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Environmental Impact Study – Burleigh Falls Inn Phase 1 – 13 Fire Route 2, Township of North Kawartha, Peterborough County, Ontario

June 23, 2026

Prepared for:
Burleigh Falls Inn

Cambium Reference: 24141-001

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1.0 Introduction

Cambium Inc. (Cambium) was retained by Burleigh Falls Inn (the Client) to conduct an Environmental Impact Study (EIS; the Study) at Burleigh Falls Inn, in the Township of North Kawartha, Peterborough County, Ontario (Figure 1). The Burleigh Falls Inn occupies several parcels that are currently developed with an inn, gas station, marina, restaurant and associated parking. We understand that the Client is pursuing redevelopment of a portion of the property known as 13 Fire Route 2 (Roll Number: 153602000101501). The current development proposal includes the construction of a new hotel that would operate as an extension to Burleigh Falls Inn, requiring a Zoning By-law Amendment and Site Plan Approval. Based on the proposed development, the entire property known as 13 Fire Route 2 will be considered the Site for this report.

This Study has been prepared to meet application submission standards for the proposed development of the Site, and includes: the results of the background review, a description of methods used to collect Site-specific natural heritage information, and a summary of field investigations conducted on the Site. Information has been compiled to characterize the existing form and function of natural heritage features on and adjacent to the Site and provide an evaluation of the significance and sensitivity of those features. Furthermore, an assessment of potential for impacts to these features in relation to the proposed development is provided. Data was interpreted in accordance with provincial and municipal policies and regulations to determine potential constraints to development, to guide the decision-making process and address approval authority requirements.

1.1 Terms of Reference

The Terms of Reference (TOR) were circulated to the Township of North Kawartha (the Township) on November 27, 2025. A response was received from Forbes Symon, Senior Planner at the Township, on December 1, 2025, which indicated that the proposed TOR were acceptable.

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Cambium also circulated the TOR for the EIS and a request to consult on this project to each of the Williams Treaty First Nations: Alderville, Beausoleil, Chippewas of Georgina Island, Chippewas of Rama, Curve Lake, Hiawatha, and Mississaugas of Scugog Island. The following responses were received:

- Dillon Bickell, Community Consultation Worker at Chippewas for Rama First Nation, responded on February 2, 2026. The response indicated interest in local fish spawning and health, and a request to be kept informed as the project progresses.
- Tom Cowie, Consultation Indigenous Knowledge Lead for Hiawatha First Nation, responded on February 2, 2026. The initial response included note of concerns for local traditional hunting and harvesting grounds, archaeology, and culturally significant flora and fauna including species at risk (SAR). Follow up discussions also indicated an interest in the completion of Walleye spawning surveys as part of this Study.
- Julie Kapyrka, Consultation Manager for Alderville First Nation, provided a formal response on February 9, 2026. The response provided general information regarding local treaty rights, reference to the Alderville First Nations Consultation Protocol, and guidance around archaeological concerns.
- Debbie Balika, Francis Chua Consulting Inc. Support to Curve Lake First Nation, provided a response on March 21, 2026. The response indicated concern for survey timing to address certain groups of wildlife and location of aquatic surveys described in the TOR, as well as an interest in the completion of Walleye spawning surveys. Follow up discussion cleared up the concerns raised (targeted wildlife surveys not required based on habitat findings on the Site; Cambium confirmed that aquatic surveys were undertaken on and adjacent to the Site).

To date, responses have not been received from Beausoleil, Chippewas of Georgina Island, or Mississaugas of Scugog Island First Nations; however, each of these groups should be kept informed as the project progresses. Relevant correspondence and documentation are included in Appendix A.

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1.2 Summary of Proposed Development

The Site is bound by Fire Route 2 to the north, Highway 28 to the west, and Burleigh Falls to the south. The Site is currently developed with five small cabins that are part of the existing Burleigh Falls Inn complex. Additional buildings associated with Burleigh Falls Inn are located to the north of Fire Route 2. Adjacent lands to the east include existing cottage / dwelling developments. A dam is located in Lovesick Lake approximately 170 m west of the Site, beyond the adjacent lands for this Study.

The development proposal addressed herein includes the demolition of the existing cabins and the construction of a new 6-story, 55 room hotel with 59 parking spaces on the Site. There are no municipal services (water and sanitary) in proximity to the proposed development. It is understood that the existing private water and sewage systems (tertiary treatment prior to discharge into Stony Lake) are currently underutilized and will be able to service the proposed development; however, several maintenance / upgrade needs and items requiring further review have been identified in the draft Functional Servicing and Stormwater Management Report for the Site (Tatham Engineering, 2026).

A Site Plan is provided in Appendix B. Note that future Site Plans submitted in support future permit applications should include the recommendations provided herein.

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2.0 Natural Heritage Policy Context

The evaluation of the form and function of natural heritage features present on, and adjacent to, the Site was undertaken to meet the requirements of the following legislation, plans, and policies:

- Township Zoning By-law 26-2013, 2020 Consolidation
- County of Peterborough Official Plan Official Plan, 2025 Consolidation
- Provincial Planning Statement, 2024
- *Conservation Authorities Act*, 1990
- *Species Conservation Act*, 2025 (SCA)
- *Species at Risk Act*, 2002 (SARA)
- *Fisheries Act*, 1985
- *Migratory Birds Convention Act*, *1994* (MBCA)

This Study includes an assessment of conformity of the proposed development with relevant natural heritage policies. A summary of policy conformity is included in Section 7.0.

2.1 Municipal Official Plan and Zoning By-Law

The land use designations and zoning of the Site are summarized in Table 1.

Table 1 Summary of Municipal Official Plan Designations and Zoning

Source	Designation / Zoning
Township Zoning By-law	Shoreline Commercial (CS)
County of Peterborough Official Plan	Recreational Commercial

Note: The County of Peterborough Official Plan functions as the lower tier Official Plan for the Township.

2.2 Conservation Authorities Act, 1990

Ontario's Conservation Authorities are "community-based watershed management agencies, whose mandate is to undertake watershed-based programs to protect people and property

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from flooding, and other natural hazards, and to conserve natural resources for economic, social and environmental benefits" (Conservation Ontario, 2022).

The Site is within the jurisdiction of the Otonabee Region Conservation Authority (ORCA) and their regulated area overlaps the Site in relation to Burleigh Falls and Stony Lake on adjacent lands. As such, this Study will consider regulations on development as imposed by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits under the Conservation Authorities Act.

2.3 Provincial Planning Statement, 2024

The PPS provides direction on matters of provincial interest related to land use planning and development. Section 4.1 of the PPS (Ministry of Municipal Affairs and Housing, 2024) protects the form and function of eight types of significant natural heritage features, which include:

- significant wetlands in Ecoregions 5E, 6E, and 7E
- significant coastal wetlands
- significant woodlands in Ecoregions 6E and 7E
- significant valleylands in Ecoregions 6E and 7E
- significant wildlife habitat (SWH)
- significant areas of natural and scientific interest (ANSI)
- fish habitat
- habitat of endangered and threatened species
- coastal wetlands in Ecoregions 5E, 6E, and 7E

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

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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 4.2 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.

2.4 Species Conservation Act, 2025

Species listed as endangered or threatened on the Species at Risk in Ontario (SARO) list, and their habitats, were historically protected under the provincial *Endangered Species Act, 2007*. The *Species Conservation Act, 2025* (SCA) came into force on March 30, 2026. The SCA establishes Ontario's current legislative framework for the protection and management of species at risk, replacing the former *Endangered Species Act, 2007*, and introducing a more flexible, risk-based approach that integrates ecological protection with social and economic considerations.

Species are classified through a science-based assessment process, and those listed under the Protected Species in Ontario List (O. Reg. 60/26) are afforded legal protections against killing, harming, possession, and trade. The Act also maintains protection for prescribed habitats associated with listed species. Supporting regulations including O. Reg. 60/26 (Species Listing), O. Reg. 61/26 (Excepted Activities – No Permit or Registration), O. Reg. 62/26 (Transitional Matters), O. Reg. 74/26 (Permit Activities), and O. Reg. 75/26 (Registrable Activities) collectively define the criteria for species protection, habitat regulation, and the applicable compliance pathways for activities that may affect protected species or habitats.

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The regulatory framework establishes a tiered approach to authorization based on the level of risk posed by an activity. Certain activities meeting prescribed criteria may be exempt from approval requirements under O. Reg. 61/26. Lower-risk activities may proceed under O. Reg. 75/26, subject to registration and adherence to standardized rules and conditions, while higher-risk activities are governed by O. Reg. 74/26 and require ministerial authorization through a permitting process with defined terms and conditions. Across all pathways, the SCA maintains core prohibitions against impacts to listed species and their habitats, while emphasizing predictable, rules-based compliance mechanisms, standardized mitigation requirements, and enforceable conditions to support species conservation and recovery outcomes.

2.5 Species at Risk Act, 2002

The federal *Species at Risk Act* (SARA) was adopted in 2002 to prevent endangered or threatened species from becoming extinct or extirpated, to help in the recovery of endangered, threatened, and extirpated species, and to manage species of special concern to help prevent them from becoming endangered or threatened. Habitat which is deemed necessary for the survival/recovery of a listed wildlife species, referred to as Critical Habitat, is protected under Section 56 of the SARA. The SARA applies to all federal lands in Canada; however, at-risk aquatic and migratory bird species located on private property in Ontario also receive protection under the Act.

Known aquatic SAR populations and associated critical habitats are mapped by DFO. Critical habitat for aquatic SAR may include areas used for spawning, rearing young, feeding, overwintering, and migration.

2.6 Fisheries Act, 1985

Fisheries and Oceans Canada (DFO) administers the federal *Fisheries Act* which defines fish habitat as "*spawning grounds and other areas, including nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes*" (Subsection 2(1)). Works within and adjacent to lakes, watercourses, and other

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bodies of water containing fish have the potential to impact fish and/or fish habitat. The Fisheries Act prohibits the harmful alteration, disruption, or destruction (HADD) of fish habitat (Subsection 35(1)), which is defined as "*any temporary or permanent change to fish habitat that directly or indirectly impairs the habitat's capacity to support one or more life processes*". Furthermore, any work, undertaking, or activity other than fishing that results in the death of fish is considered an offence.

As a result of amendments to the *Fisheries Act* in 2019, projects near water that could potentially impact fish or fish habitat may require DFO review. The primary purpose of the review is to determine whether the death of fish and/or HADD of fish habitat, as defined by the Act, can be avoided. The DFO Fisheries Protection Program provides a Decision Framework and guidance material applicable to these reviews (available on-line at www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html).

2.7 Migratory Birds Convention Act, 1994

The federal *Migratory Birds Convention Act, 1994* (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 afford year-round protection to 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 to 36 months.

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3.0 Technical Approach and Data Collection Methods

3.1 Background Information Review

Supporting background information pertaining to the Site and surrounding landscape was compiled and reviewed, as part of a comprehensive desktop exercise, to better understand local biophysical conditions. Data was obtained from provincial, municipal, and other online resources to provide context to the development proposal, and to guide development of the site-specific work program. Field studies were subsequently conducted to verify and/or add detail to the high-level contextual information derived from these publicly available resources.

The comprehensive desktop review for this Site included the following resources:

- Land Information Ontario (LIO) database via the online Natural Heritage Areas: Make-a-Map tool (Ministry of Natural Resources and Forestry, 2026)
- Natural Heritage Information Center (NHIC) database: species at risk (SAR) occurrence records
- Online Atlas Data:
  - Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature, 2020)
  - Ontario Breeding Birds Atlas (OBBA) (2001-2005) (Bird Studies Canada, 2005)
- Aquatic Species at Risk distribution maps (Fisheries and Oceans Canada, 2025)
- Aquatic Resource Area Summary Data (Government of Ontario, 2026)
- Fish ON-Line (Ministry of Natural Resources and Forestry, 2025)

Mapped natural heritage features present in the general area of the Site are shown on Figure 1. A summary of background review results is provided in Table 2.

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Table 2 Background Review Summary

Source	Location Reference	Relevant Records
LIO Geographic Database	Site and 120 m adjacent lands	Burleigh Falls Stony Lake
NHIC Database (NHIC tracked species)	17QK2137 17QK2237	Blanding's Turtle Butternut Eastern Wood-pewee Midland Painted Turtle Northern Map Turtle Snapping Turtle Western Chorus Frog Wood Thrush
Ontario Breeding Bird Atlas (OBBA)	17TQK23	Incorporated into list of species within Appendix C
Ontario Reptile and Amphibian Atlas (ORAA) (ORAA, 2023)	17QK23	Incorporated into list of species within Appendix C
Aquatic SAR distribution maps	Site and 120 m adjacent lands	None

Note: THR = Threatened species on SARO list ; END = Endangered species on SARO list; SC = Special concern species on SARO list. The Species of Conservation Concern Screening provided in Appendix C includes a list of all species within the overlapping OBBA and ORAA squares with potential policy implications.

3.2 Consultation and Agency Correspondence

Regulatory agency consultation may involve input from Fisheries and Oceans Canada (DFO), the Ministry of Natural Resources (MNR), the Ministry of Environment, Conservation, and Parks (MECP), and/or the local Conservation Authority, as applicable. The MECP is responsible for administering the SCA 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.

No direct consultation with regulatory authorities was undertaken for this project due to the availability of site-specific data via publicly accessible resources.

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3.3 Field Investigations

Ecological investigations were completed on the Site by a team of qualified ecologists to understand potential ecological constraints to development and opportunities for restoration/enhancement. 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.

A summary of the field investigations completed on the Site is presented in Table 3. Representative Site photos are included within the Photo Log in Appendix D. Survey stations/areas are shown on Figure 2.

Table 3 Summary of Field Investigations

Date	Time On Site	Atmospheric Conditions	Observer	Activities
2025-10-09	0945-1500	Air Temp: 6 to 12°C Sky: Clear Wind: 2 Noise: 1	K. Domsic	Ecological Land Classification and Vegetation Survey Aquatic Habitat Assessment Habitat-based Encounter Survey
2025-12-09	0830-1030	Air Temp: -8 to -12°C Sky: Cloudy Wind: 2 Noise: 0	M. Horn	Wildlife Tree Survey Habitat-based Encounter Survey
2026-04-13	2100-2230	Air Temp: 7 to 8°C Sky: Cloudy Wind: 1 Noise: 1	C. Johnson T. Jamieson	Walleye Spawning Survey #1

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Date	Time On Site	Atmospheric Conditions	Observer	Activities
2026-04-16	2130-2215	Air Temp: 14.5°C Sky: Cloudy with drizzle Wind: 0 Noise: 0	C. Johnson K. Vizza	Walleye Spawning Survey #2
2026-04-21	2130-2215	Air Temp: 6°C Sky: Clear Wind: 1 Noise: 0	C. Johnson K. Vizza	Walleye Spawning Survey #3
2026-04-23	2130-2200	Air Temp: 15°C Sky: Clear Wind: 0 Noise: 0	C. Johnson T. Jamieson	Walleye Spawning Survey #4

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.

3.3.1 Vegetation Communities and Flora

3.3.1.1 Ecological Land Classification and Vegetation Surveys

The Ecological Land Classification (ELC) System for Southern Ontario (Lee, et al., 1998) was used to classify vegetation communities on the Site. Definitions of vegetation types are derived from the ELC for Southern Ontario First Approximation Field Guide (Lee, et al., 1998) and the revised 2008 tables. ELC units were initially delineated and classified by orthoimagery interpretation. Field investigations served to confirm the type and extent of ELC communities on the Site through vegetation surveys and soil assessments with a hand auger, where vegetation types could not be classified based on vegetation alone. Where vegetation communities extended off the Site, classification was completed through observation from property boundaries and publicly accessible lands.

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Vegetation data reported herein includes the provincial status of plant species and vegetation communities, where such information exists. Sensitivity of individual vegetation species was evaluated based on the coefficient of conservatism (CC) which is a measure of the tolerance of a species to disturbance and fidelity to a specific habitat type; species with CC of 9-10 exhibit a high degree of fidelity to a narrow range of habitat parameters. The sensitivity of vegetation communities was evaluated through an assessment of various community attributes including age, habitat quality, degree of disturbance, presence of non-native/invasive species, and presence of sensitive plant species (plants with CC of 9-10). A description of CC values is provided in Table 4.

Table 4 Coefficient of Conservatism (Adapted from Oldham et al. 1995)

Coefficient of Conservatism	Rank	Description
0 to 3	Tolerant	Found in a wide variety of plant communities, including disturbed sites.
4 to 6	Moderately Conservative	Typically associated with a specific plant community but tolerate moderate disturbance.
7 to 8	Conservative	Typically associated with a plant community in an advanced successional stage that has undergone minor disturbance.
9 to 10	Highly Conservative	Typically displaying a high degree of fidelity to a specific plant community or a narrow range of synecological parameters.

3.3.2 Aquatic Habitat and Fish

3.3.2.1 Aquatic Habitat Assessment

Aquatic habitat surveys were completed to identify and map all aquatic features on Site, including waterbodies, watercourses (permanent and intermittent), seeps, springs, and overland drainage paths. Orthoimagery and topographical mapping were reviewed to identify hydrologically connected aquatic features on adjacent lands that were inaccessible during the field assessments. On-site features were characterized based on in-stream and riparian cover, channel structure/morphology, substrates, flow, and hydrologic characteristics, as well as

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general documentation of channel instability, erosion/sedimentation, groundwater, and flow permanency indicators. All identified aquatic features were assessed to determine their potential function as fish habitat, with consideration for sensitive, limiting, or critical habitat, such as spawning locations, overwintering habitat, and migratory corridors.

3.3.2.2 Walleye Spawning Surveys

Walleye typically spawn between April to early May when temperatures range from 4.4℃ to 12.8°C, targeting the preferred temperature range of 6.7℃ to 8.9°C (Crossman, 1985). Cambium conducted a total of four surveys during the span of surface water temperatures preferred by Walleye along the shoreline abutting the south boundary of the Site. Surveys were completed using the following methodology:

- Appropriate timing for Walleye surveys was determined through correspondence with Trent Severn Waterway staff, based on their ongoing monitoring of local water temperatures and fish activities. Local water temperatures were reported to Cambium as falling between 2.5°C and 3.5°C on the morning of April 7 (below the ideal spawning temperature range); however, Cambium was informed that five Walleye were observed below the Bobcaygeon dam on April 6. As such, the first Walleye survey was scheduled for the following week, beginning on April 13.
- Surveys were completed by a team of two staff and began each night under appropriate dark sky conditions at approximately 2100-2130 h.
- Water temperature and air temperature were recorded at the start of each survey. Start and stop times were recorded for the whole survey (not for individual transects).
- Staff had paper and digital copies of a map of the northern Burleigh Falls shoreline, showing 10 m wide transects perpendicular to the shore. A total of10 transects were initially mapped based on the local shoreline structure. However, due to higher than expected seasonal water levels, a total of 6 transects were safely accessible, as shown on Figure 2.
- Surveying started at the furthest downstream (eastern) transect, and moved upstream (west). The shoreline was walked slowly to ensure no Walleye were missed.

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- A spotlight was shone onto the water to detect the reflective eyes of any Walleye present. Any Walleye encountered, would be counted, georeferenced, and photographed, if possible given weather and lighting conditions.
- The total number and locations of Walleye, and any other species observed, would be recorded on data sheets. Estimates of visible distance and factors impacting visibility were also recorded.

3.3.3 Wildlife and Wildlife Habitat

3.3.3.1 Wildlife Tree Survey

Trees considered to be providing specialized habitat opportunities for wildlife include standing live or dead trees with cracks, crevices, hollows, cavities and/or loose or naturally exfoliating bark. These features can support a variety of small mammals and often provide appropriate habitat for bat roosting.

Given the absence of forest communities and sparsely treed nature of the Site, all trees on the Site and immediately adjacent to the Site were surveyed to document wildlife habitat characteristics during the leaf-off season. Individual trees that met the criteria were documented in terms of their habitat features and georeferenced with a hand-held GPS unit.

3.3.3.2 Habitat-Based and Encounter Surveys

Given the scale of the proposed development, a habitat-based approach was used to assess potential impacts to wildlife, consistent with standard practice. General habitat information gathered through the field investigations was used to assess the connectivity of the Site with the surrounding landscape and evaluate the ecological significance of the local area. Cambium staff actively searched for features that may provide specialized habitat for wildlife. These searches included inspecting tree cavities, overturning logs, rocks and debris, and scanning for scat, browse, sheds, fur, etc. Any evidence of breeding, forage, shelter, or nesting was noted. Species habitat and nesting observations were documented and photographed.

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Encounter surveys included track and sign surveys, area searches, and incidental observations, concurrent with other field surveys. Any wildlife (including mammals, reptiles, amphibians, birds, butterflies, native bumble bees and dragonflies) seen and identified were recorded. When encountered, tracks and other signs (e.g., stick or cavity nests, tracks, scats, hair, tree scrapes, etc.) were identified to a species, if possible, and recorded.

3.4 Approach to Assessment of Significance and Impact Assessment

An assessment was conducted to determine the significance of natural features as well as significant species observed or determined to have the potential to exist on the Site or on adjacent lands. The assessment was completed by analysing natural environment data collected through the background material described in Section 3.1 and field surveys, using the methods and criteria outlined in the following reference materials:

- Natural Heritage Reference Manual [NHRM; (MNRF, 2010)]
- Significant Wildlife Habitat Technical Guide [SWHTG; (MNRF, 2000)]
- Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E [SWHCS; (MNRF, 2015)]
- Habitat mapping for provincially endangered and threatened species through application of ESA regulated habitat or General Habitat Descriptions to the Site, where available.

An assessment was then conducted to determine how the proposed project may negatively impact significant natural features or SAR. Preventative, mitigative, and remedial measures were considered in assessing the net effects of the proposed project on the surrounding ecosystem. Where impacts to significant wildlife habitat were determined to be possible, mitigation was determined using the guidance provided in the Significant Wildlife Habitat Mitigation Support Tool [SWHMiST; (MNRF, 2014)].

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4.0 Existing Conditions

Data acquired through the background information review and field investigations is summarized in the following sections.

4.1 Landscape Position and Topography

The Site is located within the Ontario Shield Ecozone: Georgian Bay Ecoregion 5E, which is located in south-central Ontario, extending southeast from Lake Superior to the central portion of the Ottawa River valley in the east, including Parry Sound, Perth, North Bay, Sudbury, and Sault Ste. Marie. This Ecoregion is characterized by frequently exposed bedrock, shallow soils, and mixed forests representative of the Great Lakes – St. Lawrence Forest Region (Lee, et al., 1998).

The Site is located on dry rocky topography between large bodies of water. Exposed bedrock was observed to be common across the Site and adjacent lands, with shallow soils present in some areas. Based on findings of the Geotechnical Investigation for the project, surficial topsoil is limited to 5 mm to 15 mm depths across the Site (Redstone, 2025). The Site slopes down to the south towards Burleigh Falls, which is discussed further in Section 4.2.

4.2 Surface Water, Hydrology, and Hydrogeology

There were no mapped surface water or hydraulic features on the Site, and no unmapped features were observed during the field investigations for this Study. Burleigh Falls is located on adjacent lands directly south of the Site, and is connected to Stony Lake to the east and Lovesick Lake to the west. The water level in these features is dam controlled; a hydroelectric dam is located approximately 170 m upstream of the Site in Lovesick Lake. The maximum controlled water level contour elevation is 234.42 m above sea level, as shown on Appendix B. These features provide fish habitat, which is discussed further in Section 4.5.

The draft Functional Servicing and Stormwater Management Report for the Site identified three existing drainage catchments on the Site. One catchment (101B) drains an area of 0.27 ha directly to Burleigh Falls south of the Site, while the other two catchments (101A and 101C) drain areas of 0.21 ha and 0.15 ha respectively, which drain overland through existing

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landscaped areas prior to discharging to Burleigh Falls and Stoney Lake. While the proposed plan includes some changes to the existing drainage catchments (see DP.1 and DP.2 in Appendix B), the Stormwater Management (SWM) Plan has been designed in accordance with MECP and Township standards, including maintenance of peak flow rates consistent with the pre-development condition (Tatham Engineering, 2026).

4.3 Current and Historic Land Use

Based on historical information provided on the Burleigh Falls Inn website, the main Inn building, located on adjacent lands north of the Site for this Study, was first built in 1857. It was rebuilt in 1899, following a debilitating fire. Based on review of historical aerial imagery, it is understood that the currently existing cabins on the Site were built some time between 1899 and 1964. There appear to have been minimal changes to the Site since 1964; however, residential and/or cottage buildings as well as commercial areas have since been constructed on adjacent lands to the east and south of the Site.

4.4 Vegetation Communities and Species

4.4.1 Ecological Land Classification

The plant communities on the Site are summarized in Table 5 and are mapped on Figure 2. A list of identified species and representative photos for each community are provided in Appendix E.

Table 5 Plant Communities

No.	ELC Code	Community Description	S -Rank
Upland Plant Communities			
1	BBO2	Bedrock Open Beach/Bar	SNA
2	BBT2	Bedrock Treed Shoreline	SNA
3	CUT1-1	Sumac Cultural Thicket	SNA
4	CUT2	Bedrock Cultural Thicket	SNA

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No.	ELC Code	Community Description	S -Rank
Upland Plant Communities			
5	CUW1	Mineral Cultural Woodland	SNA
8	FOM5	Dry – Fresh White Birch – Poplar – Conifer Mixed Forest	SNA
11	RBT3-4	Oak – Red Maple – Pine Treed Granite Barren Type	S4S5
Wetland Plant Communities			
9	MAM1-3	Forb Bedrock Meadow Marsh	S4
10	MAS2-1	Cattail Mineral Shallow Marsh	S5
Anthropogenic			
6	CVC	Commercial and Institutional	SNA
7	CVR	Residential	SNA

No provincially rare plant communities were observed on the Site or adjacent lands. Most of the Site was classified as ‘commercial and institutional’ (Community 6A), due to the presence of 4 cabins that are part of the Burleigh Falls Inn. Several trees and shrubs were present in this area; however, the land around the cabins is primarily maintained as manicured lawn. The southwest corner of Site is overlapped by a small cultural woodland (Community 5A, approx. 0.07 ha), which contained patchy tree cover dominated by White Elm (*Ulmus americana*) and Staghorn Sumac (*Rhus typhina*). The eastern edge of Site is overlapped by a treed granite barren (Community 11A), which was contained sparse tree cover dominated by Northern Red Oak (*Quercus rubra*) and Eastern White Pine (*Pinus strobus*).

The shoreline areas on adjacent lands south and east of the Site are generally rocky and experience seasonal/occasional disturbance by high water levels and strong currents. These bedrock dominated shorelines were generally open (Communities 1A, 1B; 1C; a small portion of Community 1A overlaps the southern edge of the Site), and some areas have a similar

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structure but contain more tree cover (Community 2); these areas did not contain the characteristic/indicator vegetation species associated with provincially rare beach/bar community types.

Adjacent lands beyond the Burleigh Falls shoreline were dominated by a mix of commercial and institutional lands (Communities 6B, 6C, and 6D) and residential areas (7A, 7B), as well as cultural thickets (Communities 3 and 4) and cultural woodlands (Communities 5B, 5C) in previously disturbed areas. Natural areas were limited to a mixed forest patch on adjacent lands west of Highway 28 and treed rock barrens east and north of the Site (Communities 11B and 11C), which are characteristic of the local landscape, and similar to Community 11A on the Site. In addition, three small wetland patches were observed on adjacent lands. These were limited to embayments where wave action (Communities 9 and 10B) and/or boat access (Community 10A) is limited and were dominated by common species like Asters (*Symphyotrichum spp.*), Cattails (*Typha spp.*), Purple Loosestrife (*Lythrum salicaria*), and Spotted Lady's Thumb (*Persicaria maculosa*). All wetland areas were located greater than 30 m from the development area.

4.4.2 Vegetation Inventory

No at-risk or provincially rare (S1, S2, S3) vegetation species were identified on the Site. A search for Black Ash (*Fraxinus nigra*) and Butternut (*Juglans cinerea*), both of which are listed provincially as endangered, was completed as part of the vegetation survey; no Black Ash or Butternut trees were identified.

Hiawatha First Nation provided a list of culturally significant species during the Indigenous engagement program. Thirteen of the identified culturally significant species were observed on the Site. All of the species are common in Ontario.

4.5 Fish and Fish Habitat

Burleigh Falls and Stony Lake support a diverse fish community and provide thermal habitat conditions varying from warmwater to coldwater (in some deep-water areas). A list of twenty

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fish species known to occur in close proximity to the Site and their species-specific life history information, based on the background information review, is provided in Appendix F.

The fish habitat in Burleigh Falls directly south of the Site and for several hundred meters downstream to the east is strongly dominated by bedrock, boulder, and cobble substrates and generally has very fast flowing currents. An area known for Walleye spawning, which is associated with these particular habitat characteristics, is provincially mapped approximately 125 m east of the Site (see Figure 1). Cambium understands that additional areas downstream of the mapped spawning habitat may also be culturally important fishing grounds for local First Nations communities.

Due to the provincially mapped spawning area, as well as the interest in Walleye expressed by local First Nations communities, as discussed in Section 1.1, Cambium conducted targeted surveys for Walleye during the spring spawning season in 2026. Walleye typically spawn between April to early May when temperatures range from 4.4℃ to 12.8°C, targeting the preferred temperature range of 6.7℃ to 8.9°C (Crossman, 1985). The surveys for this study were undertaken on four dates throughout the preferred water temperature range; however, no Walleye were observed along the shore of the Site. Details of the findings are provided in Table 6.

Table 6 Walleye Spawning Survey Summary

Date	Air Temperature	Air Temperature	Visible Distance from Shore	Walleye Observed
2026-04-13	7 to 8°C	5.4°C	8-10 m	None
2026-04-16	14.5°C	7°C	5-20 m	None
2026-04-21	6°C	7.5°C	8-15 m	None
2026-04-23	15°C	9°C	8-10 m	None

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4.6 Wildlife and Wildlife Habitat

Most of the Site is manicured lawn with existing cabins. No grassland bird breeding habitat is present due to the lack of thatch to support nest construction. As described throughout this report, the Site and adjacent lands are heavily characterized by exposed and/or shallow bedrock, which has limited tree and vegetation growth. Treed cover on the Site is low; however, three wildlife trees that may provide nesting habitat for birds and bats were identified on the Site. Additional trees providing similar characteristics were also observed on adjacent lands to the north. Wildlife trees are discussed further below.

Burleigh Falls, Stony Lake and Lovesick Lake support several turtle and amphibian species. The shoreline and Site have lots of exposed and shallow bedrock and that make the Site unsuitable for turtle nesting. Stony Lake northeast of the Site may support turtle overwintering, outside of the Study Area, where soft, muddy substrates are expected to occur, away from the strong currents of Burleigh Falls. The shorelines and wetlands associated with Stony Lake outside of the Study Area likely also support amphibians that are well-adapted to large open waterbodies; however, due to natural predation pressure on amphibian eggs, tadpoles and young by fish, significant breeding areas are expected to occur primarily within sheltered bays and shallow wetlands. The small wetlands identified on adjacent lands (Communities 9 and 10) are directly connected to Burleigh Falls and Stony Lake, making these areas unlikely to support breeding by amphibians that typically rely on seasonal ponds that are void of predatory fish and turtles. No notable amphibian breeding habitat features were located on or within 30 m of the Site.

Linkages to other wildlife habitats is limited for the Site due to the presence of Highway 28, the fast-flowing waters of Burleigh Falls, and the existing developed character of the Site and immediately surrounding area. Water elevation and velocity adjacent to the Site is controlled by the Trent-Severn Waterway, and flow fluctuates seasonally and yearly. During periods of low flow, it is possible that animals may cross Burleigh Falls; however, it is much more likely that they would utilize the corridor of Highway 28 or rely on more distant crossing locations with less hazardous conditions. Based on our review, the Site is not considered to provide a linkage function for wildlife.

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Incidental wildlife species observations on the Site included: American Mink (*Poecile atricapillus*), Eastern Chipmunk (*Tamias striatus*), Canada Goose (*Branta canadensis*), Song Sparrow (*Melospiza melodia*), Black-capped Chickadee (*Poecile atricapillus*).

4.6.1 Wildlife Trees

Trees exhibiting wildlife habitat features (e.g., to support nesting birds and/or roosting bats) on Site and immediately adjacent lands are summarized in Table 7.

Table 7 Treed Bat Roost Habitat Survey Results

Community	Tree ID	Species	DBH [1] (cm)	Tree Height (m)	Decay Code[2]	Notes
6A (0.33 ha)	1	Northern Red Oak	23	8	2	Lots of dead foliage.
6B (0.92 ha)	4	White Oak	22	7	1	Lots of dead foliage. Moderate quality.
	5	Northern Red Oak	51	10	2	Old woodpecker holes quality roosting
	7	Northern Red Oak	41	8	2/3	Cavities for roosting. One large hole where branch failed.
11A (0.16 ha)	2	Northern Red Oak	29	8	2	One large clump of dead foliage near top.
	3	Trembling Aspen	23	10	2/3	One small hole into tree hollow. Quality roost tree.
11B (0.30 ha)	6	Eastern White Pine	52	15	3	Main branch broken with multiple holes

Notes: 1. DBH: diameter at breast height

2. Decay Code: 1 – healthy, live tree; 2 – declining live tree, part of canopy lost; 3 – very recently dead, no canopy, bark intact; 4 – recently dead, bark peeling, only large branches intact; 5 – older dead tree, 90% of bark lost, few branch stubs, broken top; 6 – very old dead tree, advanced decay, no branches, parts of the stem have rotted away.

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5.0 Assessment of Significance and Impact Assessment

This section assesses the significance of natural features and functions (as outlined in Section 3.4) observed on the Site or on adjacent lands, as well as the potential impacts to those features that may result from the proposed project, in consideration of the recommended mitigation measures.

5.1 Significant Wetlands and Coastal Wetlands

No provincially significant or coastal wetlands are present on or adjacent to the Site. As such, no impacts to significant wetlands are associated with the proposed development, and significant wetlands are not discussed further herein.

As detailed in Section 4.4, three small (ranging from 0.012 – 0.013 ha) unevaluated wetland patches were observed in embayments on adjacent lands to the west and north of the Site. The proposed development will not pose any direct impacts (e.g., removals) to off-site features. Given the locations of these features upstream of Burleigh Falls, indirect impacts (e.g., erosion and sedimentation) are not anticipated in relation to the proposed development. As such, wetlands are not discussed further herein.

5.2 Significant Woodlands

The PPS protects significant woodlands in ecoregions 6E and 7E, in southern Ontario. The Site is located in ecoregion 5E, where this protection is not applicable. As detailed in Section 4.4, no forests are present on the Site. The Site is overlapped by cultural woodlands and treed rock barrens that provide young and/or patchy tree cover. Due to the location of the Site, surrounded by water features, the treed areas that are present on and adjacent to the Site are not well connected to larger woodlands on the local landscape that may qualify as significant. As such, no impacts to significant woodlands are associated with the proposed development, and significant woodlands are not discussed further herein.

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5.3 Significant Valleylands

The PPS protects significant valleylands in ecoregions 6E and 7E, in southern Ontario. The Site is located in ecoregion 5E, where this protection is not applicable. Valleylands are not present on or adjacent to the Site. As such, no impacts to significant valleylands are associated with the proposed development, and significant valleylands are not discussed further herein.

5.4 Significant Wildlife Habitat

The NHRM includes high level guidance for identifying SWH, which is further refined in the Significant Wildlife Habitat Technical Guide (SWHTG) and the Significant Wildlife Habitat Criteria Schedules (SWHCS) (MNRF, 2000; MNRF, 2015a). These documents are the basis for identifying areas and features that are considered SWH by the province, and were used in this study to determine SWH at the Site and on adjacent lands.

There are four general categories of significant wildlife habitat: seasonal concentration areas, rare vegetation communities or specialized habitats for wildlife, species of conservation concern, and animal movement corridors. Each category includes several different types of SWH. The table provided in Appendix G outlines all the types of SWH that are to be considered in ecoregion 5E according to the SWHCS, and includes an assessment of whether or not the criteria for ‘candidate’ SWH is present at the Site for each type (i.e., presence/absence of listed ELC ecosite codes and/or habitat criteria). Where ‘candidate’ SWH is present at the Site, the table goes on to compare the habitats and results of field surveys at the Site to the defining criteria as listed in the SWHCS to determine presence/absence of ‘confirmed’ SWH. Where ‘confirmed’ SWH is identified through the analysis presented in Appendix G, those types of SWH are discussed below in the context of the proposed development. Where presence of ‘confirmed’ SWH can not be ruled out, a conservative approach has been implemented by identifying ‘candidate’ SWH.

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5.4.1 Confirmed Significant Wildlife Habitat

No SWH types were confirmed on or adjacent to the Site through this Study. See Appendix G for rationale.

5.4.2 Candidate Significant Wildlife Habitat

No SWH types were found to be candidate on the Site.

The following SWH types are considered candidate on adjacent lands within 120 m of the Site:

- Waterfowl Stopover and Staging Areas (Aquatic) – potentially associated with sheltered / calm portions of Stony Lake northeast of the Site
- Turtle Wintering Areas (Midland Painted Turtle, Northern Map Turtle, and Snapping Turtle) - potentially associated with sheltered / calm portions of Stony Lake northeast of the Site
- Reptile Hibernaculum (snakes and Five-lined Skink) – potentially associated with treed rock barrens north and south of the Site (Communities 11B and 11C)
- Rock Barren (Precambrian Rock) – potentially associated with treed rock barren north of the Site (Community 11C)
- Lizard nesting areas (Five-lined Skink) – potentially associated with treed rock barren north of the Site (Community 11C)
- Denning Sites for Mink – potentially associated with treed rock barren north of the Site (Community 11C)
- Amphibian Breeding Habitat (Wetland) - potentially associated with sheltered / calm portions of Stony Lake northeast of the Site
- Special concern or rare wildlife species, including:
    - Birds: Barn Swallow (*Hirundo rustica*) under the Highway 28 bridge over Burleigh Falls, Eastern Wood-pewee (*Contopus virens*) in treed areas (Communities 5B, 5C, 8, 11B, 11C)

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- Insects: Monarch (*Danaus plexippus*) and Yellow-banded Bumble Bee (*Bombus terricola*) have potential to use a wide range of habitats where various forms of cover and nectaring plants are present; Monarch caterpillars rely on Milkweed species (*Asclepias spp.*), which were observed in very low numbers in portions of Communities 1A (in an area not overlapping the Site) and 11C.
- Reptiles: Common Five-lined Skink (*Plestiodon fasciatus*) in treed rock barrens (Communities 11B and 11C), Northern Map Turtle (*Graptemys geographica*) and Snapping Turtle (*Chelydra serpentina*) in calmer portions of Stony Lake northeast of the Site)

- Furbearer Movement Corridor – potentially associated with treed rock barren north of the Site (Community 11C)

Given the off-site locations of each of the candidate SWH types listed above, the existing developed character of the Study Area, and the physical separation between the Site and the referenced candidate SWH types, direct and indirect impact to the form or function of candidate SWH features is not reasonably anticipated, provided that the setbacks, enhancements, and best management practices outlined in Section 6.0 are implemented.

5.5 Significant Areas of Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSI) are natural heritage features identified by the MNR. No ANSIs are mapped on or adjacent to the Site. As such, no impacts to ANSIs are associated with the proposed development, and ANSIs are not discussed further herein.

5.6 Fish Habitat

Fish habitat is present in Burleigh Falls and Stony Lake adjacent to the Site, as detailed in Section 4.5 and Appendix F. Given the off-site locations of these fish habitats, no encroachment or direct impacts to these features are associated with the proposed development. No indirect impacts to fish habitat are anticipated, provided that the setbacks, enhancements, and best management practices outlined in Section 6.0 are implemented.

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5.7 Habitat of Endangered and Threatened Species

A list of SAR, with potential to occur in the general vicinity of the Site has been compiled based on known species' ranges, habitat requirements, and review of background information sources (as listed in Section 3.1). In addition, the list has been augmented with direct field observations from the Study, as detailed in the previous sections. Cambium has employed a habitat-based screening, supplemented with targeted field surveys, when necessary, in order to identify suitable habitat for species located on or adjacent to the Site. A detailed habitat suitability analysis is provided in Appendix C and a discussion of the results is provided below.

No provincially threatened or endangered SAR were observed on the Site. Based on habitat availability, there is potential for nine SAR to exist on or adjacent to the Site:

- Lake Sturgeon (*Acipenser fulvescens*) has potential to occur in Burleigh Falls and Stony Lake. The measures to protect fish and fish habitat, presented in Section 5.6, are sufficient to prevent impact to Lake Sturgeon that may occur in the local area; this species is not discussed further herein.
- Seven bat species: Eastern Red Bat (*Lasiurus borealis*), Eastern Small-footed Myotis (*Myotis leibii*), Hoary Bat (*Lasiurus cinereus*), Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*), Silver-haired Bat (*Lasionycteris noctivagans*), and Tri-colored Bat (*Perimyotis subflavus*) have potential to roost in wildlife trees shown on Figure 3, and potentially within additional trees throughout the adjacent lands; foraging habitat is present in all open areas, primarily above open water associated with Burleigh Falls and Stony Lake. While several trees with potentially suitable features for bat roosting were observed on the Site, large tracts of suitable habitat for bat roosting are present in the local area. Small-scale removal of trees that may provide bat habitat can be completed outside of the active season for bats, as detailed in Table 9, without impact to local bat populations or individuals. To avoid contravention of the SCA, Cambium recommends that a registration be submitted in advance of the removal of trees containing potential habitat features for endangered bats.

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- Blanding's Turtle (*Emydoidea blandingii*) has is known to Stony Lake and has potential to use aquatic habitats adjacent to the Site; however, its preferred habitat within vegetated wetlands is absent from this area. While Blanding's Turtle is known to travel across terrestrial areas between habitats, it is considered very unlikely to be present on or directly adjacent to the Site due to the existing constructed and manicured areas, including Highway 28. Blanding's Turtle is not discussed further herein.

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6.0 Recommendations

The mitigation measures and best management practices outlined below should be implemented on the Site, to minimize the potential for adverse impacts to natural heritage features and functions on and adjacent to the Site.

6.1 Setbacks and Enhancements

The County Official Plan requires a setback of 30 m between the high-water mark and buildings, stormwater management, and septic systems. The current Site Plan shows a variable setback ranging from 30.58 m to 32.74 m between the proposed building footprint and the maximum controlled water level of Burleigh Falls to the south; additional features, including parking areas, extend 6 m into the shown setback (see Appendix B, Figure 3). Trees and vegetation should be maintained within the 30 m setback.

In order to ensure that there is appropriate separation and between the proposed developments and Burleigh Falls, Cambium recommends that enhancement / protective edge plantings be incorporated into the Site Plan. Planting of native shrubs that are well-adapted to shallow bedrock conditions along the southern edge of the extent of disturbance would provide increased bank stability, infiltration of run-off, and protection of fish habitats, while increasing visual appeal and helping to reduce pedestrian access to the fast-flowing waters of Burleigh Falls adjacent to the Site.

Cambium staff can assist with providing expertise on species selection, to ensure species survival based on site suitability and soil characteristics. The specifics on the placement and arrangement of trees and shrubs on the Site can be provided upon request.

Cambium also recommends applying suitable seed mixtures in areas adjacent to the proposed stormwater management pond including all disturbed and sloped areas within the development envelope. Ontario Seed Company (OSC) based out of Waterloo, ON carries a variety of seed mixtures. Specialized mixtures such as an ‘Early Successional Dry Prairie Meadow Mix’, and other similar options that are suitable to dry areas, contain native grass and wildflower species which could enhance upland areas that are temporarily disturbed during construction. It is

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recommended that Common Milkweed (*Asclepias syriaca*) seed be added to any mixtures where it is not already present, in order to better support Monarch reproduction. These mixtures provide an excellent method of rehabilitating areas with a diverse composition of plant species suitable for the conditions documented.

Cambium is available to discuss enhancement measures to ensure species planting densities, planting locations and species selection are carried out in an acceptable manner. Should the application of seed mixtures be included as part of the enhancement measures, Cambium staff can assist with appropriate seed mix selection and application rates.

Recommendations for vegetation enhancements are outline in Table 8.

Table 8 Planting Plan Recommendations

Planting Location	Species	Size	Instructions
Edge of Disturbance	Shrubs: Blackberry (*Rubus alleghaniensis*) Common Juniper (*Juniperus communis*) Native Hawthorns suitable to central Ontario (*Crataegus spp., such as C. chrysocarpa, holmesiana, irrasa, macracantha, macrosperma, scabrida, succulenta*) Prickly Rose (*Rosa acicularis*) Red Raspberry (*Rubus ideaus*)	8-10” container stock	15 to 20 potted shrubs, offset by 1 m or less from the southern edge of permanent disturbance. Should include at least 3 of the listed species, with plants placed in a linear assemblage spaced 1-3 m apart, depending on the species (relatively dense planting is required to create a natural barrier to pedestrian traffic).
Temporarily disturbed areas	Groundcover: Native grass and wildflower seed mixture (i.e., OSC Early Successional Dry Prairie Meadow Mix)	N/A	Apply to disturbed areas only. Application rates as per manufacturers instructions. All exposed soils at top of bank up to the edge of the development footprint should be seeded.
Additional Notes:			
Timing:	Planting should occur in the autumn, ideally between October 15 – November 15		

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Planting Location	Species	Size	Instructions
Stock:	Container stock is preferred, but bare root stock can be used if planting occurs within 24 hours of collecting materials from the source.		
Species Selection:	Listed species have been selected based on growth characteristics, soil and topography conditions of the Site, and restoration objectives. Other species may be considered, provided that the selected species are native to the local area.		
Wildlife Value:	Clusters of trees and shrubs provide diverse sheltering habitat for a variety of wildlife and are preferred over individual plantings. Planting a variety of species increases the ecological value for wildlife.		
Compost / Mulch	If compost or mulch is applied at the Site, these media should be obtained from a reputable source and be heat treated to prevent spread of invasive species.		

6.2 Best Management Practices

Table 9 Best Management Practice Recommendations

Potential Impact	Recommended Best Practice
Erosion and Sedimentation	Prior to any construction activities taking place, it is essential that perimeter sediment control be installed between the proposed development and Burleigh Falls to the south. Due to the rocky character of the area, the perimeter sediment control measure should be a surface treatment, such as straw wattles, coir rolls, or similar. Cambium defers to the civil engineer to provide an appropriate sediment control measure for rocky landscapes. This key control measure will help prevent sediment from entering surface water features (i.e., Burleigh Falls, Stony Lake) in the surrounding landscape. Erosion control measures should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated. Any observed overland drainage channels originating from Site, that may or may not have arisen as a result of erosion, should be directed to a check dam structure, prior to discharging to off-site areas. Construction activities that require earthworks (e.g., grading, excavation, etc.) should be scheduled to avoid dates of heavy rainfall events and times of high runoff volumes.
Increase in Runoff - Impervious Surfaces	The Site is composed of shallow and exposed bedrock; therefore, a significant change in impervious surface and runoff is not expected (no change in Catchments 201A, 201C, and 201D; see DP.2 in

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Potential Impact	Recommended Best Practice
	Appendix B); the majority of stormflows will continue to flow overland directly to Burleigh Falls and/or Stony Lake, as they do in the current condition. The Stormwater Management Plan for the Site includes conveying surface water drainage from the proposed new development footprint catchment (201B; see DP.2 in Appendix B) via a side yard swale and riprap prior to outletting to Burleigh Falls / Stony Lake, which will aid in slowing and filtering flows prior to entering these adjacent natural features.
Changes to Water Quality	Site servicing, including management of wastewater, should be undertaken in accordance with provincial and municipal requirements, with consideration for meeting water quality standards for sensitive receiving waters and fish habitat. The Stormwater Management Plan prepared for the Site appropriately addresses potential stormwater-related impacts to water quality to the adjacent Burleigh Falls and Stony Lake, through quality control measures designed to achieve 80% Total Suspended Solids (TSS) removal rate prior to discharge (see details of 'treatment train approach in the draft Functional Servicing and Stormwater Management Report for the Site); Note that water quantity control is not required for inputs to large waterbodies such as Burleigh Falls and Stony Lake (Tatham Engineering, 2026).
Wildlife: Birds (Disturbance and Harm)	Nesting birds and their nests, eggs, and young are protected under the *Migratory Birds Convention Act, 1994*. Vegetation clearing on the Site should occur outside the breeding bird season, which extends from April 1 to August 31 in the local area (as per Environment and Climate Change Canada Guidelines). If vegetation clearing or construction is to occur between April 1 to August 31, the vegetation should be investigated by a qualified biologist to confirm if any active nests are present, prior to site alteration. Vegetation clearing can proceed provided there are no active nests. If active nests are confirmed, the nests should be left undisturbed until young have fledged or the nest is determined to be inactive. Note that some birds nest on the ground and in low-lying vegetation and shrubs; therefore, all habitat types should be inspected prior to ground disturbance if removals are to occur during the breeding season.
Wildlife: Bats (Disturbance and Harm)	Tree removal should be limited to the development area to the extent possible. Small scale tree removal will not result in impairing or eliminating the function of habitat to support bat life processes provided the tree removal avoids the active bat season (March 15 to November 30).

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Potential Impact	Recommended Best Practice
	If vegetation clearing or construction is to occur between March 15 to November 30, the vegetation should be investigated by a qualified biologist to confirm whether SAR bat habitat may be present. Presence or absence of habitat should be confirmed through acoustic monitoring following industry standard protocols prior to any tree removal during the active season for bats. Vegetation clearing can proceed provided absence is confirmed. To avoid contravention of the SCA, Cambium recommends that a registration be completed prior to the removal of trees that contain suitable roost features for bats.
Wildlife: Reptiles (Disturbance and Harm)	Turtles and snakes are particularly vulnerable to construction-related impacts on sites adjacent to wetlands, watercourses, and waterbodies. The installation of wildlife exclusion fencing is not feasible at this Site, due to shallow and exposed bedrock. Sediment control measures are not likely to restrict reptile movement through the Site. To prevent injury or harm to reptiles, the construction area should be actively inspected for turtles and snakes each day prior to the start of work throughout the duration of construction. As the Site is located adjacent to potential habitat for turtles, workers should be aware of the nesting season for turtles, which extends from May 15 to August 15. All stockpiled materials should be kept covered and well secured around the base, to prevent turtles from nesting in loose substrates; see the Stockpile Erosion Protection detail provided on the Siltation and Erosion Control Plan prepared by Tatham Engineering for the project (Appendix B). Should any nesting turtles be encountered, work should stop immediately, and the turtle should be left to finish nesting undisturbed. The turtle should be photographed, and the nest marked to ensure it is not disturbed during construction, or until eggs have hatched (late August – September). If a nest is laid in a stockpile or other area that requires disturbance, Cambium should be contacted to determine if the nest can be relocated. If any individuals are encountered, they should be photographed and allowed time to move out of harm's way.
Species at Risk (SAR; Threatened and Endangered)	SAR observations, including most species of snakes and turtles, should be reported to the Natural Heritage Information Centre (NHIC). If any individuals are encountered, they should be photographed and allowed time to move out of harm's way. SAR should not be handled by unauthorized individuals.

Docusign Envelope ID: FA8E6E3E-2DA9-822A-8155-A2DB9DF8496C

Potential Impact	Recommended Best Practice
Spread of Invasive Species	Invasive species are becoming problematic throughout Ontario and can adversely impact our natural landscapes, including wetlands, woodlands, and watercourses. Best management practices to reduce the spread of invasive species include: 1. Revegetate with species native to the local area. 2. Request fill and compost from reputable sources that are conscious of the potential for the spread of invasive species via these media. 3. Ensure that equipment and vehicles coming into the work area should be free of soil and seeds that could introduce non-native and invasive species following the Clean Equipment Protocol for Industry: Inspecting and Cleaning Equipment for the Purposes of Invasive Species Prevention (Halloran, 2013) 4. Immediately eradicate invasive species if they are observed on the property. 5. Do not compost invasive species; put them in plastic bags and dispose of them in the garbage. 6. Do not dispose of lawn or garden clippings in natural areas to avoid species introductions. An excellent resource for identifying and controlling invasive species can be found through the Ontario Invasive Plant Council: Home - Ontario Invasive Plant Council (ontarioinvasiveplants.ca) (OIPC, 2022)
Anthropogenic Impacts – Noise	Noise is not expected to increase significantly because of the proposed development as it is consistent with the land use on the surrounding properties. Temporary acute noise may occur during construction activities and should follow appropriate local noise by-laws. All equipment should be equipped with appropriate mufflers to mitigate noise levels during construction.
Anthropogenic Impacts – Lighting	Artificial lighting can have an impact on nocturnal movement of wildlife within natural areas. To minimize impacts to wildlife, it is recommended that outdoor lights be operated on timers, rather than by motion detection. Outdoor lighting associated with the development should be directed at the ground, rather than into the adjacent natural areas. Bulb wattage should be as low as practical while meeting the safety intent of the lighting. Lighting in common areas should be capped to direct light to the intended area of the ground to limit light pollution.

Docusign Envelope ID: FA8E6E3E-2DA9-822A-8155-A2DB9DF8496C

7.0 Policy Conformity and Regulatory Compliance

7.1 Municipal Policies and By-laws

The applicable Peterborough County Official Plan policies generally reflect those of the PPS, which are addressed in Section 7.1. The impact assessment provided herein demonstrates conformity with the current Peterborough County Official Plan (1994, June 2025 Consolidation); however, a new Official Plan has been adopted by the County and is awaiting ascent by the Province.

It is understood that Official Plan and Zoning By-law amendments will be required to facilitate the proposed development prior to submitting applications for the Site Plan Approval and Draft Plan of Condominiums. Details are provided in the Planning Justification Report for the proposed development.

7.2 Provincial Policies and Regulations

7.2.1 Provincial Planning Statement

Based on the natural heritage and/or hydrologic features identified on or adjacent to the Site and the findings of the field investigations detailed herein, the proposed development is in conformity with the PPS. Conformity with applicable natural heritage policy is further demonstrated in Table 10. Note that natural heritage and hydrologic feature types not relevant to the development application have been intentionally omitted from the tables below.

Table 10 PPS Policy Conformity Summary

Natural Heritage / Hydrologic Feature	On Site	On Adjacent Lands	Meets Associated Policy
Significant Wildlife Habitat (including habitat of special concern species)	No	Candidate	4.1.5 d); 4.1.8
	Explanation: Given the off-site locations of each of the candidate SWH types listed in Section 5.4.2, the existing developed character of the Study Area, and the physical separation between the Site and the referenced candidate SWH types, direct and indirect impact to the form or		

Docusign Envelope ID: FA8E6E3E-2DA9-822A-8155-A2DB9DF8496C

Natural Heritage / Hydrologic Feature	On Site	On Adjacent Lands	Meets Associated Policy
	function of candidate SWH features is not reasonably anticipated, provided that the setbacks, enhancements, and best management practices outlined in Section 6.0 are implemented.		
Habitat of Threatened and Endangered Species	Potential	Potential	4.1.7
	Explanation: Further consideration is required in regards to potential for seven Provincially endangered bat species as detailed in Section 5.7. Small-scale removal of trees that may provide bat habitat can be completed outside of the active season for bats, as detailed in Table 8, without impact to local bat populations or individuals. To avoid contravention of the SCA, Cambium recommends that a registration be submitted in advance of the removal of trees containing potential habitat features for endangered bats (see Section 7.2.3).		
Fish Habitat	No	Yes	4.1.6; 4.1.8
	Explanation: Fish habitat is present in Burleigh Falls and Stony Lake adjacent to the Site, as detailed in Section 4.5 and Appendix F. Given the off-site locations of these fish habitats, no encroachment or direct impacts to these features are associated with the proposed development. No indirect impacts to fish habitat are anticipated, provided that the setbacks, enhancements, and best management practices outlined in Section 6.0 are implemented. However, a qualified ecologist should review the detailed design drawings to determine whether a Request for Review may be required prior to construction (see Section 7.3.2).		

7.2.2 Conservation Authority Act

If any areas within 30 m of the controlled high-water level of Burleigh Falls are proposed for permanent or temporary disturbance, ORCA should be consulted and a permit may be required under Ontario Regulation 41/24.

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7.2.3 Species Conservation Act

Due to the presence of potential habitat on the Site for endangered bats, Cambium recommends that a registration be completed under the SCA prior to the removal of potential bat roosting features, identified on Figure 3, to avoid contravention of the SCA.

7.3 Federal Policies and Regulations

7.3.1 Species at Risk Act

The SARA applies to federal lands in Canada; however, at-risk aquatic and migratory bird species located on private property in Ontario also receive protection under the Act. No additional species protected by SARA that are not already discussed above in relation to the provincial SWH or threatened and endangered SAR were identified through the screening process as having potentially suitable habitat present. As such, the proposed development is anticipated to occur in compliance with SARA.

7.3.2 Fisheries Act

Protection provisions in the federal *Fisheries Act* prohibit the harmful alteration, disruption or destruction (HADD) of fish habitat. Any work proposed within or near a watercourse must be assessed to determine the risk of causing HADD of fish habitat. The mitigation measures and best practices detailed in Section 6.0 are expected to minimize impacts to fish and fish habitat and align with agency guidance. A qualified ecologist should review the detailed design drawings to determine whether a Request for Review may be required prior to construction. Provided that effective drainage and erosion control measures are implemented, construction equipment and materials are effectively managed to prevent accidental discharge of deleterious substances to fish habitat, a HADD is not anticipated.

7.3.3 Migratory Birds Convention Act, 1994

Nesting birds and their nests, eggs, and young are protected under the *Migratory Birds Convention Act*, 1994. Vegetation clearing on the Site should occur outside the breeding bird season, which extends from April 1 to August 31 in the local area (as per Environment and

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Climate Change Canada Guidelines), as detailed in Table 9. Provided this timing window is respected, no impacts to breeding birds are anticipated.

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8.0 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 site alteration or construction activities.
2. All development setbacks and planting recommendations identified in Section 6.1 should be included on future Site Plans.
3. The best management practices detailed in Section 6.2, Table 9 of this report should be implemented.
4. A registration should be completed under the SCA prior to the removal of potential bat roosting features, identified on Figure 3, to avoid contravention of the SCA.
5. A qualified ecologist should review the detailed design drawings to determine whether a Request for Review may be required prior to construction. Provided that effective drainage and erosion control measures are implemented, construction equipment and materials are effectively managed to prevent accidental discharge of deleterious substances to fish habitat, a HADD is not anticipated.

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9.0 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 8.07.3 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.

Signed by:
29EC8ECEB08446D...

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

Signed by:
E431296948E446F...

Andrea Coppins, B.A. Hons., Dipl.
Project Manager / Senior Ecologist

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11.0 Statement of Qualifications & Limitations

Limited Warranty

Cambium relies on its client to provide instructions on the scope of work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards, and with the degree of care and skill ordinarily exercised by professionals performing similar services for similar projects in the same region. Unless required under applicable laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

Reliance on Materials and Information

The findings, results, information and data prepared by Cambium are based on the materials, documents and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work. In formulating its findings, results, information and data, Cambium assumes that the information, documents and materials provided by the client to Cambium are factual, accurate and represent a true depiction of the circumstances that exist at the Project. Cambium relies on its client to inform Cambium if there are changes to any such information, documents and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information, documents or materials provided by the client, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to Cambium, are unknown by Cambium, or are otherwise concealed from Cambium during the provision of its services.

Facts, conditions, information and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in the findings, results, information and data prepared by Cambium. No assurance is made by Cambium that the facts, conditions, information, circumstances or any underlying assumptions made by Cambium in connection with the work performed will not change after Cambium has completed its work. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its work.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies. Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information purposes only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work considers any locations or times other than those from which information, sample results and data was specifically received, the work shall be based on a reasonable extrapolation from such information, sample results and data, but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested and paid for by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in findings, results, information and data prepared by Cambium, are beyond the scopes of the work performed by Cambium and such matters have not been investigated or addressed.

Intellectual Property Rights

Upon full payment of all fees properly owing to Cambium, the client shall have a perpetual, non-exclusive, non-transferable license (without sub-licensing rights) to use the work and reports prepared by Cambium solely for their intended purpose. For greater certainty, Cambium retains all right, title, and interest in and to the work and reports, and they may not be modified, used for other purposes, or relied upon for additional work without Cambium's prior written consent.

Reliance

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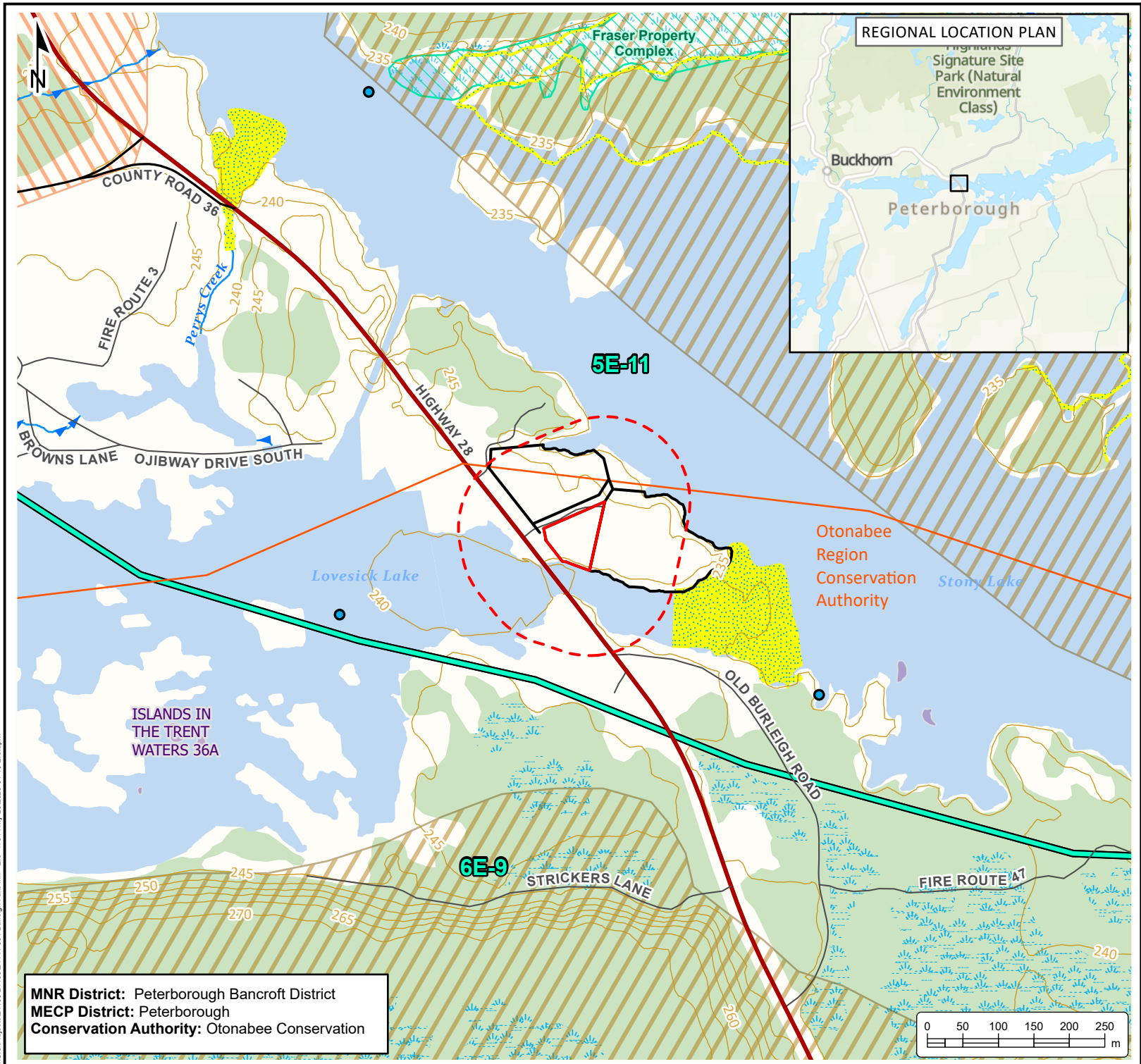
Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.

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Appended Figures

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ENVIRONMENTAL IMPACT STUDY PHASE 1

BURLEIGH FALLS INN
13 Fire Route 2
Township of North Kawartha
Peterborough County, Ontario

LEGEND

- Aquatic Resource Area Survey Point
- Highway
- Major Road
- Minor Road
- Contour (5m Interval)
- Watercourse, Permanent
- First Nations Reserve
- Ecodistrict
- White-tailed Deer Wintering Area (Stratum 2)
- White-tailed Deer Yard (Stratum 1)
- Fish Spawning Area
- Unevaluated Wetland
- Provincially Significant Wetland
- Water Area
- Wooded Area
- Conservation Authority Admin Boundary
- Adjacent Lands (120m)
- Site (approximate)
- Subject Properties

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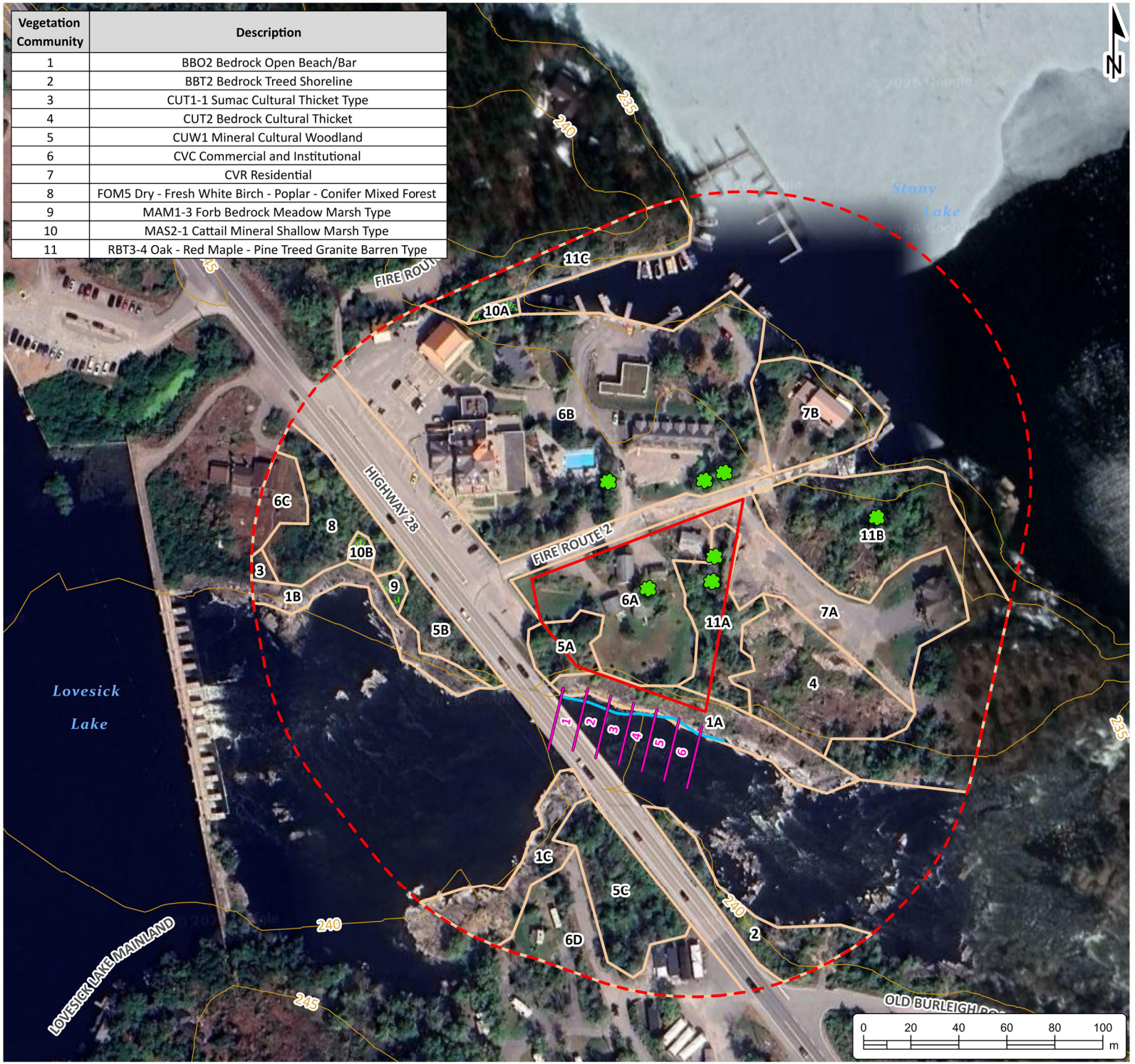
SITE LOCATION AND POLICY AREAS

Project No.:	Date:
24141-001	April 2026
Scale: 1:7,500	Projection: NAD 1983 UTM Zone 17N
Created by: DS	Checked by: AC
Figure: 1	

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Docusign Envelope ID: FA8E6E3E-2DA9-822A-8155-A2DB9DF8496C

Vegetation Community	Description
1	BBO2 Bedrock Open Beach/Bar
2	BBT2 Bedrock Treed Shoreline
3	CUT1-1 Sumac Cultural Thicket Type
4	CUT2 Bedrock Cultural Thicket
5	CUW1 Mineral Cultural Woodland
6	CVC Commercial and Institutional
7	CVR Residential
8	FOM5 Dry - Fresh White Birch - Poplar - Conifer Mixed Forest
9	MAM1-3 Forb Bedrock Meadow Marsh Type
10	MAS2-1 Cattail Mineral Shallow Marsh Type
11	RBT3-4 Oak - Red Maple - Pine Treed Granite Barren Type



ENVIRONMENTAL IMPACT STUDY PHASE 1

BURLEIGH FALLS INN
13 Fire Route 2
Township of North Kawartha
Peterborough County, Ontario

LEGEND

- Wildlife Tree
- Edge of Water (October 9, 2025)
- Contour (5m Interval)
- Walleye Survey
- Vegetation Community
- Field Verified Wetland
- Adjacent Lands (120m)
- Site (approximate)

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NATURAL HERITAGE FEATURES AND ECOLOGICAL SURVEY STATIONS

Project No.:	Date:
24141-001	April 2026
Scale: 1:2,250	Projection: NAD 1983 UTM Zone 17N
Created by: DS	Checked by: AC
Figure: 2	

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ENVIRONMENTAL IMPACT STUDY PHASE 1

BURLEIGH FALLS INN
13 Fire Route 2
Township of North Kawartha
Peterborough County, Ontario

LEGEND

- Mink Den (Approx.)
- Wildlife Tree
- Maximum Controlled Water Level
- Mink Denning SWH (100m)
- Vegetation Community
- Field Verified Wetland
- Developable Area (0.26 ha)
- Maximum Controlled Water Level (30m Setback)
- Adjacent Lands (120m)
- Site (approximate)

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NATURAL HERITAGE CONSTRAINTS

Project No.: 24141-001	Date: April 2026
Scale: 1:1,750	Projection: NAD 1983 UTM Zone 17N
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Figure: 3	

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Appendix A
Correspondence

Docusign Envelope ID: FA8E6E3E-2DA9-822A-8155-A2DB9DF8496C

From: Andrea Coppins
To: Forbes Symon
Cc: Kristina Domsic; File; keziah Holden; Matt Aldom; Breeanne Martin
Subject: RE: Scoped EIS Terms of Reference - Burleigh Falls Inn (CAM24141.001)
Date: Monday, December 1, 2025 8:55:37 AM
Attachments: image001.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

Good morning Forbes,

Thank you for confirming your agreement with our approach.

Have a great day,
Andrea

From: Forbes Symon <forbes.symon@jp2g.com>
Sent: Monday, December 1, 2025 8:22 AM
To: Andrea Coppins <andrea.coppins@cambium-inc.com>
Cc: Kristina Domsic <Kristina.Domsic@cambium-inc.com>; File <file@cambium-inc.com>; keziah Holden <KHolden@ptbocounty.ca>; Matt Aldom <m.aldom@northkawartha.ca>; Breeanne Martin <B.Martin@northkawartha.ca>
Subject: Re: Scoped EIS Terms of Reference - Burleigh Falls Inn (CAM24141.001)

You don't often get email from forbes.symon@jp2g.com. Learn why this is important

Andrea, thank you very much for sending along your email on your scope of work for Burleigh Falls Inn project. I find the T of R acceptable and do not have anything further to add. Please keep us informed as your work proceeds and feel free to reach out if you have any questions.

Forbes Symon MCIP, RPP
Senior Planner
Jp2g Consultants Inc.

12 International Drive, Pembroke | K8A 0A7, Ontario, Canada
e: forbes.symon@jp2g.com | **w:** www.jp2g.com
m: 613-281-9894 | **p:** 613-735-2507

CONFIDENTIALITY NOTICE

From: Matt Aldom <M.Aldom@northkawartha.ca>
Sent: Thursday, November 27, 2025 3:22 PM
To: Andrea Coppins <andrea.coppins@cambium-inc.com>; Forbes Symon <forbes.symon@jp2g.com>
Cc: Kristina Domsic <Kristina.Domsic@cambium-inc.com>; File <file@cambium-inc.com>; keziah Holden <KHolden@ptbocounty.ca>
Subject: RE: Scoped EIS Terms of Reference - Burleigh Falls Inn (CAM24141.001)

Hi Andrea,

Your email is being forwarded to Forbes Symon who is the Township of North Kawartha Planning Consultant that will be taking the lead on this project.

Regards,

Matt Aldom
Chief Building Official
By-law Enforcement Officer

Docusign Envelope ID: FA8E6E3E-2DA9-822A-8155-A2DB9DF8496C

P: (705) 656-5186
F: (705) 656-4446
E: m.aldom@northkawartha.ca

Township of North Kawartha
Building and By-law Department
P.O. Box 550, 280 Burleigh Street
Apsley, Ontario K0L 1A0
www.northkawartha.ca

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From: Andrea Coppins <andrea.coppins@cambium-inc.com>
Sent: November 27, 2025 2:40 PM
To: Matt Aldom <M.Aldom@northkawartha.ca>
Cc: Kristina Domsic <Kristina.Domsic@cambium-inc.com>; File <file@cambium-inc.com>; keziah Holden <KHolden@ptbocounty.ca>
Subject: Scoped EIS Terms of Reference - Burleigh Falls Inn (CAM24141.001)

You don't often get email from andrea.coppins@cambium-inc.com. Learn why this is important

Good afternoon,

Cambium has been retained by Burleigh Falls Inn (the Client) to conduct a Scoped Environmental Impact Study (EIS) at 4921 Highway 28 in the Township of North Kawartha. The subject property is currently developed with an inn, gas station, marina, restaurant and associated parking. We understand that the Client is pursuing redevelopment of the property, to be carried out through multiple phases. The current phase (Phase 1), for which this scope of work has been prepared, includes a triangular section of the property known as 13 FR 2 (153602000101501) (the Site; see attached map). The Phase 1 development proposal includes the construction of a new hotel (44 rooms) that would operate as an extension to Burleigh Falls Inn, requiring a minor variance and Site Plan approval. The Site is located directly adjacent to Stoney Lake and its associated fish habitat.

Based on the proposed Phase 1 development, the following ecological surveys have been carried out / planned on Site to document natural features, as outlined in the table below.

Activity	Details	Timing
Vascular Plant Survey and Community Classification	Single-season vegetation survey; Ecological Land Classification (ELC) System for Southern Ontario; Communities will be evaluated for their sensitivity, rarity, and botanical quality	Completed October 9 2025
Wetland Boundary Delineation	One survey during the growing season; MNRF Ontario Wetland Evaluation System (OWES) protocol; boundary to be marked with hand-held GPS, and flagged/staked, where required (e.g. within 30 m of proposed development), if present	Completed October 9 2025
Aquatic and Drainage Feature Mapping	One survey under ice-free conditions; confirmation of mapping and identification of unmapped watercourses, waterbodies, springs/seeps, and other surface drainage features. Includes an interpretation of fish habitat conditions in the near shore area of Jack Lake.	Completed October 9 2025
Wildlife Tree	One survey during leaf-off period; MNR protocols and updated (2022)	To be completed November/December

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Surveys	guidance for bat maternity roost surveys.	2025
General Wildlife Habitat Surveys	Visual encounter surveys for evidence of breeding, foraging, sheltering, nesting, and/or movement.	During all field investigations
PROVISIONAL:		
Walleye Spawning Surveys	*Four evening surveys; water temperatures ranging from 6-9^{o}C*	*Between March and May 2026*

** Walleye spawning surveys have been listed above as provisional based on our experience with projects in the immediate area. The necessity of these surveys is to be confirmed through consultation on this Terms of Reference for the proposed Phase 1 developments at the Site.*

Cambium will directly engage with the William's Treaty First Nations (WTFN) throughout the duration of the project, as needed to ensure that Duty to Consult requirements are respected. The TOR will be circulated to WTFNs and a finalized TOR that integrates comments received from Indigenous rightsholders and municipal representatives will be circulated at a later date.

Cambium will also prepare a detailed report that includes:

- An overview of applicable natural heritage policy and regulation;
- A summary of the background information collected;
- A summary of field investigations carried out, and associated protocols;
- Descriptions of natural heritage and hydrologic features identified on and adjacent to the Site;
- A habitat-based screening for species of conservation concern (including species at risk), supplemented by targeted survey results, where applicable;
- An assessment of Significant Wildlife Habitat;
- A list of additional field investigations required to address regulatory requirements, where applicable (e.g., targeted surveys for species at risk where sensitive habitat is identified through the screening process);
- An overview of the proposed development and site alteration;
- Analysis of impacts, and discussion of mitigation, restoration, and/or compensation measures required to address study requirements. Additional best management practices and/or enhancement measures may be recommended, as appropriate;
- An evaluation and summary of conformity with applicable municipal natural heritage policy;
- A comprehensive list of recommendations, for ease of transfer to Site Plan and Draft Plan agreements;
- Detailed mapping of survey stations/areas, natural features, key species observations, and field-verified boundaries; and,
- Detailed mapping of constraint areas including development setbacks and buffers.

We would appreciate any comments you have on the proposed scope of the EIS to ensure everything is included that the Township of North Kawartha requires for a complete study and application.

Thank you very much for your help and input on this matter.

Kind regards,
Andrea

Out of Office Alert: Dec 8-Jan 4, inclusive. Standard Work Hours: 9-3 (Monday, Tuesday, Thursday, Friday)

Andrea Coppins, B.A. Hon., Dipl. she/her
Team Lead - Senior Ecologist
Natural Sciences

t: 705.742.7900
m: 705.768.1324
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From: Andrea Coppins
To: Dillon Bickell; Community Consultation
Cc: Kristina Domsic; File
Subject: RE: Request to Consult and Terms of Reference - Burleigh Falls Inn (24141.001)
Date: Monday, February 2, 2026 1:38:37 PM
Attachments: image001.png
image002.png
image003.png

Good afternoon Dillon,

Thank you for your swift reply and for confirmation that Rama First Nation is interested in reviewing the draft EIS and that targeted walleye spawning surveys are important to the Community. I will pass this information along to the project team and will let you know when the surveys have been completed (typically in March, depending on water temperatures).

Have a great day,
Andrea

Standard Work Hours: 9-3 (Monday, Tuesday, Thursday, Friday)

Andrea Coppins, B.A. Hon., Dipl. she/her
Team Lead - Senior Ecologist
Natural Sciences

t: 705.742.7900
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From: Dillon Bickell <dillonb@ramafirstnation.ca>
Sent: Monday, February 2, 2026 11:30 AM
To: Andrea Coppins <Andrea.Coppins@cambium-inc.com>; Community Consultation <consultation@ramafirstnation.ca>
Cc: Kristina Domsic <Kristina.Domsic@cambium-inc.com>; File <file@cambium-inc.com>
Subject: RE: Request to Consult and Terms of Reference - Burleigh Falls Inn (24141.001)

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Aaniin Andrea,

Docusign Envelope ID: FA8E6E3E-2DA9-822A-8155-A2DB9DF8496C

Miigwech for the information and update.

We agree that any additional studies on fish spawning and health are very important. I am not sure we'll have capacity to join on any site visits but please keep us posted on how the work progresses and we look forward to reviewing the draft EIS.

Miigwech,

Dillon

Dillon Bickell, C.E.T. (he/him)
Community Consultation Worker, Legal
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By submitting your or another individual's personal information to Chippewas of Rama First Nation, its service providers and agents, you agree and confirm your authority from such other individual, to our collection, use and disclosure of such personal information in accordance with our privacy policy.

Please consider the environment before printing this e-mail.

From: Andrea Coppins <Andrea.Coppins@cambium-inc.com>
Sent: Friday, January 30, 2026 11:16 AM
To: Community Consultation <consultation@ramafirstnation.ca>; Dillon Bickell <dillonb@ramafirstnation.ca>
Cc: Kristina Domsic <Kristina.Domsic@cambium-inc.com>; File <file@cambium-inc.com>
Subject: Request to Consult and Terms of Reference - Burleigh Falls Inn (24141.001)

Greetings Chippewas of Rama First Nation,

Cambium has been retained by Burleigh Falls Inn (the Client) to conduct a Scoped EIS at 4921 Highway 28 in the Township of North Kawartha. The subject property is currently developed with an inn, gas station, marina, restaurant and associated parking. We understand that the Client is pursuing redevelopment of the property, to be carried out through multiple phases. The current phase (Phase 1), for which this scope of work has been prepared, includes a triangular section of the property known as 13 FR 2 (153602000101501). The Phase 1 development proposal includes the construction of a new hotel (44 rooms) that would operate as an extension to Burleigh Falls Inn, requiring a minor variance and Site Plan approval. The Site is located directly adjacent to Stoney Lake and its associated fish habitat.