mines.	Very Low	Suitable habitat (i.e. boreal forests)was not observed within the proposed development footprint.
Silver-haired Bat	*Lasionycteris noctivagans*	S3	END	END	Most closely associated with old growth forests. They form maternity colonies almost exclusively in tree cavities or small hollows. Typical hibernation roosts for this species include small tree hollows, beneath exfoliating bark, in wood piles, and in the crevices of cliff faces.	Very Low	Suitable habitat (i.e. old growth forests) was not observed within the proposed development footprint.
Eastern Red Bat	*Lasiurus borealis*	S3	END	END	Roosts in the foliage of deciduous or evergreen trees. Feeding takes place along forest edges, in clearings, or around streetlights where they consume predominantly moths.	Very Low	Suitable habitat (i.e. mature deciduous or evergreen trees) was not observed within the proposed development footprint.
Tri-colored Bat	*Perimyotis subflavus*	S3?	END	END	Found in a variety of forest habitats, often forming day roots or maternity colonies in older forests and occasionally barns or other structures. The species forages over water and along streams and forests.	Very Low	Suitable habitat (i.e. mature forests, barns) was not observed within the proposed development footprint.

73 Jogi Road, Municipality of Hastings Highlands
Table 3 - Species at Risk Summary (Terrestrial)
26024-1

Common Name	Species Name	S Rank	*SARA*	*SCA*	Habitat Requirements	Potential for Species to be Present / Impacted	Rationale / Potential Impacts
Hoary Bat	*Lasiurus cinereus*	S3	END	END	Prefer to roost solitarily in trees, with preferences including maple, oak, ash, elder, and hemlock trees. Hoary bats feed primarily on moths,	Very Low	Suitable habitat (i.e. mature trees) was not observed within the proposed development footprint.
Eastern Small-footed Myotis	*Myotis leibii*	S2S3	END	END	These bats can be found roosting in a variety of habitats ranging from rock outcrops, buildings, bridges, caves, mines, or hollow trees. Roost locations often change on a daily basis	Very Low	Suitable habitat (i.e. rock outcrops, caves, bridges, mines) was not observed within the proposed development footprint.
Ogden's Pondweed	*Potamogeton ogdenii*	SNA	END	END	Ogden's pondweed can be found in clear, slow-moving streams, beaver ponds and lakes, within Ontario. It is often found along side other narrow-leaved pondweed, which makes identification difficult.	Very Low	Last reported observation of species within Hastings County dates back to 1800's. No works proposed within Baptiste Lake or adjacent unevaluated wetland.
Blanding's Turtle	*Emydoidea blandingii*	S3	END	THR	Blanding's Turtles are often observed using clear water eutrophic wetlands. Blanding's Turtles have strong site fidelity but may use several connected water bodies.	Very Low	Wetland features are present within the subject property area, but not within the proposed project area. Development is planned within the exisiting manicured lawn and residential dwelling footprint.

1. List of Species at Risk determined though information provided within Natural Heritage Information Centre, other background documents, and previous experience by Ainley Group.
2. Ministry of Natural Resources. 2000. Significant Wildlife Habitat Guide - Appendix G.

6.6.2 Significant Wetlands and Coastal Wetlands

Per the Natural Heritage Reference Manual (MNR, 2010), a coastal wetland is defined as:

a) any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or

b) any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometers upstream of the 1:100-year floodline (plus wave run-up) of the large water body to which the tributary is connected.

No significant wetlands or coastal wetlands were identified on the subject property by MNR or were observed during the site visit by Ainley Group in 2026. As such, no impacts to significant, or coastal wetlands are anticipated as a result of the undertaking.

6.6.3 Significant Woodlands

Significant Woodlands within the region have been mapped by Hastings County within Schedule B of their Official Plan (2018; Appendix E). No Significant Woodlands have been identified on the subject property by Hastings County. As such, no impacts to Significant Woodlands are anticipated as a result of the undertaking.

6.6.4 Significant Valleylands or Areas of Natural and Scientific Interest (ANSI)

No Significant Valleylands or ANSIs have been identified on the subject property by Hastings County (2018) or MNRF (2026). As such, no impacts to Significant Valleylands or ANSIs are anticipated as a result of the undertaking.

6.6.5 Significant Wildlife Habitat

In accordance with the NHRM (OMNR, 2010), there are four categories of significant wildlife habitat including the following:

- Rare vegetation communities or specialized habitat for wildlife.
- Habitat of species of conservation concern.
- Animal movement corridors.
- Habitats of seasonal concentrations of animals.

Criteria for confirmed significant wildlife habitat are provided in Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (OMNR, 2015).

Background information from the Hastings County Official Plan Schedule B indicates that the subject property is south of a Stratum II deer wintering area. While development in general has the potential to impact wintering deer, the vegetation communities identified on the subject property is not consistent with core wintering habitat (i.e. dense conifers including White Cedar and Eastern Hemlock) for deer. No impacts to wintering deer are anticipated as a result of the undertaking.

No other Seasonal Concentration Areas, Rare Vegetation Communities, Specialized Habitat for Wildlife, Habitat for Species of Conservation Concern, or Animal Movement Corridors were identified during field surveys within the study area.

7 Proposed Development

The current owners of a seasonal residential dwelling are proposing to add an addition and new septic system to the existing structure. A preliminary design plan was provided and conveys the anticipated location of the proposed addition to be constructed on the north side of the existing structure. The addition is to include an attached garage with a partial loft, walkout basement, and a deck expansion on the eastern front facing Baptiste Lake. The addition will be connected to the existing building via a hallway. To compensate the new addition, a new septic system is also planned to be constructed to the south east of the existing building. The proposed development is shown in **Appendix F**.

Typical construction aspects of the proposed development are likely to include excavation, and grading for the proposed new foundations for both the new addition and septic system. No clearing of vegetation is anticipated to be required to accommodate the development.

Constraints to development have been outlined with the preceding sections and are shown in **Figure 3**.

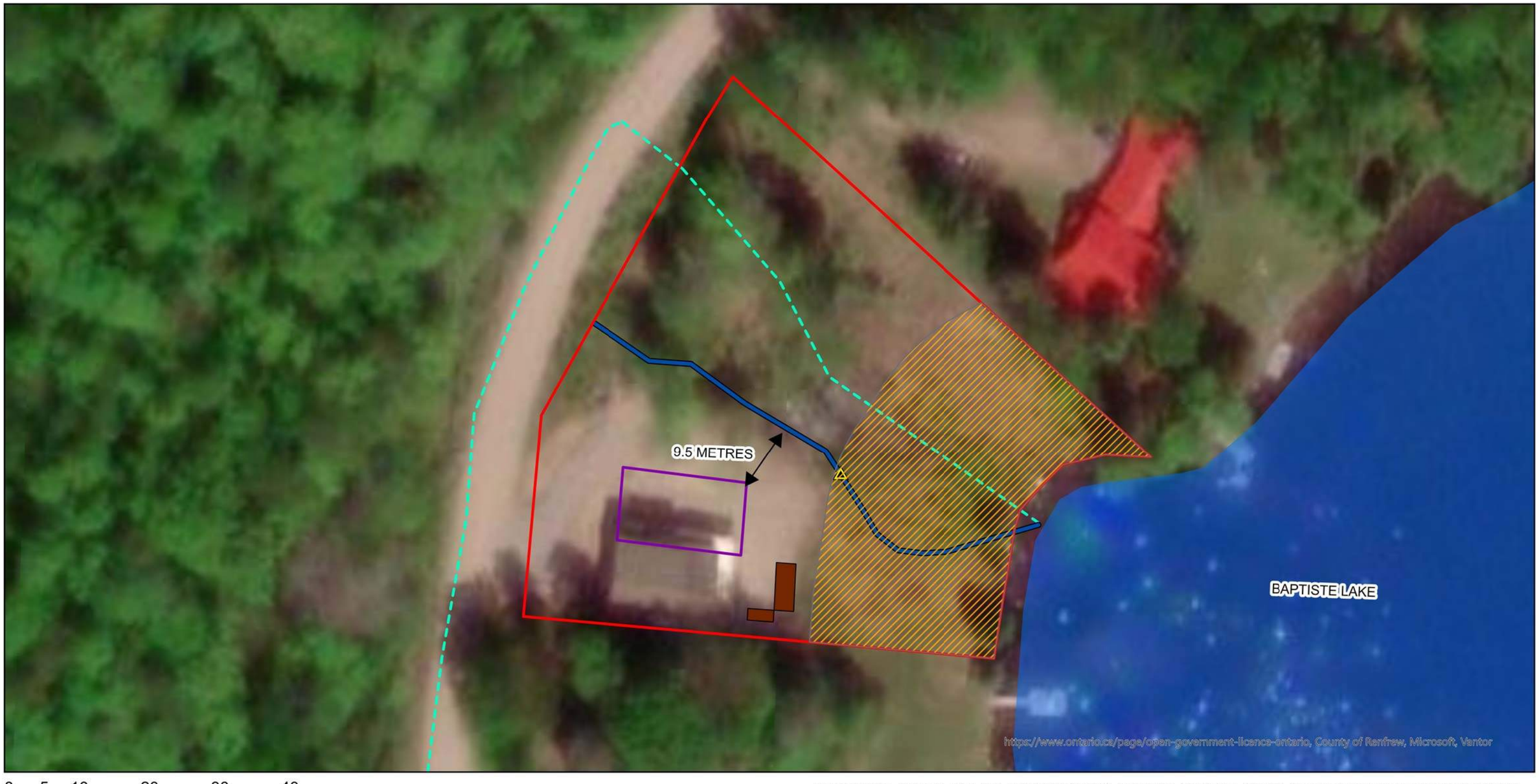
LEGEND

- SUBJECT PROPERTY - APPROXIMATION
- PROPOSED ADDITION
- PROPOSED NEW SEPTIC
- 30 METRE SETBACK
- WATERBODY
- INTERMITTENT WATERCOURSE
- WETLAND BOUNDARY - FIELD VERIFIED
- TESTPIT LOCATION

METRIC

DIMENSIONS ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN

73 JOGI ROAD	N
Ainley GROUP CONSULTING ENGINEERS PLANNERS	FIGURE 3
CONSTRAINTS	



0 5 10 20 30 40 Metres

Sources: Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen and the GIS User Community

N.T.S

8 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

8.1 Erosion and Sediment Control

Potential Impacts

Any required excavation and related site grading activities, may result in the release of sediment into the adjacent natural features. In addition, exposed soils and/or stockpiles of excess material (such as earth, rock) can result in sediment transport to these areas during rain events. Given the topography of the subject property, the potential for impacts associated with erosion and sedimentation is anticipated to increase.

Mitigation

In order to mitigate the transport of sediment during construction and post-development, environmental protection measures should be incorporated into the construction process. To ensure protection of the surrounding natural environment the following should be undertaken during development:

- All construction activities including maintenance procedures will be controlled to prevent entry of deleterious substances into the natural environment. Vehicular maintenance and refueling will be conducted at least 30 m from wetlands or waterways.
- During construction and grading activities, silt barrier or other suitable erosion and sediment controls should be placed along the downgradient boundary of the construction zone, as well as around any stockpiled materials to reduce the potential for sedimentation. Consideration should be given to applying multiple layers of silt fence or other erosion control barriers (i.e. straw bales, coir fiber logs) The erosion control barriers should remain in place until the grading areas become sufficiently vegetated to limit erosion and sedimentation potential. Once the site is stabilized, the erosion control barriers can be removed.
- Monitoring the weather conditions during construction in an effort to avoid exposed soils and forecasted precipitation events.
- Exposed soils associated with grading areas should be minimized to the extent possible.
- Run-off from construction materials and any stockpiles shall be contained and discharged so as to prevent entry of sediment to the adjacent environment.

8.2 Surface Water Contamination and Debris Accumulation

Potential Impacts

During construction activities, the potential for accidental fuel or lubricant spillage, debris accumulation, and subsequent contamination to surface water or drainage features are increased.

Mitigation

To prevent the contamination of any surface water features (i.e., Baptiste Lake, wetlands) within and adjacent to the project area during construction, precautions should be taken to avoid accidental spillage or discharge of chemical contaminants (e.g., gasoline, oils and lubricants). These precautions require refueling to be carried out a minimum of 30 m from surface water features in a controlled manner so as to prevent fuel spillage. In addition, an emergency spill

response kit should be on site at all times. In the event that a spill occurs, proper containment, clean up and reporting, in accordance with provincial requirements, should be undertaken.

The Contractor will be required to take all necessary precautions to prevent the accumulation of litter and construction debris in any natural areas within and outside of the construction grading limits. All materials used or generated (e.g., organics, soils, debris, stockpiles) should be disposed of or stored in a manner that mitigates their entry to the adjacent Baptiste Lake.

8.3 Vegetation

Potential Impacts

Construction activities are not anticipated to require vegetation removal as they will be located within the manicured lawn portion of the subject property. However, should the design deviate, then the following mitigation measures should be noted and required.

Mitigation

The Municipality of Hastings Highlands Bylaw 2021-006 enforces restrictions around tree removal adjacent to waterbodies (i.e. along shoreline areas). Further, the Municipality of Hastings Highlands also has a Tree Canopy Policy 2019-024 which serves to protect tree canopy cover in or adjacent to significant natural features such as significant woodlands, significant valleylands, and waterbodies. Works will need to be completed in accordance with the above noted by-laws / policies.

Any tree removal should include appropriate tree felling and grubbing procedures in order to minimize impacts on surrounding vegetation, including minimizing removal of trees and vegetation to the extent possible.

Migratory breeding birds are protected under the *Migratory Birds Convention Act, 1994*. Under this act it is unlawful to kill or destroy migratory breeding birds or active nests/ nesting cavities. To avoid impacts to migratory birds, vegetation removal (as necessary) during development of the subject property should be avoided between early April and late August (migratory bird breeding and nesting period; Environment and Climate Change Canada, 2018). Further, it should be noted that occupied migratory bird nests/cavities are protected at any time of the year (including outside of the migratory bird breeding and nesting period). Should a migratory bird nest be found to be occupied outside of the migratory bird breeding and nesting period, then any activity that may harm or damage the nest or occupying individual must cease until the nest is no longer occupied.

A discussion of mitigation associated with SAR is provided in **Section 7.1.6**.

8.4 Wildlife and Bird Migration

Potential Impacts

Potential impacts to wildlife and bird migration are anticipated to be low and predominantly be associated with footprint excavation and grading activities within the low-density residential community. Impacts are expected to generally be temporary and minimal in nature.

Mitigation

To avoid impacts to migratory birds, vegetation removal (if necessary) during development of the subject property should be avoided between April 15 and August 15 (migratory bird breeding and nesting period; Environment and Climate Change Canada, 2018). Further, it should be noted that occupied migratory bird nests are protected at any time of the year (including outside of the migratory bird breeding and nesting period). Should a migratory bird nest be found to be occupied outside of the migratory bird breeding and nesting period, then any activity that may harm or damage the nest or occupying individual must cease until the nest is no longer occupied.

8.5 Species at Risk (SAR)

Potential Impacts

As discussed in **Section 6.6.1** and **Table 2**, the proposed development is anticipated to have minimal potential to impact the potential SAR identified for the subject property.

Mitigation

Mitigation measures for protection of SAR should include the following:

- The construction contractor should be familiar with the SAR noted in this report. If SAR are identified during construction, all works in the immediate area should cease and the MECP must be contacted for direction on how to proceed.
- Harassment to SAR is prohibited during construction activities.

8.6 Environmentally Sensitive Areas

Potential Impacts

Rare vegetation communities were identified by the NHIC within the study limits, but were not identified during field investigation by Ainley Group in May 2026 for ELC.

Baptiste Lake and the unevaluated wetland feature are considered to be a generally sensitive areas. As the development will be limited to existing disturbed areas (rock fill area adjacent wetland, and manicured lawn), no impacts to these features are anticipated.

Mitigation measures as outlined in **Sections 7.1.1** and **7.1.3** are anticipated to limit impacts to these features.

8.7 Fisheries, Associated Habitat, and In-Water Works

Potential Impacts

No in-water works are anticipated, and no alterations to the shoreline or wetland and the embankment are proposed as part of the development. However, as development will occur adjacent to Baptiste Lake and the wetland, there is potential for sedimentation, surface water contamination, and debris accumulation within the littoral zone of the lake.

Mitigation Measures

Implementation of mitigation measures as described in **Section 8.1.1** and **8.1.2** will ensure no impacts to Baptiste Lake or the adjacent unevaluated wetland.

8.8 Long Term Use (Cumulative Impacts)

Potential Impacts

Cumulative impacts are generally defined as impact on the environment resulting from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions (Clark, 1994). In regards to 73 Jogi Road, reasonably foreseeable future actions are proposed to include a change to the seasonal residential dwelling's footprint on the subject property.

Further to the information included in the previous sections, long term use of the proposed development has the potential to cause cumulative impacts to natural heritage features / functions that are on and adjacent to the subject lands. Potential cumulative impacts may include the following:

- Possible release of sediment into the adjacent natural features.
- Possible increase of debris / waste accumulation on the property.
- An increase of noise and human activity due to development.

It is anticipated that wildlife movement on the subject lands is generally limited given the existing presence of onsite and adjacent dwellings.

Mitigation Measures

- Bylaws within the Municipality of Hastings Highlands related to the accumulation of debris / waste on properties are anticipated to minimize the deposition of such materials on the property.
- Human activity and the associated increase of noise experienced within the adjacent natural features can be abated through minimizing vegetation removal to the extent possible.

9 Conclusions and Recommendations

9.1 Conclusions

Based on the review of the background information, and the field visit completed in May 2026, the following conclusions have been made. These conclusions are to be considered in addition to the information presented in **Section 8.0** which provides a summary of potential impacts and mitigation measures.

- The lot is adjacent to Baptiste Lake, which is understood to be an at-capacity Lake Trout Lake.
- The existing structure on the property is to be updated with a new addition added to the north face of the building, and a new septic system installed in the southeast corner of the building.
- No SAR were observed during the field visit by Ainley Group in 2026.
- Impacts to SAR are anticipated to be minimal as a result of the undertaking.

9.2 Recommendations

As a result of the aforementioned conclusions, the following recommendations are made:

- All construction activities including maintenance procedures will be controlled to prevent entry of deleterious substances into the natural environment. Vehicular maintenance and refueling will be conducted at least 30 m from wetlands or waterways.
- During construction and grading activities, silt barrier or other suitable erosion and sediment controls should be placed along the downgradient boundary of the construction zone, as well as around any stockpiled materials to reduce the potential for sedimentation. Consideration should be given to applying multiple layers of silt fence or other erosion control barriers (i.e. straw bales, coir fiber logs) The erosion control barriers should remain in place until the grading areas become sufficiently vegetated to limit erosion and sedimentation potential. Once the site is stabilized, the erosion control barriers can be removed.
- Monitoring the weather conditions during construction in an effort to avoid exposed soils and forecasted precipitation events.
- Exposed soils associated with grading areas should be minimized to the extent possible.
- Run-off from construction materials and any stockpiles shall be contained and discharged so as to prevent entry of sediment to the adjacent environment.
- To prevent the contamination of any surface water features (i.e., Baptiste Lake, wetlands) within and adjacent to the project area during construction, precautions should be taken to avoid accidental spillage or discharge of chemical contaminants (e.g., gasoline, oils and lubricants). These precautions require refueling to be carried out a minimum of 30 m from surface water features in a controlled manner so as to prevent fuel spillage. In addition, an emergency spill response kit should be on site at all times. In the event that a spill occurs, proper containment, clean up and reporting, in accordance with provincial requirements, should be undertaken.
- The Contractor will be required to take all necessary precautions to prevent the accumulation of litter and construction debris in any natural areas within and outside of the construction grading limits. All materials used or generated (e.g., organics, soils, debris, stockpiles) should be disposed of or stored in a manner that mitigates their entry to the adjacent Baptiste Lake.
- The Municipality of Hastings Highlands Bylaw 2021-006 enforces restrictions around tree removal adjacent to waterbodies (i.e. along shoreline areas). Further, the Municipality of Hastings Highlands also has a Tree Canopy Policy 2019-024 which serves to protect tree canopy cover in or adjacent to significant natural features such as significant woodlands, significant valleylands, and waterbodies. Works will need to be completed in accordance with the above noted by-laws / policies.

- Any tree removal should include appropriate tree felling and grubbing procedures in order to minimize impacts on surrounding vegetation, including minimizing removal of trees and vegetation to the extent possible. Migratory breeding birds are protected under the Migratory Birds Convention Act, 1994. Under this act it is unlawful to kill or destroy migratory breeding birds or active nests/ nesting cavities. To avoid impacts to migratory birds, vegetation removal (as necessary) during development of the subject property should be avoided between early April and late August (migratory bird breeding and nesting period; Environment and Climate Change Canada, 2018). Further, it should be noted that occupied migratory bird nests/cavities are protected at any time of the year (including outside of the migratory bird breeding and nesting period). Should a migratory bird nest be found to be occupied outside of the migratory bird breeding and nesting period, then any activity that may harm or damage the nest or occupying individual must cease until the nest is no longer occupied.
- To avoid impacts to migratory birds, vegetation removal (if necessary) during development of the subject property should be avoided between April 15 and August 15 (migratory bird breeding and nesting period; Environment and Climate Change Canada, 2018).
- Further, it should be noted that occupied migratory bird nests are protected at any time of the year (including outside of the migratory bird breeding and nesting period). Should a migratory bird nest be found to be occupied outside of the migratory bird breeding and nesting period, then any activity that may harm or damage the nest or occupying individual must cease until the nest is no longer occupied.
- The construction contractor should be familiar with the SAR noted in this report. If SAR are identified during construction, all works in the immediate area should cease and the MECP must be contacted for direction on how to proceed.
- Harassment to SAR is prohibited during construction activities.
- Bylaws within the Municipality of Hastings Highlands related to the accumulation of debris / waste on properties are anticipated to minimize the deposition of such materials on the property.
- Human activity and the associated increase of noise experienced within the adjacent natural features can be abated through minimizing vegetation removal to the extent possible.

Provided these recommendations are followed, Ainley Group is of the opinion that the proposed development of the new addition and septic system to the residential dwelling will not result in negative impacts to the identified unevaluated wetland or Baptiste Lake, and will be consistent with the requirements of the PPS (2024).

10 Closure

Ainley Group has prepared this Environmental Impact Study per the terms of reference in an effort to explain the proposed development, summarize potential impacts due to the undertaking, and identify mitigation measures and monitoring commitments to limit potential impacts, and to identify any future studies required.

11 References

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Appendix A
Background Data

- Search
- Explore
- Community
  - People
  - Projects
  - Journal Posts
  - Forum
- More
  - Taxa Info
  - Guides
  - Places
  - Site Stats
  - Help
  - Getting Started
  - Understanding Projects
  - Educator's Guide
  - Video Tutorials
  - Curator Guide
  - Donate

iNaturalist

Search

- Explore
- Community
  - People
  - Projects
  - Journal Posts
  - Forum
- More
  - Taxa Info
  - Guides
  - Places
  - Site Stats
  - Help
  - Getting Started
  - Understanding Projects
  - Educator's Guide
  - Video Tutorials
  - Curator Guide
  - Donate

- Donate

Log In or Sign Up

Observations

Filters

Show

- [ ] Wild
- [ ] Captive
- [x] Verifiable
- [ ] Research Grade
- [ ] Needs ID
- [ ] Threatened
- [ ] Introduced
- [ ] Popular
- [ ] Has Sounds
- [ ] Has Photos

Description / Tags blue, butterfly, etc.

Categories

Rank

High

Low
Sort By
Date Added
Desc
Date Observed
Any Exact Date YYYY-MM-DD Range Start End Months January February March April
More Filters
Person
Username or User ID
Project
Name or URL slug, e.g. m
Place
Place
Photo Licensing All
Reviewed
Any Yes No
Date Added
Any Exact Date YYYY-MM-DD Range Start End
Update Search Reset Search Filters
Identify Atom Download
Species
Location Go
Custom Boundary
8
OBSERVATIONS
8
SPECIES
7
IDENTIFIERS
2
OBSERVERS
Map Grid List

Media	Name	User	Observed	Place	Added
	Bladder Campion Silene vulgaris Research Grade 2	krazykanuk98	Aug 7, 202311:28 AM EDT	Hastings Highlands	Aug 7, 202311:28 AM EDT
	White Meadowsweet Spiraea alba Research Grade 2	kdstephen	Aug 5, 20239:21 AM EDT	Jogi Rd, Hastings Highlands, ON, CA	Aug 5, 20239:25 AM EDT
	Common Evening-Primrose Oenothera biennis Needs ID 1	kdstephen	Aug 5, 20239:20 AM EDT	Jogi Rd, Hastings Highlands, ON, CA	Aug 5, 20239:23 AM EDT
	Field Goldenrod Solidago nemoralis Needs ID 1	kdstephen	Aug 5, 20239:19 AM EDT	Jogi Rd, Hastings Highlands, ON, CA	Aug 5, 20239:22 AM EDT
	Great Mullein Verbascum thapsus Research Grade 3	kdstephen	Aug 5, 20239:17 AM EDT	Jogi Rd, Hastings Highlands, ON, CA	Aug 5, 20239:22 AM EDT
	Eastern White Pine Pinus strobus Research Grade 2	kdstephen	Aug 5, 20239:16 AM EDT	Jogi Rd, Hastings Highlands, ON, CA	Aug 5, 20239:16 AM EDT
2	Purple-flowered Raspberry Rubus odoratus Research Grade 2	kdstephen	Aug 5, 20239:11 AM EDT	Jogi Rd, Hastings Highlands, ON, CA	Aug 5, 20239:12 AM EDT
	Staghorn Sumac Rhus typhina Research Grade 2	kdstephen	Aug 5, 20239:09 AM EDT	Jogi Rd, Hastings Highlands, ON, CA	Aug 5, 20239:11 AM EDT

NHIC Data

To work further with this data select the content and copy it into your own word or excel documents.

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	Last Observation Date	ATLAS NAD83 IDENT	COMMENTS
1065621	SPECIES	(Potamogeton hillii X Potamogeton zosteriformis)	Potamogeton x ogdenii	SNA	END	END	1873-07-15	17QK3199	

NatureCounts

Atlas Data Summary

Select a type of data summary: Provincial Summaries | Regional Summaries | **Species Lists** | Participant Statistics

Select a province and/or a region, or enter a 7-digit square number to view a species list with the highest breeding code reported to date. Click on a column name to sort.

Ontario | All regions | 17TQK39 | Go

Sort Order	Species	Max. Br. evid.	Squares
210	Canada Goose	FY	1
315	Wood Duck	FY	1
382	Mallard	NE	1
406	American Black Duck	FY	1
501	Ring-necked Duck	P	1
582	Hooded Merganser	A	1
590	Common Merganser	FY	1
860	Wild Turkey	H	1
863	Ruffed Grouse	NE	1
1380	Mourning Dove	H	1
2074	Eastern Whip-poor-will	T	1
2726	Ruby-throated Hummingbird	FY	1

Sort Order	Species	Max. Br. evid.	Squares
3535	American Woodcock	T	1
3585	Spotted Sandpiper	H	1
4129	Common Loon	NE	1
4769	Great Blue Heron	H	1
4813	Turkey Vulture	H	1
4823	Osprey	A	1
5044	Sharp-shinned Hawk	H	1
5115	Bald Eagle	H	1
5192	Broad-winged Hawk	AE	1
5625	Barred Owl	H	1
6195	Belted Kingfisher	H	1
6643	Yellow-bellied Sapsucker	FY	1
6774	Downy Woodpecker	S	1
6786	Hairy Woodpecker	S	1
6942	Pileated Woodpecker	NY	1
7003	Northern Flicker	NY	1
7127	Peregrine Falcon	NY	1
9754	Olive-sided Flycatcher	T	1
9773	Eastern Wood-Pewee	S	1
9788	Alder Flycatcher	T	1
9795	Least Flycatcher	A	1
9816	Eastern Phoebe	NY	1

Sort Order	Species	Max. Br. evid.	Squares
9998	Great Crested Flycatcher	T	1
10065	Eastern Kingbird	FY	1
10942	Blue-headed Vireo	NB	1
10956	Eastern Warbling Vireo	S	1
10963	Red-eyed Vireo	FY	1
12058	Blue Jay	FY	1
12185	American Crow	FY	1
12234	Common Raven	NY	1
12407	Black-capped Chickadee	NY	1
13254	Tree Swallow	S	1
14655	Golden-crowned Kinglet	T	1
14677	White-breasted Nuthatch	FY	1
14694	Red-breasted Nuthatch	FY	1
14725	Brown Creeper	AE	1
14807	Northern House Wren	S	1
14847	Winter Wren	T	1
15084	European Starling	NE	1
15211	Gray Catbird	T	1
15225	Brown Thrasher	S	1
15376	Veery	T	1
15385	Hermit Thrush	T	1

Sort Order	Species	Max. Br. evid.	Squares
15390	Wood Thrush	T	1
15591	American Robin	NY	1
16282	Cedar Waxwing	S	1
17548	Purple Finch	FY	1
17697	Pine Siskin	FY	1
17710	American Goldfinch	S	1
17887	Chipping Sparrow	FY	1
17951	Dark-eyed Junco	S	1
17993	White-throated Sparrow	T	1
18038	Song Sparrow	CF	1
18052	Swamp Sparrow	FY	1
18289	Baltimore Oriole	S	1
18298	Red-winged Blackbird	CF	1
18326	Common Grackle	CF	1
18376	Ovenbird	CF	1
18380	Northern Waterthrush	T	1
18390	Black-and-white Warbler	FY	1
18404	Nashville Warbler	T	1
18422	Mourning Warbler	T	1
18438	Common Yellowthroat	T	1
18459	American Redstart	CF	1
18464	Northern Parula	T	1

Sort Order	Species	Max. Br. evid.	Squares
18480	Magnolia Warbler	T	1
18485	Blackburnian Warbler	FY	1
18488	Northern Yellow Warbler	FY	1
18506	Chestnut-sided Warbler	FY	1
18514	Black-throated Blue Warbler	T	1
18524	Pine Warbler	FY	1
18526	Yellow-rumped Warbler	FY	1
18572	Black-throated Green Warbler	T	1
18639	Canada Warbler	S	1
18686	Scarlet Tanager	T	1
18753	Rose-breasted Grosbeak	NB	1
18787	Indigo Bunting	T	1

Total: 89 breeding species

Note: the statistics and species lists presented on this page are based on accepted records (including records pending review) with breeding evidence.

BIRDS CANADA
OISEAUX CANADA

Species list in taxonomic order for square 17QK39

All species

Number of rows of data displayed below: 14.

Species #	Common Name	# of Records	Earliest Yr	Latest Yr
1	Blanding's Turtle	1	2017	2017
6	Snapping Turtle	3	1961	2017
12	Eastern Gartersnake	3	1962	2017
20	Northern Watersnake	1	1962	1962
22	Red-bellied Snake	2	1962	1988
25	American Bullfrog	3	1962	2018
28	Gray Treefrog	13	1988	1988
29	Green Frog	5	1962	2018
31	Northern Leopard Frog	2	1988	2017
33	Spring Peeper	14	1962	2011
36	American Toad	3	1988	1988
40	Blue-spotted Salamander	1	2017	2017
53	Spotted Salamander	1	2017	2017
54	Five-lined Skink	3	2011	2011

TEA home page | Main atlas page

Appendix B
Photographic Log



Photo 1 – Subject Property Roadside View – May 27, 2026.



Photo 2 – ELC Community Low Density Residential (CVR_1) – May 27, 2026.



Photo 3 – ELC Community Low Density Residential (CVR_1) – May 27, 2026.



Photo 4 – ELC Community Speckled Alder Mineral Deciduous Thicket Swamp (SWTM1-1) – May 27, 2026.



Photo 5 – ELC Community Speckled Alder Mineral Deciduous Thicket Swamp (SWTM1-1) – May 27, 2026.



Photo 6 – Typical Wetland Soils – May 27, 2026.



Photo 7 – Shoreline – May 27, 2026.



Photo 8 – Typical Shoreline Sediment – May 27, 2026.

Appendix C

Vegetation, Migratory Birds, & Wildlife Species List

Appendix C - Vegetation List
Environmental Impact Study
73 Jogi Road, Hastings Highlands

Scientific Name	**Common Name**	**SARA**	**SARO**	**S Rank**	**N Rank**	**G Rank**	**Exotic Status**	**Coefficient of Conservatism**	**Coefficient of Wetness**	**CVR_1**	**SWTM1-1**
Abies balsamea	Balsam Fir			S5	N5	G5		5	-3		x
Acer rubrum	Red Maple			S5	N5	G5		4	0	x	x
Acer saccharum	Sugar Maple			S5	N5	G5		4	3	x	x
Achillea millefolium	Common Yarrow			SNA	NNR	G5	SE5?		3	x	
Alnus incana ssp. rugosa	Speckled Alder			S5	N5	G5T5		6	-3	x	x
Betula papyrifera	Paper Birch			S5	N5	G5		2	3	x	
Equisetum spp.	Horestail sp.			-	-	-					x
Larix laricina	Tamarack			S5	N5	G5		7	-3	x	x
Medicago lupulina	Black Medick			SNA	NNA	GNR	SE5		3	x	
Onoclea sensibilis	Sensitive Fern			S5	N5	G5		4	-3		x
Picea glauca	White Spruce			S5	N5	G5		6	3	x	
Pinus resinosa	Red Pine			S5	N5	G5		8	3	x	
Plantago major	Common Plantain			SNA	NNR	G5	SE5		3	x	
Poaceae spp.	Grasses			-	-	-				x	x
Potentilla spp.	Cinquefoil sp.			-	-	-				x	
Prunus pensylvanica	Pin Cherry			S5	N5	G5		3	3		x
Rhus typhina	Staghorn Sumac			S5	N5	G5		1	3	x	
Salix spp.	Willow sp.			-	-	-					x
Spiraea alba	White Meadowsweet			S5	N5	G5		3	-3		x
Taraxacum officinale	Common Dandelion			SNA	N5	G5	SE5		3	x	
Thuja occidentalis	Eastern White Cedar			S5	N5	G5		4	-3		x
Trifolium pratense	Red Clover			SNA	NNA	GNR	SE5		3	x	
Typha latifolia	Broad-leaved Cattail			S5	N5	G5		1	-5		x
Viola sororia	Woolly Blue Violet			S5	N5	G5		4	0	x	

Appendix C - Migratory Breeding Bird List
Environmental Impact Study
73 Jogi Road, Hastings Highlands

Scientific Name	**Common Name**	**Comment**
Branta canadensis	Canada Goose	
Corvus brachyrhynchos	American Crow	
Cyanocitta cristata	Blue Jay	
Melospiza melodia	Song Sparrow	
Seiurus aurocapilla	Ovenbird	
Setophaga fusca	Blackburnian Warbler	
Setophaga ruticilla	American Redstart	
Turdus migratorius	American Robin	
Vireo olivaceus	Red-eyed Vireo	
Zonotrichia albicollis	White-throated Sparrow	

Appendix C - Wildlife List
Environmental Impact Study
73 Jogi Road, Hastings Highlands

Scientific Name	**Common Name**	**Comment**
Castor canadensis	Beaver	Beaver cuttings located in wetland
Tamias striatus	Eastern Chipmunk	

**Field Observations*

Appendix D
Field Forms

Wildlife

Weather information is recorded on the Wildlife data card. Such information can be useful for helping to interpret records or results.

Temperature: Record of approximate ambient temperature (°C) during the field survey.

Cloud: Record, in tenths, the proportion of the sky covered by clouds.

Wind: Record the Beaufort Scale number according to Table 20

Table 20. Beaufort Wind Scale (adapted from Whittow 1984).

0	Calm	smoke rises vertically
1	Light Air	smoke drifts, but wind vanes do not
2	Light Breeze	wind felt on face, leaves rustle
3	Gentle Breeze	leaves and small twigs in constant motion; light flags extended
4	Moderate Breeze	wind raises dust and loose paper; small branches move
5	Fresh Breeze	small trees in leaf begin to sway
6	Strong Breeze	large branches in motion; whistling in phone wires; umbrella use difficult
7	Near Gale	whole trees in motion; inconvenience felt when walking against wind
8	Gale	twigs break off trees; progress impeded
9	Strong Gale	slight structural damage – roofing shingles, TV antennae
10	Storm	trees uprooted; considerable structural damage

Precipitation: Brief statement of precipitation, e.g., none, steady rain, fog.

Conditions: Brief statement of conditions, surveyor mood, etc., which might affect the survey; a text field of 50 characters.

Indicate the presence of **Potential Wildlife Habitat** by checking the appropriate box of features that are present within the polygon.

Wildlife: All wildlife sightings and signs should be recorded while in the polygon. Record each sighting by **type** (TY) (B = bird, H = herpetofauna, etc.) and by **species** (SP. CODE). Use four-letter codes, provided in the database, for recording species.

Evidence Codes: (EV) should be used to record the type of observation. If possible, give an indication of the estimated number of individuals, pairs or signs for each wildlife species.

ELC COMMUNITY DESCRIPTION & CLASSIFICATION

SITE: 2024 - 1 | POLYGON: 1

SURVEYOR(S): D.D. & K.S.M | DATE: May 27, 26 | UTME

START | END | UTMZ | UTMN

POLYGON DESCRIPTION

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURE	HISTORY	PLANT FORM	COMMUNITY
☒ TERRESTRIAL	☐ ORGANIC	☐ LACUSTRINE	☐ NATURAL	☐ PLANKTON	☐ LAKE
☐ WETLAND	☒ MINERAL SOIL	☐ RIVERINE	☒ CULTURAL	☐ SUBMERGED	☐ POND
☐ AQUATIC	☐ PARENT MIN	☐ BOTTOMLAND		☐ FLOATING-LVD	☐ RIVER
	☐ ACIDIC BEDRK	☐ TERRACE		☐ GRAMINOID	☐ STREAM
SITE	☐ BASIC BEDRK	☐ VALLEY SLOPE	COVER	☐ FORB	☐ MARSH
☐ OPEN WATER	☐ CARB. BEDRK	☐ TABLELAND	☒ OPEN	☐ LICHEN	☐ SWAMP
☐ SHALLOW WATER		☐ ROLL. UPLAND	☐ SHRUB	☐ BRYOPHYTE	☐ FEN
☒ SURFICIAL DEP.		☐ CLIFF	☐ TREED	☐ DECIDUOUS	☐ BOG
☐ BEDROCK		☐ TALUS		☐ CONIFEROUS	☐ BARREN
		☐ CREVICE / CAVE		☐ MIXED	☐ MEADOW
		☐ ALVAR			☐ PRAIRIE
		☐ ROCKLAND			☐ THICKET
		☐ BEACH / BAR			☐ SAVANNAH
		☐ SAND DUNE			☐ WOODLAND
		☐ BLUFF			☐ FOREST
					☐ PLANTATION

STAND DESCRIPTION:

	LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (>> MUCH GREATER THAN; > GREATER THAN; = ABOUT EQUAL TO)
1	CANOPY	2	1	White Spruce
2	SUB-CANOPY	—	—	—
3	UNDERSTOREY	3	1	Stag Horn Sumac > White Birch
4	GRD. LAYER	7	4	Grasses > C. Dandelion

HT CODES: 1 = >25 m 2 = 10<HT≤25 m 3 = 2<HT≤10 m 4 = 1<HT≤2 m 5 = 0.5<HT≤1 m 6 = 0.2<HT≤0.5 m 7 = HT≤0.2 m

CVR CODES: 0= NONE 1= 0% < CVR ≤ 10% 2= 10 < CVR ≤ 25% 3= 25 < CVR ≤ 60% 4= CVR > 60%

STAND COMPOSITION: | BA:

SIZE CLASS ANALYSIS:	< 10	10 - 24	25 - 50	> 50
STANDING SNAGS:	< 10	10 - 24	25 - 50	> 50
DEADFALL / LOGS:	< 10	10 - 24	25 - 50	> 50

ABUNDANCE CODES: N = NONE R = RARE O = OCCASIONAL A = ABUNDANT

COMM. AGE	PIONEER	YOUNG	MID-AGE	MATURE	OLD GROWTH

SOIL ANALYSIS:

TEXTURE:	DEPTH TO MOTTLES / GLEY	g =	G=
MOISTURE:	DEPTH OF ORGANICS:		(cm)
HOMOGENEOUS / VARIABLE	DEPTH TO BEDROCK:		(cm)

COMMUNITYCLASSIFICATION:

COMMUNITY CLASS:	CODE:
COMMUNITY SERIES:	CODE:
ECOSITE:	CODE:
VEGETATION TYPE:	CODE:
INCLUSION	CODE:
COMPLEX	CODE:

Notes: Residential, manicured cottage lot

ELC
STAND & SOIL CHARACTERISTICS

SITE: 26024-1
POLYGON: 1
DATE: May 27, 26
SURVEYOR(S): DD & KSM

TREE TALLY BY SPECIES:

PRISM FACTOR [ ]

SPECIES	TALLY 1	TALLY 2	TALLY 3	TALLY 4	TOTAL	RELATIVE AVERAGE
TOTAL						100
BASAL AREA (BA)						MEAN
DEAD						

STAND COMPOSITION:

SOIL ASSESSMENT:	1	2	3	4
TEXTURE				
DEPTH TO MOTTLES:	g=	g=	g=	g=
DEPTH TO GLEY:	G=	G=	G=	G=
DEPTH OF ORGANICS				
DEPTH TO BEDROCK				
MOISTURE REGIME				

SOIL PROFILE

COMMUNITY PROFILE DIAGRAM

NOTES:

ELC
PLANT SPECIES LIST

SITE: 26024-1
POLYGON: 1
DATE: May 27, 26
SURVEYOR(S): DD & KSM

LAYERS: 1 = CANOPY > 10m 2 = SUB-CANOPY 3 = UNDERSTOREY 4 = GROUND (GRD.) LAYER
ABUNDANCE CODES: R = RARE O = OCCASIONAL A = ABUNDANT D = DOMINANT

SPECIES CODE	LAYER 1	2	3	4	COLL.
White Birch			R		
Red Maple			R		
Sugar Maple			R		
Speckled Alder			R		
Red Pine			R		
Stag Horn Sumac			O		
C. dandelion				A	
C. Yarrow				O	
Black Medic				O	
Sinuate Fern Sp				O	
Grasses				D	
C. Plantain				O	
C. Blue Violet				O	
White Spruce h					
Tamarack			R		
Red Clover				O	

SPECIES CODE	LAYER 1	2	3	4	COLL.

Wildlife

Weather information is recorded on the Wildlife data card. Such information can be useful for helping to interpret records or results.

Temperature: Record of approximate ambient temperature (°C) during the field survey.

Cloud: Record, in tenths, the proportion of the sky covered by clouds.

Wind: Record the Beaufort Scale number according to Table 20

Table 20. Beaufort Wind Scale (adapted from Whittow 1984).

0	Calm	smoke rises vertically
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2	Light Breeze	wind felt on face, leaves rustle
3	Gentle Breeze	leaves and small twigs in constant motion; light flags extended
4	Moderate Breeze	wind raises dust and loose paper; small branches move
5	Fresh Breeze	small trees in leaf begin to sway
6	Strong Breeze	large branches in motion; whistling in phone wires; umbrella use difficult
7	Near Gale	whole trees in motion; inconvenience felt when walking against wind
8	Gale	twigs break off trees; progress impeded
9	Strong Gale	slight structural damage – roofing shingles, TV antennae
10	Storm	trees uprooted; considerable structural damage

Precipitation: Brief statement of precipitation, e.g ., none, steady rain, fog.

Conditions: Brief statement of conditions, surveyor mood, etc., which might affect the survey; a text field of 50 characters.

Indicate the presence of **Potential Wildlife Habitat** by checking the appropriate box of features that are present within the polygon.

Wildlife: All wildlife sightings and signs should be recorded while in the polygon. Record each sighting by **type** (TY) (B = bird, H = herpetofauna, etc.) and by **species** (SP. CODE). Use four-letter codes, provided in the database, for recording species.

Evidence Codes: (EV) should be used to record the type of observation. If possible, give an indication of the estimated number of individuals, pairs or signs for each wildlife species.

ELC COMMUNITY DESCRIPTION & CLASSIFICATION

SITE: 26024-1 POLYGON: 2

SURVEYOR(S): DOB KSM DATE: May 27, 26

START: END: UTM2: UTMN:

POLYGON DESCRIPTION

SYSTEM	SUBSTRATE	TOPOGRAPHIC FEATURE	HISTORY	PLANT FORM	COMMUNITY
☐ TERRESTRIAL ☒ WETLAND ☐ AQUATIC	☐ ORGANIC ☒ MINERAL SOIL ☐ PARENT MIN ☐ ACIDIC BEDRK ☐ BASIC BEDRK ☐ CARB. BEDRK	☐ LACUSTRINE ☐ RIVERINE ☐ BOTTOMLAND ☐ TERRACE ☐ VALLEY SLOPE ☐ TABLELAND ☐ ROLL. UPLAND ☐ CLIFF ☐ TALUS ☐ CREVICE / CAVE ☐ ALVAR ☐ ROCKLAND ☐ BEACH / BAR ☐ SAND DUNE ☐ BLUFF	☒ NATURAL ☐ CULTURAL	☐ PLANKTON ☐ SUBMERGED ☐ FLOATING-LVD ☐ GRAMINOID ☐ FORB ☐ LICHEN ☐ BRYOPHYTE ☒ DECIDUOUS ☐ CONIFEROUS ☐ MIXED	☐ LAKE ☐ POND ☐ RIVER ☐ STREAM ☐ MARSH ☒ SWAMP ☐ FEN ☐ BOG ☐ BARREN ☐ MEADOW ☐ PRAIRIE ☒ THICKET ☐ SAVANNAH ☐ WOODLAND ☐ FOREST ☐ PLANTATION

SITE	COVER
☐ OPEN WATER ☒ SHALLOW WATER ☐ SURFICIAL DEP. ☐ BEDROCK	☐ OPEN ☒ SHRUB ☐ TREED

STAND DESCRIPTION:

	LAYER	HT	CVR	SPECIES IN ORDER OF DECREASING DOMINANCE (>> MUCH GREATER THAN; > GREATER THAN; = ABOUT EQUAL TO)
1	CANOPY	2	1	Balsam Fir = Red Maple
2	SUB-CANOPY	3	1	Willow Sp.
3	UNDERSTOREY	3	3	Speckled Alder ??
4	GRD. LAYER	5/6	4	Bf Cutt. ? > Grasses

HT CODES: 1 = >25 m 2 = 10<HT<25 m 3 = 2<HT<10 m 4 = 1<HT<2 m 5 = 0.5<HT 1 m 6 = 0.2<HT<0.5 m 7 = HT<0.2 m

CVR CODES 0= NONE 1= 0% < CVR < 10% 2= 10 < CVR < 25% 3= 25 < CVR < 60% 4= CVR > 60%

STAND COMPOSITION:	BA:

	< 10	10 - 24	25 - 50	> 50
SIZE CLASS ANALYSIS:				
STANDING SNAGS:	< 10	10 - 24	25 - 50	> 50
DEADFALL / LOGS:	< 10	10 - 24	25 - 50	> 50

ABUNDANCE CODES: N = NONE R = RARE O = OCCASIONAL A = ABUNDANT

COMM. AGE:	PIONEER	YOUNG	MID-AGE	MATURE	OLD GROWTH

SOIL ANALYSIS:

TEXTURE:	DEPTH TO MOTTLES / GLEY	g =	G=
MOISTURE:	DEPTH OF ORGANICS:		(cm)
HOMOGENEOUS / VARIABLE	DEPTH TO BEDROCK:		(cm)

COMMUNITYCLASSIFICATION:

COMMUNITY CLASS:	CODE:
COMMUNITY SERIES:	CODE:
ECOSITE:	CODE:
VEGETATION TYPE:	CODE:
INCLUSION	CODE:
COMPLEX	CODE:

Notes:

Speckled Alder Thicket Swamp

ELC
STAND & SOIL CHARACTERISTICS

SITE: 26024 - 1
POLYGON: 2
DATE: May 27, 26
SURVEYOR(S): DD, KSM

TREE TALLY BY SPECIES:

PRISM FACTOR [ ]

SPECIES	TALLY 1	TALLY 2	TALLY 3	TALLY 4	TOTAL	RELATIVE AVERAGE
TOTAL						100
BASAL AREA (BA)						MEAN
DEAD						

STAND COMPOSITION:

SOIL ASSESSMENT:	1	2	3	4
TEXTURE				
DEPTH TO MOTTLES:	g=	g=	g=	g=
DEPTH TO GLEY:	G=	G=	G=	G=
DEPTH OF ORGANICS				
DEPTH TO BEDROCK				
MOISTURE REGIME				

SOIL PROFILE

COMMUNITY PROFILE DIAGRAM

NOTES:

ELC
PLANT SPECIES LIST

SITE: 26024-1
POLYGON: 2
DATE: May 27, 26
SURVEYOR(S): DD & KSM

LAYERS: 1 = CANOPY > 10m 2 = SUB-CANOPY 3 = UNDERSTOREY 4 = GROUND (GRD.) LAYER
ABUNDANCE CODES: R = RARE O = OCCASIONAL A = ABUNDANT D = DOMINANT

SPECIES CODE	LAYER 1	2	3	4	COLL.
Tamarack			O		
Speckled Alder			D		
Sensitive Fern				O	
Horsetail Sp				O	
Grasses				O	
Bl Cattail				A	
Wh Meadow Sweet			O		
Red Maple	R				
Willow Species		R			
Pin Cherry		R			
Sugar Maple			R	R	
White Cedar		R			
Balsam Fir	R				

SPECIES CODE	LAYER 1	2	3	4	COLL.

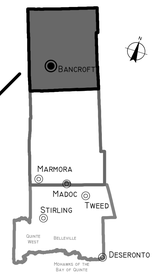
White Throated Sparrow

Appendix E

Official Plan and Zoning Documents

Hastings County Official Plan

Land Use Designations
OP-A Schedule



Northern Member Municipalities

This is to certify that this map was adopted as Official Plan Schedule OP-A of the County of Hastings Official Plan 2017-0030.
Plot Date: 12/18/2017 Signing Date: 12/19/2017

Jim Duffin,
C.A.O-Clerk of Hastings County

Rodney Cooney,
Warden of Hastings County

County of Hastings

This schedule forms a part of the County of Hastings Official Plan and must be read in conjunction with the written text. Visit www.hastingscounty.com for the full Official Plan. Please refer to secondary plan schedules for detailed mapping of urban areas. Some special policy areas may also have detailed maps within the text.
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June 22, 2018

Land Use Designations
- Prime Agriculture
- Rural/Waterfront
- Environmental Protection
- Environmental Protection - Provincially Significant Wetland
- Extractive (Large Site)
- Extractive (Small Site)
- Urban
- Hamlet
- Waterbody
- Wellhead Protection Area
- Intake Protection Zone
- Issues Contributing Area
- Well Head Protection Area - E
- Waste Management
- Site Specific Policy Area (Large Site)
- Site Specific Policy Area (Small Site)
- Engineered Floodline

Geographic Features
- Non Official Plan Area
- Lot & Concession Line
- Geographic Township Boundary
- Municipal Boundary
- County Boundary

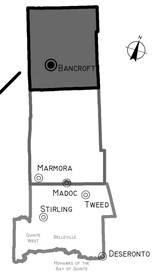
Infrastructure
- Highway (Prov. & Fmr. Provincial)
- Collector Road (Former County)
- Municipal Road
- Railway
- Hastings Heritage Trail
- TransCanada Trail
- Airfield

0 1 2 3 4 5
Kilometres

Hastings County Official Plan

Natural Heritage Features & Areas

OP-B Schedule



Northern Member Municipalities

This is to certify that this map was adopted as Official Plan Schedule OP-B of the County of Hastings Official Plan 2017-0030.
Plot Date: 12/18/2017 Signing Date: 12/19/2017

Jim Duffin,
Clerk of Hastings County

Rodney Cooney,
Warden of Hastings County

County of Hastings

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June 22, 2018

Natural Heritage Features

- Significant Woodland
- Areas of Natural or Scientific Interest (EP-ANSI)
- Areas of Natural & Scientific Interest (Small Site)
- Significant Valleyland
- Conservation Authority Land
- Provincial Parks & Conservation Reserves
- Crown Land

Significant Wildlife Habitat

- Deer Yard (Stratum 1)
- Deer Wintering Area (Stratum 2)
- Moose Early Wintering Area
- SWH Significant Wildlife Habitat (Small Site)
- LTC Lake Trout Lake At Capacity (LTL-AC)
- Lakes Managed for Lake Trout (LTL-C)

Geographic Features

- Stream/Creek
- Boundary of Ecoregion 6E (See 4.3.5)
- Watercourse & Waterbody
- Non Official Plan Area
- Urban Secondary Plan Area
- Lot & Concession Line
- Geographic Township Boundary
- Municipal Boundary
- County Boundary

Infrastructure

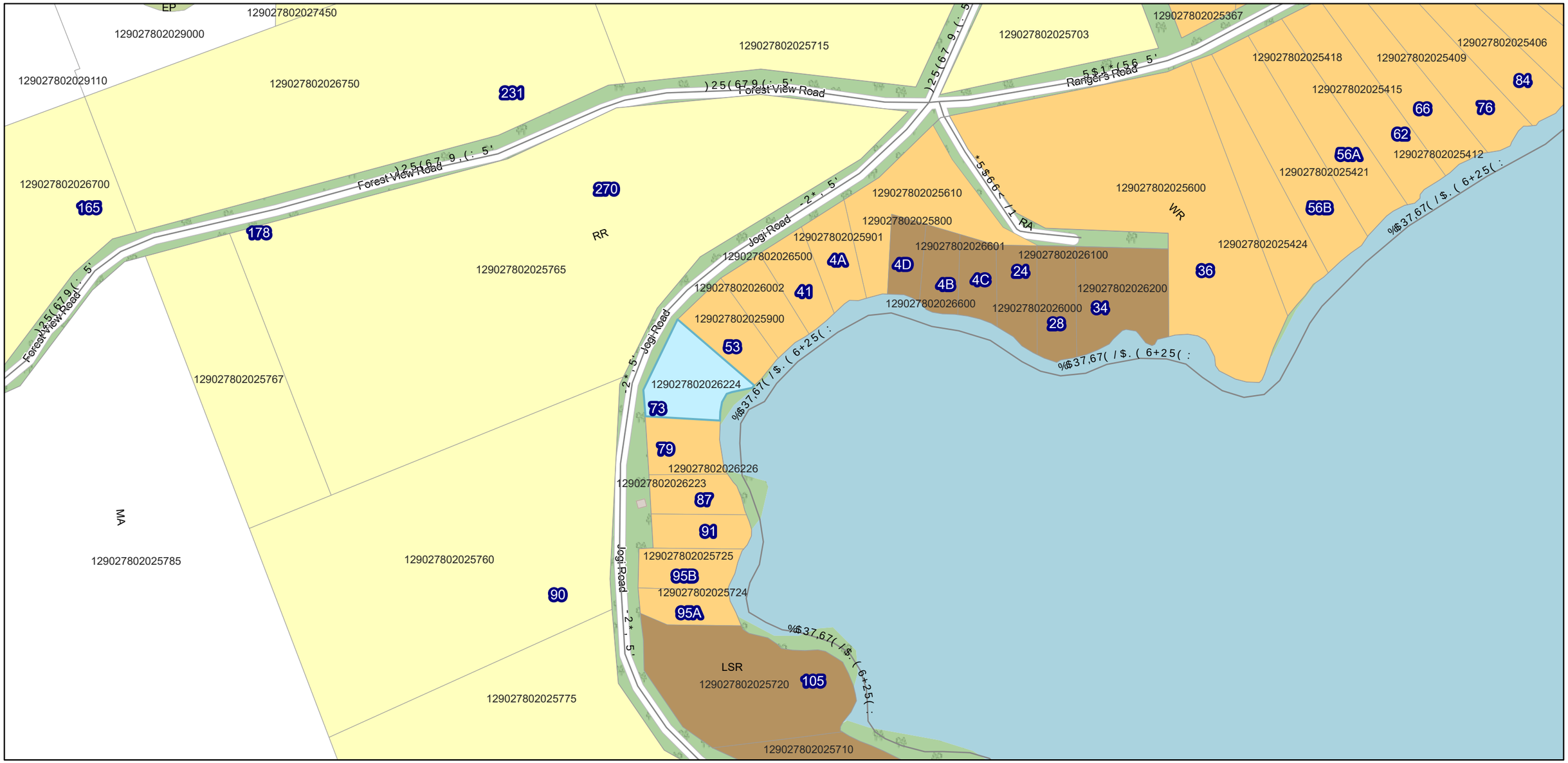
- Highway (Prov. & Fmr. Provincial)
- Collector Road (Former County)
- Municipal Road

0 1 2 3 4
Kilometres

Township of South Algonquin
County of Renfrew
Algonquin Provincial Park
Lake St. Peter Prov. Park
(Fmr. McClure Twp.)
(Fmr. Wicklow Twp.)
(Fmr. Bangor Twp.)
Hastings Highlands
Maynooth
Maple Leaf
Purdy
(Fmr. Herschel Twp.)
(Fmr. Monteagle Twp.)
New Carlow
(Fmr. Carlow Twp.)
Conroys Marsh Conservation Reserve
Monteagle Valley
Slab Town
Egan Chutes Prov. Park
Boulter
Little Mississippi River Conservation Reserve
Baptiste
Birds Creek
Musclow
Fort Stewart
Town of Bancroft
Bancroft
(See UCSP)
Carlow/Mayo Township
EP-ANSI (#5)
New Hermon
McArthur's Mills
Faraday Township
Paudash
L'Amable
Detlor
(Dungannon Twp.)
(Fmr. Mayo Twp.)
Range A
Range B
County of Haliburton
County of Lennox & Addington
Wollaston Township
Limerick Township
Tudor & Cashel Township
(Fmr. Cashel Twp.)

See Central "OP-B" Schedule

73 Jogi Road Municipal Zoning



8/6/2026, 10:46:42 AM

Civic Addresses

Hastings Highlands Zoning

- Marginal Agriculture (MA)
- Rural Residential (RR)
- Limited Service Residential (LSR)
- Waterfront Residential (WR)
- Environmental Protection (EP)
- Property Information
- Roads
- Municipal Boundary
- Township Boundary

1:4,302

0 190 380 760 ft

0 55 110 220 m

Hastings County 2026, Hastings GIS 2018, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Hastings County GIS

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Appendix F
Proposed Site Plan

73 JOGI RD CON 7 PT LOTS 31 & 32 [illegible] RP 21R20925 PART 1

Property Description (legal, civic address) Tax Roll# 12 90 278 020 26224 0000

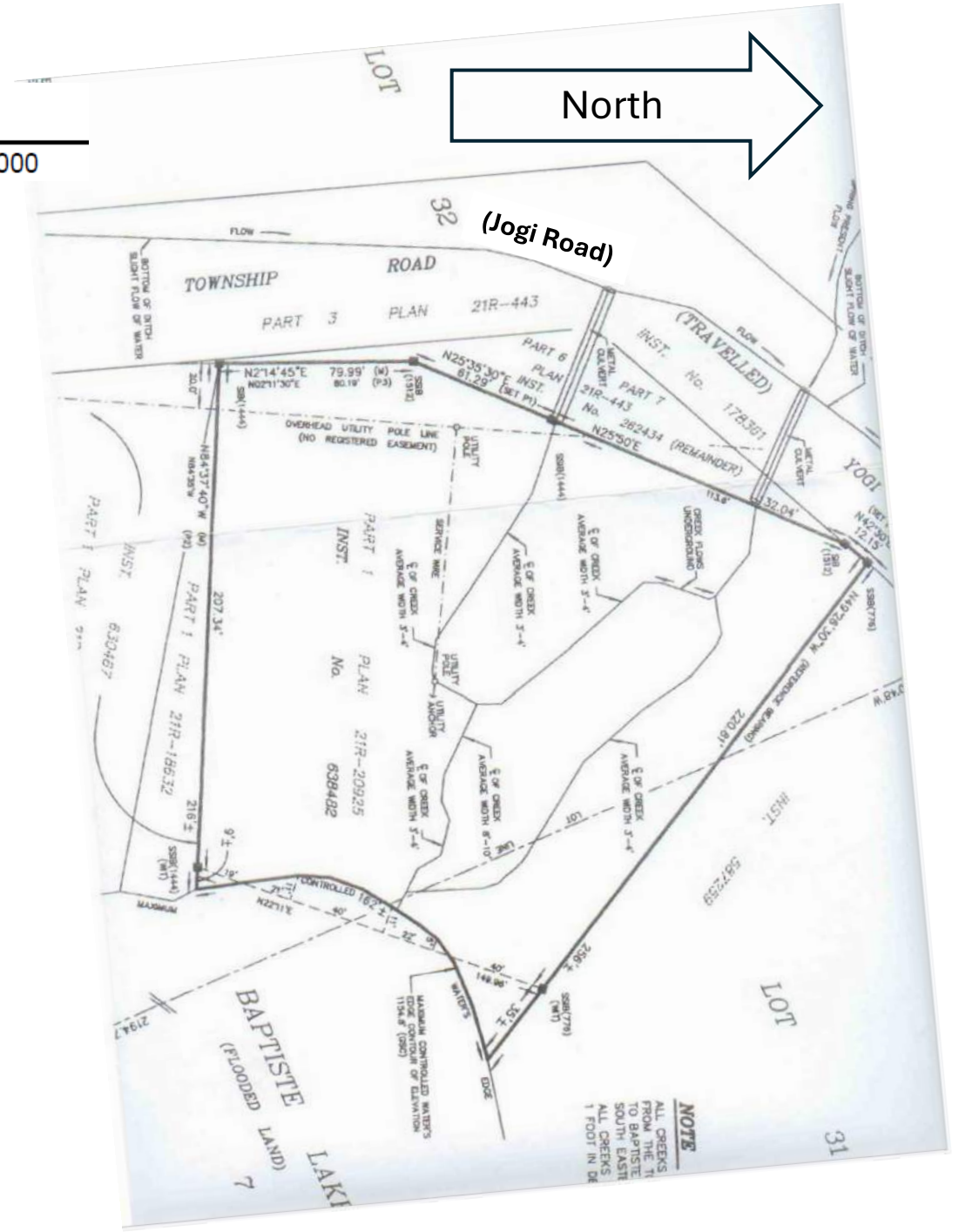
Proposed Addition - Attached Garage w/Loft & Partial Walk-out Basement

Owners:
Michael Langton & Darlene Ritchie

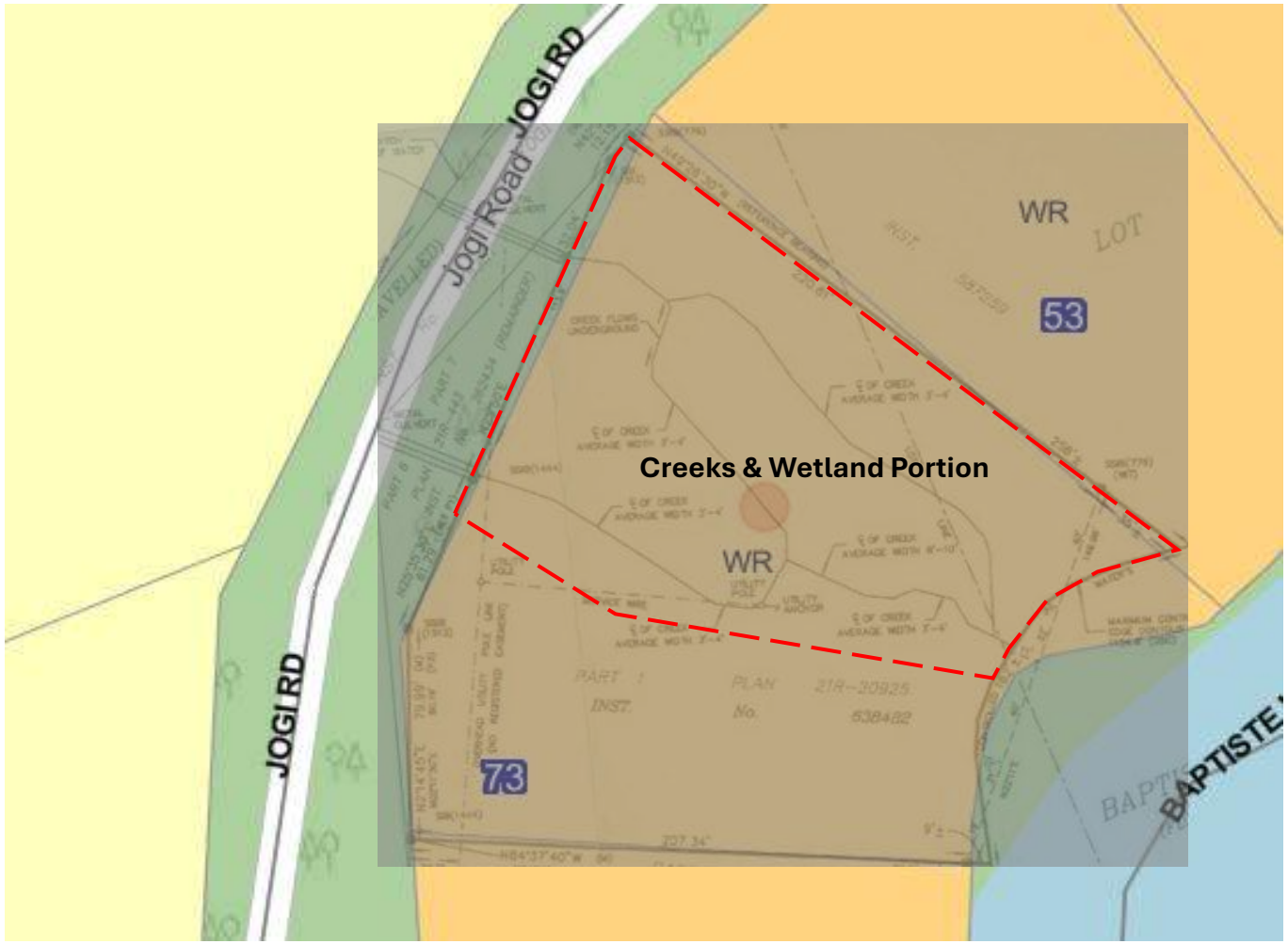
Agent: Joan Phillips

Zoning: WR (Waterfront Residential)





Updated October 16, 2026



Communication Received from the Planning Group at Hasting Highlands:

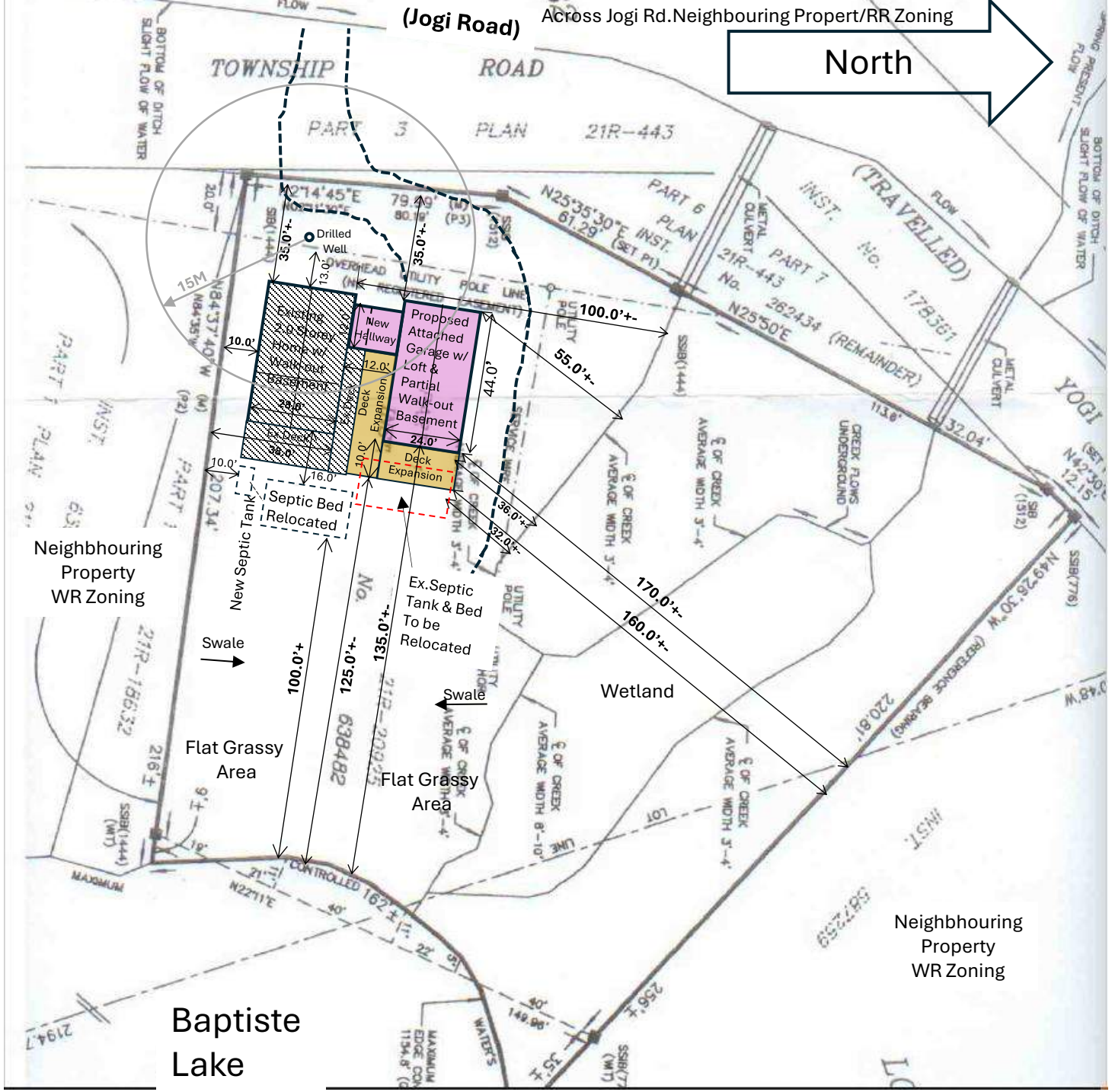
Current zoning
The property at 73 Jogi Road (Roll# 129027802026224) is zoned Waterfront Residential (WR).

There is a wetland and creeks located on the property. Although not shown on the Zoning Bylaw Schedule, as per Section 5.7 of the Comprehensive Zoning Bylaw, these are zoned Environmental Protection (EP).

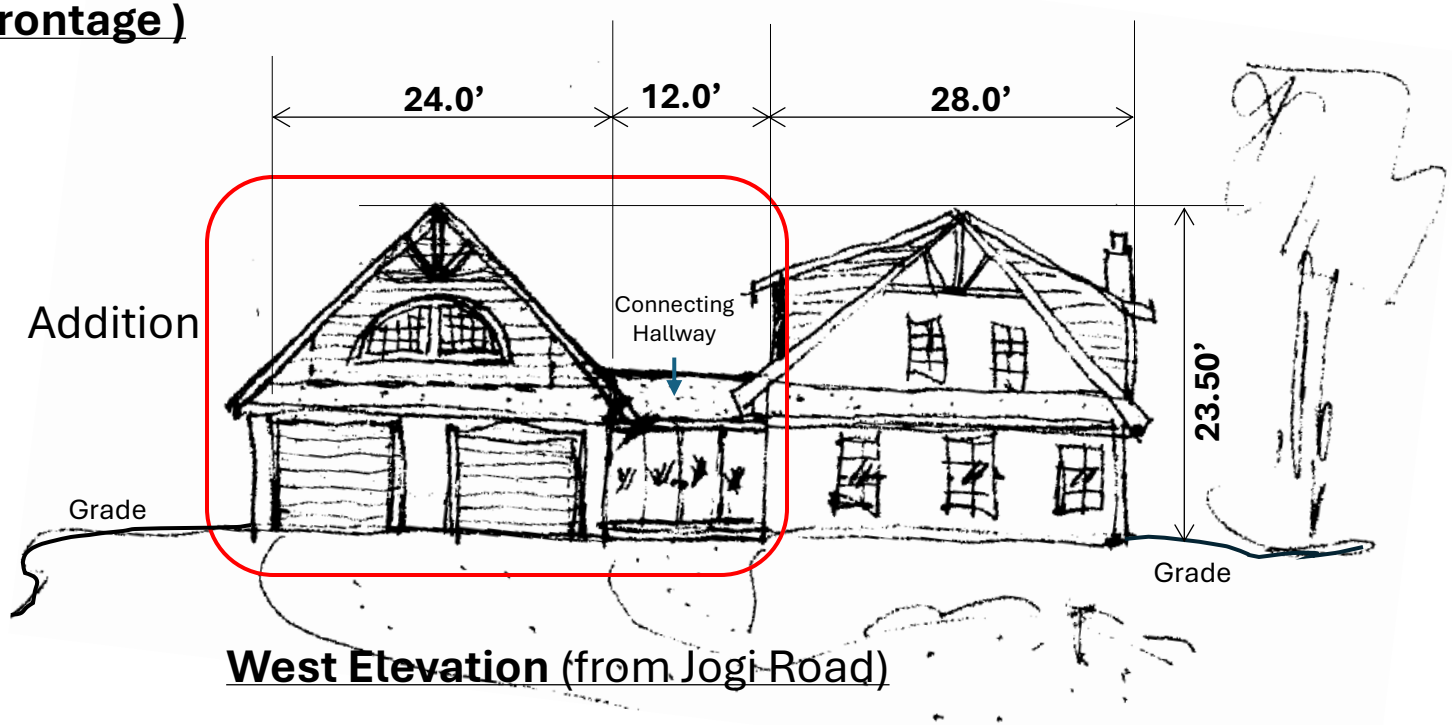
Proposed Site Plan

Note:

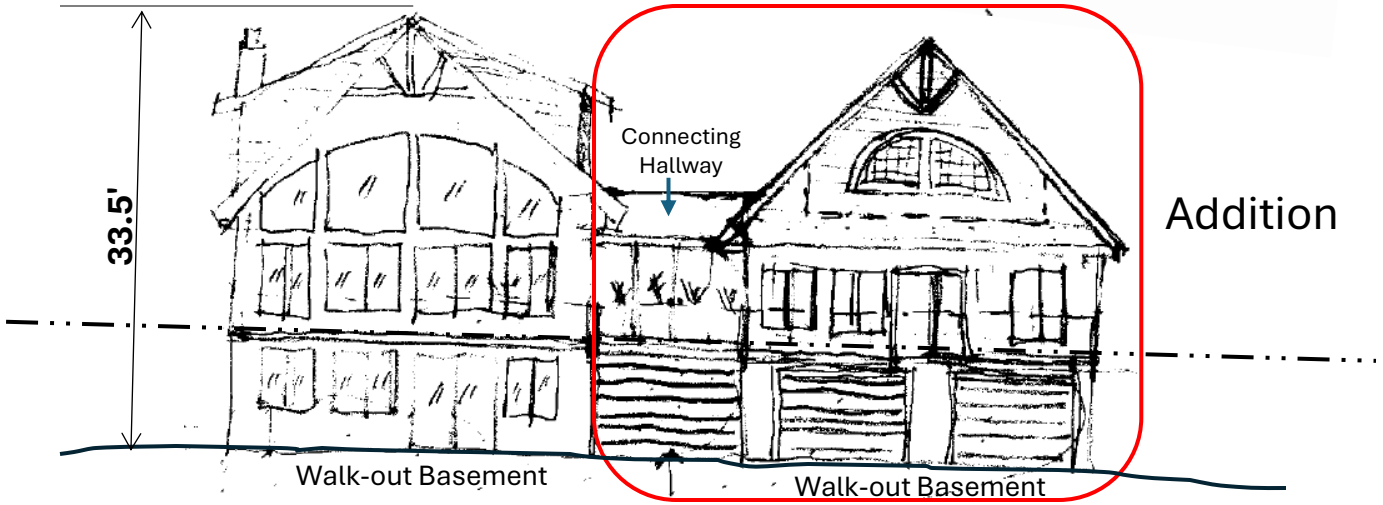
No removal of
Trees are required
For proposed addition



Proposed Elevations (from - Road & Water Frontage)

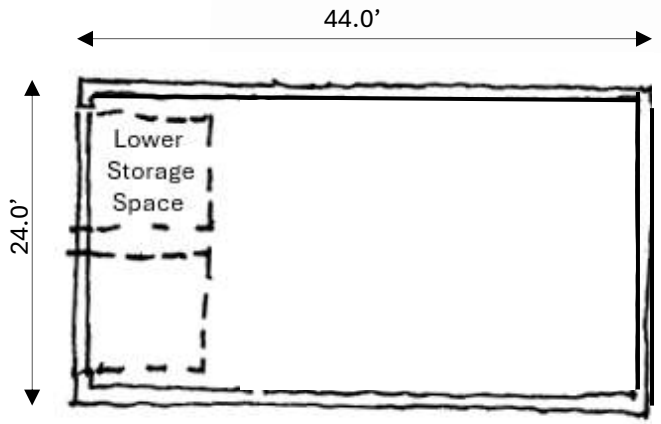


West Elevation (from Jogi Road)

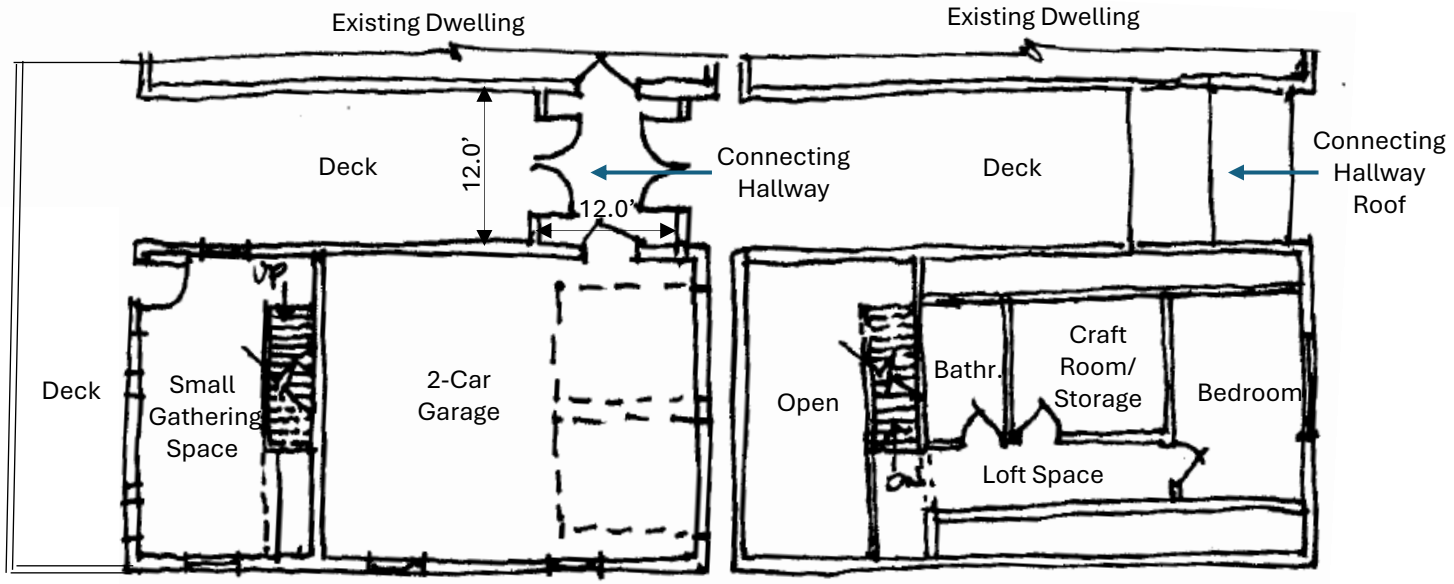


East Elevation (view from Lake Side)

Proposed Conceptal Floor Layouts & North Elevation

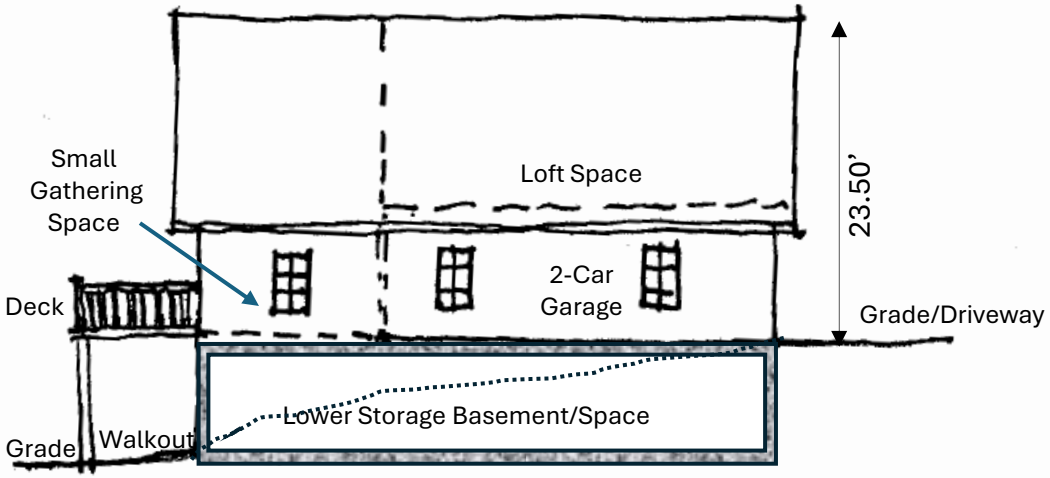


Lower Level – Walk-out



Main Level

Loft – 2nd Level



North Elevation – Proposed Attached Addition