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Locations

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June 18, 2026

**Re: Summary of Indigenous Engagement – Burleigh Falls Inn, Township
of North Kawartha, County of Peterborough
Cambium Reference: 24141.001**

To Potentially Affected First Nations,

Cambium was retained by Burleigh Falls Inn (BFI) to conduct a Scoped Environmental Impact Study (EIS; the Study) 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.

We respectfully acknowledge the duty to give notice and consult for any action, undertaking, activity, conduct, decision, or project, existing or proposed, which has the potential to adversely affect the rights and interests of each First Nation and its Traditional Territory. Engagement with the following First Nations has been undertaken for this project:

- William's Treaty First Nations, including:
 - Alderville First Nation
 - Beausoleil First Nation
 - Curve Lake First Nation
 - Georgina Island First Nation
 - Hiawatha First Nation
 - Rama First Nation
 - Scugog First Nation
- Kawartha Nishnawbe

The subject of this correspondence is to provide a summary of comments received from First Nations and associated resolutions discussed to date, with respect to the Terms of Reference (TOR) that was circulated for the



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Environmental Impact Study (EIS; the Study) being prepared for the proposed development.

BRIEF DESCRIPTION OF DEVELOPMENT PROPOSAL

The current phase (Phase 1), which is the subject of this engagement, 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 (55 rooms) that would operate as an extension to the existing Inn, requiring a minor variance and Site Plan approval. The Site is located directly adjacent to Stoney Lake and its associated fish habitat.

Please note that the development plan has been updated to include 55 rooms; the EIS TOR circulated previously was based on a 44-room concept.

SUMMARY OF COMMENTS

- 1) Multiple First Nations indicated interest in local fish spawning and health and requested that Walleye Spawning Surveys be added to the EIS scope of work. Request was received that any fish captured during the surveys be cleaned and distributed to Communities for distribution to Elders.
 - a) Walleye Spawning Surveys were added to the work program and were conducted under appropriate seasonal conditions between April 13-23, 2026. No Walleye were observed adjacent to the Site; however, Walleye were observed during the same period by Trent Severn Waterway (TSW) staff at other proximal locations indicating that survey timing was appropriate. Further discussion of Walleye spawning habitat is included in the EIS.
 - b) Cambium provided clarity that no fish are captured during the Walleye surveys; it is a non-invasive approach that observes fish from the shoreline.
- 2) Comments confirmed that the Site is a local traditional hunting and harvesting area and may be habitat for culturally significant flora and fauna including species at risk (SAR). A list of culturally significant species was provided, and included: Bearberry, Blueberry, Strawberry, Red Osier, Black Ash, Birch,



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Cedar, Goldenrod, Woolly Yarrow, Bloodroot, Golden Thread, Leatherleaf, Meadowsweet, Labrador Tea, Round Leaf Sundew, Tamarack, Small Cranberry, White Water Lily, Marsh Five Finger, Yellow Lady Slipper, Showy Lady Slipper, Pitcher Plant, Common Mullein, Common Cattail, Soft Stem Bulrush, Tansy, Common Milkweed, Sweetgrass, White sage, Daisy Fleabane, Spruce, and Jack Pine.

- a) Cambium has indicated the presence of culturally significant species within our report as appropriate, based on the above list. Due to Site conditions (i.e., historically disturbed, shallow and drought-prone soils), all culturally sensitive species identified on the Site are regionally common and tolerant to development.
- 3) The potential for archaeological artifacts was of interest, including requests to review Archaeological Reports and requests for engagement in Stage 2 studies.
 - a) Archaeological Consultants of Canada (ACC) is the archaeological consultant on this file, and engagement related to archaeological assessments including participation in associated field activities and review of reports is outside of the scope of the EIS; however, the project team was notified of all First Nations who expressed interest in the archaeological studies when providing comment on the EIS TOR. Further discussion around archaeological studies and associated reports should be directed to Kent Randall at EcoVue Consulting Services Inc.
krandall@ecovueconsulting.com
- 4) Concern was raised around wildlife survey timing outlined in the TOR and the ability for a scoped study to address certain groups of wildlife and wildlife movement periods. Specific concerns were raised over bat foraging habitat, turtle and amphibian surveys, including a request for additional surveys to provide a more holistic assessment of wildlife habitat. Follow up discussion cleared up the concerns raised as outlined below:
 - a) Wildlife movement: The Site is immediately adjacent to Hwy 28 and the fast-moving water of Burleigh Falls, both of which are limiting for wildlife



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movement. The Site is located on a peninsula that may be considered as a potential north/south movement corridor for wildlife; however, due to the fast-moving water of Burleigh Falls which would be hazardous for wildlife, it is highly unlikely that wildlife would routinely cross at this location. It is acknowledged that wildlife are understood to cross Stoney and Lovesick Lakes via small islands to the east and west of the Study Area. Crossing at these locations is expected to remain unchanged. It is also acknowledged that during low water levels wildlife movement in closer proximity to the Site would be possible; however, wildlife behaviour would be more influenced by typical conditions (i.e., high water limiting crossing in immediate proximity to the Site, and developed character of the Site) and typical movement patterns are expected to remain unchanged.

- b) **Bat Foraging Habitat:** Bat foraging habitat is abundant in the immediate area and is primarily associated with the adjacent open water areas, which would remain unchanged. Surveys for potential bat roost habitat were conducted at the appropriate time of year (i.e., leaf-off period). Several potential bat roost trees were identified on (3) and adjacent to (3) the Site. Acoustic surveys are currently underway to identify the presence/absence of endangered species and to inform next steps regarding tree removals. The EIS contains recommendations for alterations to potential bat habitat, include direct consultation with MECP if bat habitat is confirmed on the Site. Considering the abundance of bat habitat in the local area (vast forested areas) the removal of the 3 potential bat roost trees that are located within the Site boundary is not expected to result in a negative impact to bats or bat habitat availability. Mitigation measures, including bat boxes or other habitat creation options, may be considered pending the results of the acoustic surveys.
- c) **Turtle surveys:** Our investigations completed to date, while outside of the active period for turtles, have confirmed that the Site does not provide functional habitat for turtle nesting or movement. The shoreline of the Site is rocky and directly accessed by the fast-moving waters of Burleigh Falls. The upland areas around the existing development have been previously



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graded (likely compacted, possible fill placement) and are maintained, with no areas of exposed soil observed. Technical studies have confirmed that soil depths are very shallow (i.e., 5mm – 15mm) across the Site, which is insufficient depth to support turtle nesting. It may be possible for turtles to move through the Site on an east/west axis to avoid Burleigh Falls and the upstream dam; however, due to the developed nature of the Burleigh Falls Inn property and the presence of Highway 28 and the dam, the potential for routine turtle movement across the Site is considered extremely limited. While nesting and movement of turtles cannot be conclusively ruled out without further investigation, the habitat features, natural and existing anthropogenic constraints significantly limit the functional potential of the Site for use by turtles.

d) Amphibian surveys: Targeted surveys for breeding amphibians were not completed and were not considered warranted based on habitat conditions. Field investigations have confirmed that the Site does not provide suitable habitat for breeding or movement. The following features that may support breeding amphibians were confirmed absent from the Site and adjacent lands: wetlands, woodlands, pools/ponds. The water of Burleigh Falls is too fast to support amphibian habitat (breeding, movement). Within the near shore areas of Stoney Lake, to the east of the Site, the water is deep without substantial aquatic vegetation or structure, limiting the function of this area for breeding. While general amphibian habitat may be present in the local area, the Site and immediately adjacent water does not provide functional habitat.

5) It was brought to our attention that the original TOR incorrectly referenced Jack Lake as a component of the Study Area.

a) This was a typographical error; aquatic surveys and impact assessments were directed toward Bureigh Falls and adjacent areas of Stoney Lake.

6) Requests to review the EIS were received from several First Nations.

a) The EIS has been provided as an accompaniment to this correspondence to First Nations who requested it for review.



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CLOSING

We welcome any comments or feedback you may have on the enclosed information and the attached EIS. Please let me know if you would like to arrange a virtual call or in-person meeting to review the findings of our report.

Best regards,

Cambium Inc.

Andrea Coppins, BA Hons., Dipl.
Senior Project Manager

AC

*Encl. Statement of Qualification and Limitations
2026-06-18 EIS Burleigh Falls Inn Phase 1*

NOTE: Due to file size, a ShareFile link has been provided to access the EIS

\\cambiumincstorage.file.core.windows.net\projects\24100 to 24199\24141-001 Burleigh Falls Inn -EIS- 4791 Hwy 28\03-Correspondence\Letters\2026-05-21
TOR to Kawartha Nishnawbe.docx



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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.

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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.

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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.