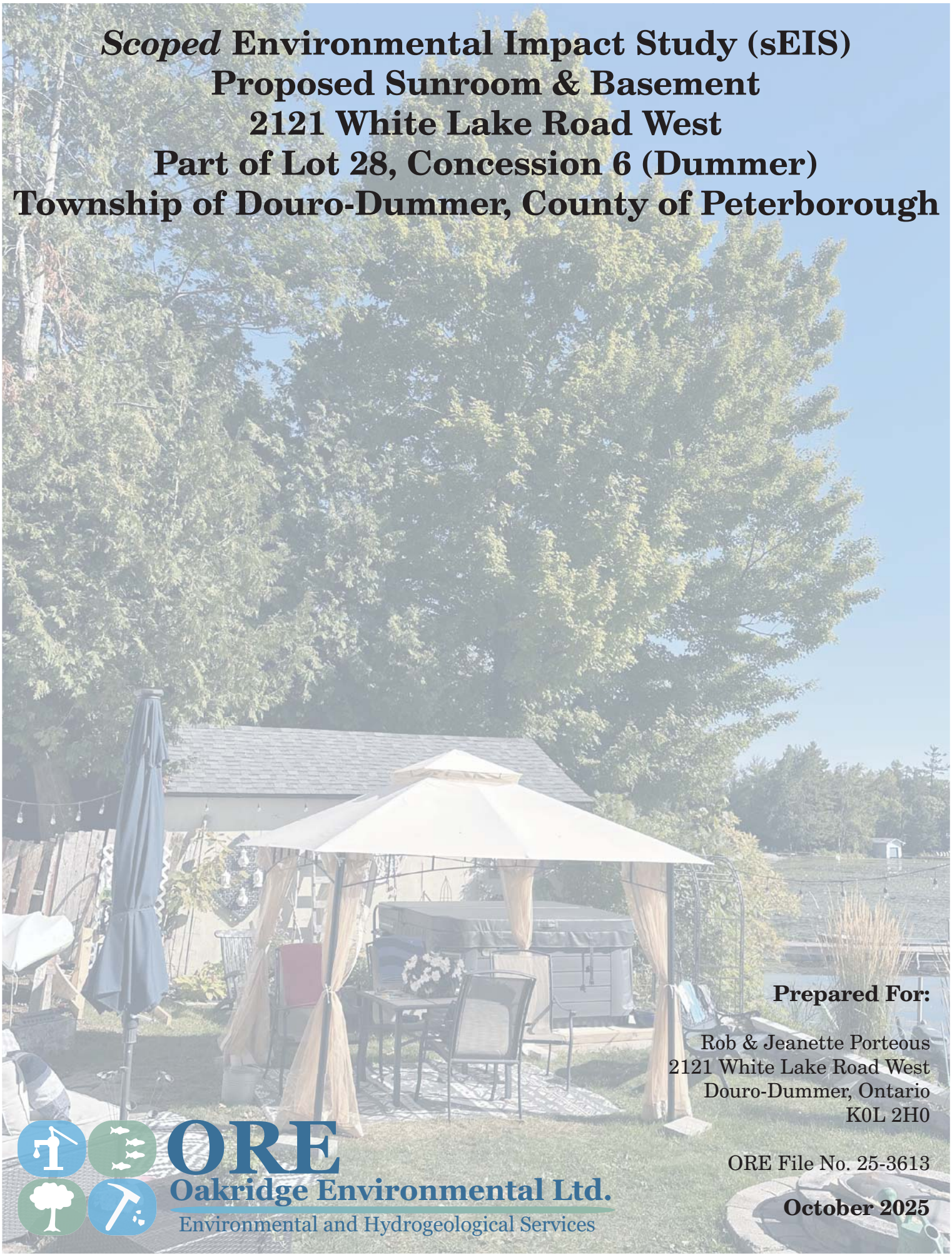
Scoped Environmental Impact Study (sEIS)
Proposed Sunroom & Basement
2121 White Lake Road West
Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer, County of Peterborough



Prepared For:

Rob & Jeanette Porteous
2121 White Lake Road West
Douro-Dummer, Ontario
K0L 2H0

ORE File No. 25-3613

October 2025

ORE
Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

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October 16th, 2025

2121 White Lake Road West
Douro-Dummer, Ontario
K0L 2H0

Attention: **Rob & Jeanette Porteous**

Re: *Scoped* Environmental Impact Study (*s*EIS)
Proposed Sunroom & Basement
2121 White Lake Road West
Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer, County of Peterborough
ORE File No. 25-3613

We are pleased to provide this *scoped* Environmental Impact Study (*s*EIS) for the above-referenced property. Our report has been completed in support of your application to redevelop an existing sunroom and add a basement.

Based on our review of the site conditions, White Lake and the Whetung Road Provincially Significant Wetland (PSW) complex appear to be the main environmental receptors. Provided the recommendations outlined in this report are adhered to, any potential adverse impacts to White Lake or the PSW should be mitigated.

We trust that this report will be sufficient for any agency reviews. Should you have any questions or require clarification, please do not hesitate to contact our office.

Yours truly,

Oakridge Environmental Ltd.

Rob West, HBSc.
Senior Ecologist

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Scoped Environmental Impact Study (*s*EIS)
Proposed Sunroom & Basement
2121 White Lake Road West
Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer,
County of Peterborough

1.0 Introduction

Oakridge Environmental Ltd. is pleased to present this *scoped* Environmental Impact Study (*s*EIS) in support of a minor variance application to redevelop an existing sunroom and add a new basement.

The property fronts onto White Lake and a Provincially Significant Wetland (PSW), and is partially located within a floodplain. As a result, an *s*EIS is required to support the application and to demonstrate that the development will not result in any impacts to nearby Key Natural Heritage Features (KNHFs).

While this *s*EIS was determined to be a requirement by the Township, a detailed Terms of Reference (ToR) was not provided. Similar to other applications, it has been assumed that a *scoped* assessment will be acceptable, with a focus on nearby sensitive hydrological features, fish and fish habitat. A high level screening for Species at Risk (SAR) has also been included in this study.

The following sections outline our data sources, methodologies, findings and recommendations.

2.0 Site Location and Description

The subject site is located at 2121 White Lake Road West, south of County Road 6 and Stony Lake, and on the northwest side of White Lake. It is within Part of Lot 28, Concession 6 (Dummer), Township of Douro-Dummer, County of Peterborough. The property has an approximate area of 0.06 ha (0.14 acres), as illustrated on Figures 1 and 2.

The property is currently developed with a privately serviced cottage and a dock. There are existing cottages/residences on the adjacent lands.

3.0 Proposed Development

The proposed development will include demolishing the existing sunroom at the front of the dwelling and replacing it with a new sunroom on the same footprint. A basement is proposed to be added below the new sunroom area. The development will not increase

the building footprint from its existing size.

4.0 Policy

4.1 Township of Douro-Dummer

A pre-consultation meeting was held between the applicants and the Township. According to the consultation notes of May 22, 2025, an application for a minor variance is required to allow the redevelopment to proceed. The proposed redevelopment will need to follow the Policy direction of the Official Plan (OP) regarding the replacement of structures within the required water yard.

An *s*EIS was identified as a requirement to support the application, to demonstrate that the proposal will not result in any negative impacts.

A copy of the Township's pre-consultation meeting notes is provided in Appendix A.

4.2 Otonabee Region Conservation Authority (ORCA)

According to our review of floodplain mapping through the County of Peterborough's GIS application, the proposed redevelopment is located outside of the floodplain. The applicants have also obtained a topographic plan to further refine the limit of the floodplain.

According to the pre-consultation meeting notes, the applicant must demonstrate that all development will be located outside of the floodplain, and that the proposed basement must be appropriately flood-protected. The notes also state that a permit was previously issued for the proposed redevelopment, however, was assessed on the basis of no Planning application being required. It was recommended by the Township that the applicants should confirm that the current permission from ORCA is sufficient, and that no new permit needs to be applied for.

5.0 Scope of Work

The following tasks were completed for this assessment:

- Relevant background information regarding the site (air photos, mapping, etc.) was compiled and reviewed. A high level screening of Species at Risk

(SAR) databases was also completed.

- One (1) site inspection was completed by ORE's Senior Ecologist. The inspection focussed on the proposed redevelopment envelope and nearby sensitive features, including the shoreline of White Lake and the associated PSW.

- Terrain mapping of the site included an assessment of vegetation communities, habitat surficial soils, springs, recharge zones, (etc.), and confirmation of the presence or absence of wetland/drainage features. Any incidental observations of wildlife were recorded. All features were delineated and mapped. ORE staff also reviewed the shoreline and littoral zone conditions to determine whether it is suitable fish habitat.

- The proposed redevelopment footprint was superimposed on a geo-referenced air photo base plan. This information was used to determine any areas of potential concern (i.e., constraints) on the subject site.

- Upon completing the preceding tasks, the data were analysed and interpreted and this report was prepared.

6.0 Topography and Drainage

As illustrated by Figure 2, the subject property is situated on an east-northeast-facing slope overlooking White Lake (formally known as Dummer Lake), with a total relief of approximately 5 m. As the slope does not appear to be associated with a specific overburden landform, it is likely structurally controlled by the underlying bedrock surface.

There are no wetlands or other channelized watercourses mapped within or immediately adjacent to the site, other than White Lake and pockets of the Whetung Road Wetland Complex, a Provincially Significant feature that occurs widely in nearby Stony Lake to the north and along the shore of White Lake. However, there are also large areas of unevaluated wetlands occurring west (upgradient) of the site, which do not appear to be connected by any streams. As such, these upland wetlands appear to occupy topographic depressions in the bedrock surface.

The preponderance of wetlands in the site area that occur at similar elevations may be indicative of a shallow water table condition.

7.0 Geological Setting

The subject site occurs near the southern edge of the Precambrian Shield, immediately south of the Precambrian terrain. As such, the topography is dominated by the generally flat-lying bedrock structure of the limestone. The site's east-facing topographic slope is likely a low scarp associated with an erosional surface.

As illustrated by Figure 3, the subject site is completely underlain by organic deposits that likely occur above a substrate of stony, carbonate-rich silt and sand till that is widespread in the site area. This till is part of the Dummer Complex. Dummer Complex sediments have a sandy matrix supporting a coarse stony component. The coarse component is typically composed of large and angular (broken) blocks of Paleozoic bedrock limestone. The stone composition primarily reflects the underlying bedrock lithology, although can contain some granitic materials. The Dummer Complex exhibits scattered, pitted hummocks of blocky, angular debris extending as a broad belt from Lake Simcoe to northeast of Kingston.

Figure 3 also indicates that there is an area of stone-poor till that occurs west and northwest of the site. This is an occurrence of the Newmarket Till, which is extensive further south where it is commonly drumlinized. The Newmarket Till is widely recognized as a regional aquitard.

While both tills have similar compositions, the Newmarket Till is more commonly a very dense and low-permeability substrate in comparison to till of the Dummer Complex. However, the upper part of the Newmarket Till can exhibit enhanced permeability due to weathering and fissuring. The Newmarket Till may underlie the Dummer Till in some areas.

The thickness of the above soils cannot be determined from the mapping. However, from perusal of Ministry of the Environment, Conservation and Parks (MECP) well record database for the site area, we note that nearby well No. 5101164 encountered 7.3 m of sand above a basal layer of "Hardpan" (till), likely occurring just above the bedrock. That well reportedly had a static water level of 2.7 m (below ground surface). Other nearby wells (such as No. 5101150) penetrated through a thin layer of clay, sand and/or gravel, before encountering limestone at about 6.7 m.

8.0 SAR Database Review

8.1 General

The following databases were reviewed as part of a high level screening to determine the potential for SAR to exist on or within the vicinity of the subject property:

- Natural Heritage Information Centre (NHIC);
- Ontario Breeding Bird Atlas (OBBA);
- eBird;
- iNaturalist;
- Ontario Reptile & Amphibian Atlas (ORAA), and
- Fish ON-Line.

The search radius ranged from 1km^2 (NHIC) to 10 km^2 (OBBA), depending on the available database. The results of the search are found in Appendix B.

Based on our review, the following SAR occurrences were noted on, or proximal to, the subject property.

8.2 Natural Heritage Information Centre (NHIC)

(17QK3035)

Common Name	Scientific Name	SAR Status
Midland Painted Turtle	*Chrysemys picta marginata*	NAR[1 2]
Northern Map Turtle	*Graptemys geographica*	Special Concern
Snapping Turtle	*Chelydra serpentina*	Special Concern

1 Not at Risk (NAR) under Species at Risk Ontario (SARO).
2 Listed as Special Concern by the Committee of Endangered Wildlife in Canada (COSEWIC) and the federal Species at Risk Act Registry (SARA).

In addition, two (2) Wildlife Concentration Areas are recorded in the area:

- Colonial Waterbird Nesting Area, and
- Mixed Wader Nesting Colony.

8.3 Ontario Breeding Bird Atlas (OBBA)

(17TQK33, Region 16, Peterborough)

Common Name	Scientific Name	SARO Status
Bank Swallow	*Riparia riparia*	Threatened
Barn Swallow	*Hirundo rustica*	Special Concern
Black Tern	*Chlidonias niger*	Special Concern
Bobolink	*Dolichonyx oryzivorus*	Threatened
Canada Warbler	*Cardellina canadensis*	Special Concern
Eastern Meadowlark	*Sturnella magna*	Threatened
Eastern Whip-poor-will	*Antrostomus vociferus*	Threatened
Eastern Wood-Pewee	*Contopus virens*	Special Concern
Evening Grosbeak	*Coccothraustes vespertinus*	Special Concern
Golden-winged Warbler	*Vermivora chrysoptera*	Special Concern
Wood Thrush	*Hylocichla mustelina*	Special Concern

8.4 eBird

The eBird hotspot is located greater than 5 km west of the site. As such, no data have been included here.

8.5 iNaturalist

Common Name	Scientific Name	SARO Status
Black Ash	*Fraxinus nigra*	Endangered
Common Nighthawk	*Chordeiles minor*	Special Concern
Midland Painted Turtle	*Chrysemys picta marginata*	NAR[1] [2]
Monarch	*Danaus plexippus*	Special Concern
Northern Map Turtle	*Graptemys geographica*	Special Concern
Olive-sided Flycatcher	*Conopus cooperi*	Special Concern

1 Not at Risk (NAR).
2 Listed as Special Concern by the Committee of Endangered Wildlife in Canada (COSEWIC) and the federal Species at Risk Act Registry (SARA).

Rare species were reported as follows:

Common Name	Scientific Name	S-Rank
Boreal Chorus Frog	*Pseudacris maculata*	S5
Caspian Tern	*Hydroprogne caspia*	S3B
Common Sanddragon	*Progomphus obscurus*	S2
Eastern Whitelip	*Neohelix albolabris*	S2

8.6 Ontario Reptile & Amphibian Atlas Program (ORRA)

(17QK33)

Common Name	Scientific Names	SARO Status
Blanding's Turtle	*Emydoidea blandingii*	Threatened
Common Five-lined Skink[1]	*Plestiodon fasciatus pop. 2*	Special Concern
Eastern Hog-nosed Snake	*Heterodon platirhinos*	Threatened
Eastern Milksnake	*Lampropeltis triangulum*	NAR[2 3]
Eastern Ribbonsnake	*Thamnophis saurita*	Special Concern
Midland Painted Turtle	*Chrysemys picta marginata*	NAR[2 3]
Northern Map Turtle	*Graptemys geographica*	Special Concern
Snapping Turtle	*Chelydra serpentina*	Special Concern
Western Chorus Frog[4]	*Pseudacris maculata pop. 1*	NAR[2 5]

1 Great Lakes/St. Lawrence/Southern Shield population.
2 Not at Risk (NAR).
3 Listed as Special Concern by the Committee of Endangered Wildlife in Canada (COSEWIC) and the federal Species at Risk Act Registry (SARA).
4 Great Lakes - St. Lawrence - Canadian Shield population.
5 Listed as Threatened by the Committee of Endangered Wildlife in Canada (COSEWIC) and the federal Species at Risk Act Registry (SARA).

8.7 Fish ON-Line

(White Lake; 17-7310-49342)

No SAR fish species were recorded, however, the following common species were noted:

Black Crappie (*Pomoxis nigromaculatus*);
Bluegill (*Lepomis macrochirus*);
Brown Bullhead (*Ameiurus nebulosis*);
Burbot (*Lota lota*);
Common Carp (*Cyprinus carpio*);

Largemouth Bass (*Micropterus salmoides*);
Muskellunge (*Esox masquinongy*);
Pumpkinseed (*Lepomis gibbosus*);
Rock Bass (*Ambloplites rupestris*);
Smallmouth Bass (*Micropterus dolomieu*);
Walleye (*Sander vitreus*);
White Sucker (*Catostomos commersonii*), and
Yellow Perch (*Perca flavescens*).

9.0 Inspection Methodologies

The site has been characterized utilizing the methodologies included in the *Ecological Land Classification (ELC) - First Approximation and Its Applications* (1998) guide. The 1998 guide is used to standardize the classification of different vegetation community types across Ontario. The classification system enables an ecologist to identify vegetation communities based on the species present, soil materials and moisture regimes.

There have been a number of updates to the ELC scheme to further refine the classification of Ecosites throughout Ontario. As a result, the 2008 *Draft* ELC guide provides a further breakdown of the 1998 ELC communities and includes several new communities to index from. The 2008 ELC scheme also provides a cross-reference to the 1998 guide communities. This report uses a combination of the 1998 ELC communities (which are considered the primary vegetation communities) and the 2008 ELC communities.

Prior to conducting the site inspection, aerial photography of the subject site was analysed to roughly delineate communities based on recognizable vegetation differences. Each identified community was subsequently inspected. Dominant vegetation types were recorded and boundaries of the various communities mapped on an air photo or utilizing a GPS.

In addition to identifying and mapping the vegetation communities, ORE staff assessed each vegetation community from the perspective of whether there are any hydrologically sensitive features on-site. The vegetation survey included examination of the development footprint and immediate surrounding areas.

ORE staff reviewed the littoral zone and offshore lake bottom areas from the shoreline. The water was clear and visible to a depth of 2 m (6.5 ft). Binoculars were also used to review potential spawning species in the littoral zone depths. Fish species were recorded and areas where spawning occurs were identified utilizing a Global

Positioning System (GPS) and base plan air photo imagery.

Photos of the shoreline and lake bottom in the vicinity of the subject property were also obtained.

10.0 Site Inspection Data

10.1 Site Inspection

ORE staff attended the site on the following date:

Date of Inspection	**Temp. ^{O}C**	**Beaufort (Wind) Scale**	**Conditions/ Reason for Inspections**
August 27th, 2025	24	4 - Moderate Breeze	Clear/Humidity. Hot summer morning with an off-shore northerly breeze. The lake exhibited minor ripples from air movement, although it was calm on the west shore. The lake was relatively quiet with respect to boat traffic. Observed/recorded on-site vegetation existing site conditions including structures, identified SAR (if present), vegetation mapping - species list, and wildlife detection. PSW habitat mapping review and confirmation of Whetung Road Complex. Recorded evidence of seeps and/or springs, hydrological features, etc., with focus on area of the proposed sunroom/basement redevelopment. Review of waterfront and riparian conditions within 30 m of the shoreline interface.

Appendix C contains the list of species identified during our inspection.

10.2 Ecological Land Classification (ELC)

Based on our site observations, we have determined that there are only two (2) upland vegetation communities/habitats on-site, and two (2) aquatic/wetland communities associated with White Lake and the corresponding PSW.

Figure 4 illustrates the distribution of the on-site vegetation communities and the

off-site aquatic communities. These habitats and their associated vegetation and environmental sensitivities are characterized below. Representative photos are provided in Figure 5.

Upland Communities:

1. Rural Property (CVR_4)

There is no description in the ELC regarding the Residential-type community.

This community comprises all of the upland habitat on the subject property which has been cleared for the existing cottage/residence, wood shed, and the associated private services. The vegetation in this ELC type consists mainly of lawn areas surrounding the existing buildings. No clearing or other new site alterations have been completed at the site in preparation for the development.

There are some relatively mature trees that were retained along the southern and northern edge of the existing cottage. The majority of the shoreline has been altered and hardened to control shoreline erosion, allowing the dock to be installed. These appear to be long-term conditions, based on the shoreline growth.

2. Fine Mineral Fencerow (TAGM5)

The Fine Mineral Fencerow (TAGM5) is described under the ELC as having a loamy substrate. Fencerows can also be "Medium" and "Coarse", referring to the type of substrate the fencerow possesses. In this case, there were often finer materials associated with the Dummer Till complex which can possess angular pebble and gravel that were present in the substrate and within the aquatic habitats discussed next.

The fencerow habitat occurs along the south side of the subject parcel and there is an intermittent/segmented tree-line along the north side. The fencerows are not a significant habitat/vegetation type and no SAR species were identified within the TAGM5 community.

The proposed redevelopment footprint does not appear to encroach within the tree-line on the north side of the property and it is possible the construction may entirely avoid the trees in this area. The south fencerow would remain entirely intact and not be disturbed by the expansion of the basement to the limit of the existing sunroom footprint.

Wetland/Aquatic Communities:

3. Open Aquatic (OAO)

The ELC (2008) describes OAO as:

- An aquatic environment containing no macrophyte vegetation. This ecosite tends to be dominated by plankton and has a lake trophic status.

This ecosite represents the open water/offshore habitat of White Lake, which corresponds to the open boat channels within the PSW and open water area void of any aquatic vegetation further offshore.

The lake bottom substrate directly along the shoreline associated with the existing development (CVR_4 area) is mostly comprised of muddy/organic sediment, other than in some areas where the bottom has been cleared of this material. The areas void of organic sediment tends to be those areas surrounding the existing dock and boat channel. In contrast, the areas outside the dock and boat channel contain appreciable organic muck deposits that were also observed directly along the shoreline.

ORE staff also observed fractured bedrock areas that contain angular gravel and sandy depressions surrounding the dock area. It was in this area that ORE staff observed some Centrachid spawning redds, whereby some of the fish species observed (below) were defending the redds.

Fishing boats were observed to be casting the edge of the aquatic vegetation areas, presumably attempting to draw Smallmouth or Largemouth Bass from these heavily vegetated areas to the edge of the PSW.

ORE staff observed the following fish within the waterway directly off-shore of the subject property that were identified within the Fish On-Line database:

- Bluegill (*Lepomis macrochirus*);
- Pumpkinseed (*Lepomis gibbosus*);
- Rock Bass (*Ambloplites rupestris*);
- Smallmouth Bass (*Micropterus dolomieu*);
- Yellow Perch (*Perca flavescens*), and
- Log Perch (*Percina caprodes*).

No development is to occur/impose within the OAO/lakeshore environment, nor within the identified shoreline/wetland boundary identified on Figure 4.

4. Water Milfoil Mixed Shallow Aquatic Ecosite and Water Lily (SAM1-7)

According to the ELC, this aquatic community contains water-lily and water milfoil (Pondweeds (*Potomogeton sp.*), Canada Waterweed (*Elodea canadensis*), etc., within the shallow aquatic areas directly off-shore. It is these submerged and floating-leaved shallow aquatic species that comprise the Whetung Road PSW Complex. These aquatic plants can occur as a dense continuous mat, consistent with the milfoil mixed aquatics, whereas, the floating-leaved lily species tend to occur as interspersed communities.

The mapped areas where these aquatic species occur off-shore from the subject property are illustrated on Figure 4.

The proposed development will not encroach nor impose upon aquatic/lake habitats as this would be considered off-property. Therefore, this community will remain in an entirely natural state. The construction to redevelop the sunroom/basement will occur within approximately 7 m to 8 m of the shoreline and less to the flood limit of the lake.

10.3 Fauna

No significant fauna were observed directly on-site. Only tracks of common/secure mammals were observed on the subject parcel.

Although ORE staff did not observe any turtles in the off-shore area of the subject property, there is a potential for turtles to access the site and to use any future disturbed areas for nesting purposes. As such, the property owner/contractor should install measures to prevent turtle species from entering the construction area/work zone via the shoreline, especially if filling and grading are necessary to create a stable base for the proposed sunroom/basement construction.

No SAR fish nor SAR fauna were observed during our inspection of the lake and the on-site/local adjacent woodlands. According to our review of the SAR databases, no SAR fish have been identified to occur within White Lake.

According to the NHIC database, the site occurs in, or proximal to, two (2) Wildlife Concentration Areas:

- Colonial Waterbird Nesting Area, and
- Mixed Wader Nesting Colony.

The Colonial Waterbird Nesting Area (which is included in the 1 km square NHIC area containing the subject site) presumably pertains to other areas of the PSW system that

are both northeast of the subject property (on White Lake) and north of White Lake in Stony Lake. There is no marshland or dead tree swamp habitats within the PSW that occur off-shore from the subject property. The majority of White Lake is a completely open water type habitat farther out from the PSW. As such, the site does not possess any habitats that would be suitable for colonial waterbird species.

As for the Mixed Wader Nesting Colony, this type of wildlife concentration typically hosts various species of long-legged wading birds, including herons, egrets, ibises, and spoonbills, of which none were observed directly on the subject property. Moreover, there is an overall lack of emergent aquatic vegetation types either on, or directly adjacent to, the subject site that these species would nest within. There were only tufts of Narrow-leaved Cattail directly along the shoreline on the site.

The fauna species observed on-site are listed within Appendix C for completeness.

10.4 Flora

ORE staff inspected the subject parcel to detect any SAR plant species or wetland areas that would be sensitive to the proposed development.

No SAR species were detected on-site during the site surveys. An aquatic type floating -leaved habitat associated with the Whetung Road PSW Complex was detected on the eastern limit of the subject property that has been mapped in the LIO database. ORE staff confirmed the boundary of this feature, which is illustrated on Figure 4.

11.0 Impact Assessment

11.1 General Considerations

Based on our assessment, it is our opinion that potential impacts related to the proposed redevelopment could include the following:

1) Potential impacts from the degradation/alteration of the ground surface could impact either White Lake or the Whetung Road PSW Complex. The proponent will need to excavate and grade proximal to the waterfront area to allow for the basement to be extended out to the eastern limit of the existing sunroom. The lake/Whetung Road PSW Complex are mapped as occurring within 7 m to 8 m of where the redevelopment is planned, such that any erosion and/or sedimentation releases could impact/deteriorate the water quality of those aquatic features during construction.

2) Potential impacts related to post-construction occupation and stabilizing of the bare or disturbed/altered surficial soils area.

3) Potential impacts to nesting turtles in the spring season, as turtle species may enter the site via the shoreline to the east to nest within the freshly disturbed soils of the construction area.

4) Removal of any trees along the northerly property boundary during the migratory bird/breeding bird period once nesting avian are established.

5) Potential to impact water quality in White Lake/Whetung Road PSW Complex which contains fish and fish habitat.

6) Potential for SAR fauna to occur in the general area of the development, whether directly on-site, within the adjacent hydrological features or the neighbouring properties. However, the potential for impact is very low considering no SAR were observed on-site during the site inspection.

Further discussion of the above is provided in the following sections.

11.2 Redevelopment Envelope

The main concern with respect to the proposed redevelopment is the disturbed area relative to the lake/Whetung Road PSW Complex shoreline (as illustrated on Figure 6). Construction within the redevelopment area could result in a relatively large exposed area of bare soils proximal to the lakeshore, as some filling and grading will most likely be necessary to construct the basement/foundation.

Notwithstanding, it is expected that the construction zone will not expand beyond the original footprint of the existing cottage building towards the lakeshore, other than some vegetation removal to accommodate/construct the basement. As such, the construction can be confined to the existing footprint of the dwelling, resulting in minimal vegetation loss

.

Runoff is expected to drain eastward from the dwelling location, towards White Lake as localized sheet flows. Some of the flows could also drain northward towards the property line and flow within a small drainage ditch between the two (2) properties, towards the lake. As such, given the runoff capture area should be very small from the redevelopment footprint, the flows should be manageable during the construction and post-construction phases, with respect to the lake.

ORE staff noted that the few shade trees along the north side of the property are mostly medium diameter cedar trees. It is presumed that these will be retained as they overhang and may also occur on the adjacent property to the north. Retaining the existing trees is ideal with respect to soil stability and nutrient/water uptake. Therefore, mitigation measures should limit excavations to within a few metres of these trees in an attempt to retain the root system as these trees are stabilizing the soils in this area and improving runoff and shallow groundwater quality.

Recommendations are provided below to ensure that the potential for direct and indirect impacts relating to disturbances are minimized.

12.0 Recommendations

12.1 Development Envelopes and Constraints

- ORE staff did not identify any Species at Risk (SAR) on the subject site, within the waterways, nor on neighbouring lands. All the species observed or overheard during the site inspection were common/secure species and were not listed within either the SAR pre-screen databases nor the SAR Ontario website.

  Therefore, it is not necessary to contact the Ministry of Environment, Conservation and Parks (MECP) to determine if there are any Endangered Species Act (ESA) requirements for the redevelopment.

  ORE staff did not detect any areas that would constitute either Colonial Waterbird Nesting or Mixed Wader Nesting Colony habitats on-site nor directly off-shore of the subject property, as per the NHIC database.

  Consequently, no recommendations are necessary in regards to either the SAR pre-screen species detected within the databases or the two (2) Wildlife Concentration Areas identified within the NHIC database.

- Equipment should <u>not</u> be operated within the floodplain identified by the County and ORCA mapping which we have included on Figure 6. ORE staff recommend installing two rows of light-duty silt fence (Appendix D) around the redevelopment area as illustrated on Figure 6.

  We are not identifying any unvaried setback distance from either the lake or the floodplain, as the location of the proposed silt fence is meant to maximize the distance from the lakeshore and limit the development area from imposing on the

floodplain, which is the worse-case constraint. Grading can occur up to the limit of the silt fence, so as to retain as much of the treed vegetation and distance from the lakeshore floodplain as possible. The first row of silt fence should be installed along the 6 m floodplain setback boundary and the 2nd row should be installed 1 m to the east and in parallel.

No riparian vegetation shall be removed outside the limit of the silt fence as this would further reduce the buffering capacity at the shoreline, thereby potentially impacting the lake's water quality. Unnecessary tree/canopy cover removal near or proximal to the proposed footprint of the redevelopment can expose shoreline spawning areas to direct sunlight and sterilize fish spawning areas in the nearshore/littoral zone due to thermal impacts. Tree and shrub removal is not encouraged this proximal to the shoreline as the property is already open to the elements.

The silt fence will prevent the construction crew from unnecessarily increasing the disturbance footprint into the floodplain. The light-duty silt fence should be extended to include the cedar trees and any other shrubs along the northern limit of the property. The two (2) rows of light-duty silt fence will close the work area off at the north and south property boundary to ensure turtles cannot migrate from White Lake and nest within any exposed soils or sandy fill material areas placed in the building envelope.

Although the MNRF recommends the use of heavy-duty silt fencing for turtle exclusion, where the use is short term and temporary to enclose a small area, the two (2) rows of light duty silt fencing should be sufficient in our opinion, provided the owner or contractor regularly inspects the installation to ensure it is properly functioning as an exclusion fence in addition to its erosion capabilities.

The light-duty silt fencing will ensure that any loose/unconsolidated materials do not migrate beyond the cordoned construction area between the existing residence and 1st row of silt feince, thereby protecting the lake, on-shore floodplain areas and Whetung Road PSW Complex.

- Based on the proposed redevelopment footprint, it is possible that the trees/ shrubs along the north property edge may be impacted. Consequently, ORE recommends the property owner plant three (3) trees or shrubs along the north edge or corners of the property overlooking the PSW, such that it landscapes/improves the waterfrontage.

  If no trees or shrubs are removed, then no compensatory plantings are necessary.

ORE staff prefers any/all trees/shrubs be retained for cover/shade purposes and to maintain root stabilization directly adjacent to the development/waterfront area. However, if any native trees or shrubs along that north property boundary near the existing residence must to be removed, the site plan should include the planting locations for three (3) native compensatory trees on the subject parcel. The recommended shrub and/or tree plantings specified above should be completed directly after the trees are removed.

The property owner would be responsible for maintaining the transplanted trees and reducing transplant shock as instructed by the nursery, to increase the probability of the trees thriving.

If plantings are required, the stock obtained from the nursery should possess a height greater than 2 m and should be obtained from a reputable nursery as opposed to transplanting from the nearby woodland habitats. There are a variety of colourful native trees or shrubs that can be planted. A mix of deciduous and coniferous is preferred. ORE staff can provide recommendations in this regard.

Certain shrub species can be planted instead of the trees which will not grow to tree heights and will not obscure the lake vistas. The shrubs can also be the type that can be trimmed on a yearly basis to maintain a shorter height/stature. Shrubs will also enhance the shoreline with respect to erosion-stabilization while improving the nutrient uptake/buffering capacity for runoff generated from the CVR_4 area identified on-site. Alternatively, some of the planted tree species can also be trimmed from the base-up, allowing a view beneath the trees once they achieve a certain height.

- The property owner can provide any compensatory tree planting plan recommendations to their contractor/builder. The trees can be planted by the contractor and a photo(s) of the planted trees can be forwarded to ORE for review. ORE staff can then forward an email to the Township to ensure this requirement has been met.

  ORE staff recommend the property owner/contractor consult with the Otonabee Region Conservation Authority's (ORCA) Healthy Shorelines Planting Guide in this regard and work towards improving conditions on-site that are favourable for White Lake.

- Provided the authorities are in agreement with the proposal, the development can proceed with no additional disturbed areas occurring on the subject property.

The landscape type plantings are not meant to obscure the vistas of the lake, but rather improve, protect and beautify the property and the shoreline area. Shorelines that are predominantly devoid of vegetation (i.e., only groundcovers such as grass) tend to contribute more nutrient laden runoff to the lake, resulting in a potential for deterioration of water quality. Considering the lake is used for recreational purposes, any minor improvements would be beneficial. The planting of trees and shrubs along the lakeshore may also reduce the number of Canada Geese that sometimes access the yard on the lakeside of the subject property.

- A tire mounted backhoe can be used along the shoreline to dig the holes for compensatory tree stock. The planting of the trees is not considered development and is meant to improve/enhance conditions along the waterfront. The waterfront tree/vegetation cover will improve conditions for littoral zone spawning fish species such as the majority of Centrarchid and shallow aquatic sportfish species (Bass, etc.).

- Invasive/exotic species can also be an issue with respect to recently disturbed sites. They can out-compete other native species. As such, the contractor's machinery should be cleaned according to the provincial protocols to prevent transportation of invasive/exotic species to and from the subject site[1]. If the equipment leaves the site, it should be cleaned prior to reentering the property.

- Grass seed and/or sod should also be applied to any exposed/bare soils resulting from site preparation and construction activities once the final grades are achieved, in addition to any shrub/tree plantings within the CVR_4 area that the property owners want to plant for landscaping purposes. The seeding or sodding is an important mitigation measure with respect to shortening the duration with respect to exposed soils, which can attract unwanted turtles seeking to nest within the proponent's yard.

- Passive stormwater management controls should be incorporated into the development design, such as extending roof leaders away from the newly constructed buildings. Roof leaders should discharge to an area where the flows will not gouge or destabilize soils over time. The warm flows from the roof

[1] Clean Equipment Protocol for Industry - Inspecting and cleaning equipment for the purposes of invasive species prevention

leaders should be infiltrated into the ground, so as to reduce potential thermal impacts to the lake.

ORE expects the soils could be relatively well drained sandy fill materials in the area of the proposed development as the surficial geology mapping suggest this area contains organic deposits, therefore, it may be possible to outlet the roof leaders onto the surface of the fill materials. Gravel can also be introduced at the end of the leaders (there are also plastic flow dissipaters that can be purchased at most hardware/landscaping retailers) to create an apron that dissipates the concentrated energy of the roof leader flows, distributing them over a larger area to enhance infiltration.

12.2 Construction Mitigation

- All recommended erosion controls should be installed prior to commencing any work on the property, to ensure the sensitive hydrological features (lake and Whetung Road PSW Complex) are not impacted. By implementing these controls at the site, the proposed redevelopment will not impact the predominantly Centrarchid fish and fish spawning habitat observed by ORE staff along the lakeshore.

- Construction should not continue during heavy precipitation events. After these events, the recommended silt fence should be checked to ensure its effectiveness.

- Only clean fill should be imported to the site. The fill should not contain organic materials such as plant debris or topsoil that may contain exotic or invasive species that could out-compete native species along the waterfront. If imported topsoil is required, screened topsoil should be the only material applied to top-dress the fill.

  Any imported materials that are stockpiled on-site should also be surrounded by light-duty silt fence until the materials are applied. The fence will prevent species such as turtles from leaving the waterways to nest within the loose unconsolidated piled materials during construction.

- We are currently outside the breeding/migratory bird period. If trees are to be removed along the property edge, it would be best to remove them in the near future to avoid disturbing nesting bird species next spring season. The

- Migratory Bird Period is between April 1st and August 31st and the Migratory Bird Convention Act states that vegetation should not be removed within this period. Once the vegetation is removed, the work can proceed between now and April 1st of next year without any additional restrictions to birds.

- Absolutely no construction equipment should be operated beyond the light-duty silt fence limitation (other than to plant the compensatory trees - if required), nor should equipment grade any new materials beyond the fence, thereby, confining the property owner to work within the specified area on Figure 6. All equipment must remain within the area designated for construction (as approximated by the light-duty silt fence). If the property owner to the north allows equipment to enter onto their property to allow the construction to proceed, then the erosion-sedimentation controls should extend onto this property.

12.3 Closing Remarks

It is our opinion that the applicant should be granted a Building Permit for the purpose of redeveloping the site as per the Site Plan, provided the mitigation measures recommended herein are adhered to. The proponent should recognize that this *scoped* Environmental Impact Study provides recommendations pertaining only to natural environmental issues. Other development related requirements may also need to be addressed with respect to the proposed building application.

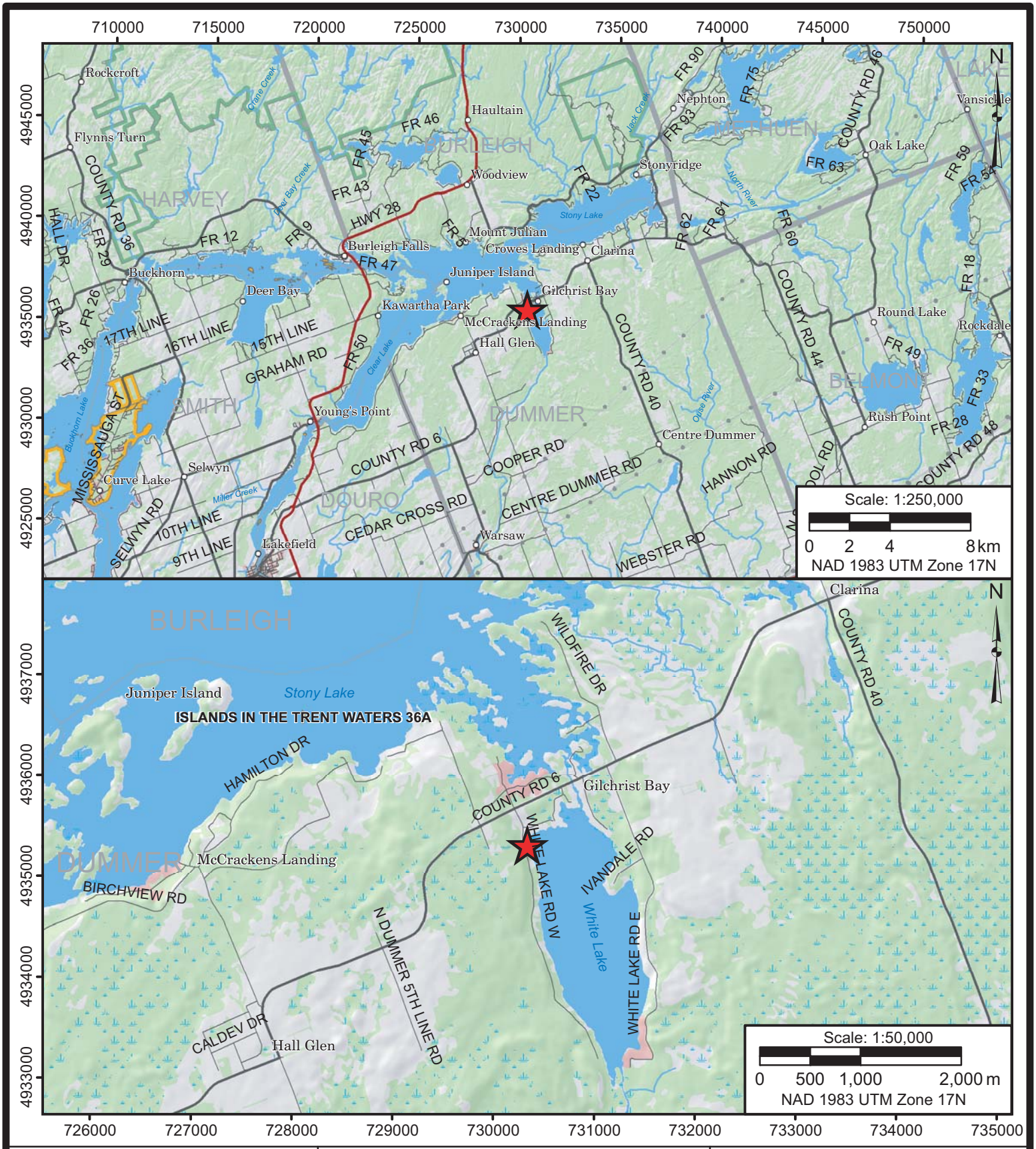
The proponent should obtain all required permits from the agencies prior to commencing any construction on-site. Failure to do so may result in delays and/or other liabilities.

End of *Scoped* EIS Report

Yours truly,
Oakridge Environmental Limited

Rob West, HBSc.
Senior Ecologist

Figures



Approximate Site Location

Notes:
Base mapping provided by the Ontario Ministry of Natural Resources and Forestry (MNRF) Land Information Ontario (LIO) database, copyright the King's Printer (2025)

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***Scoped* Environmental Impact Study (sEIS)**
Proposed Sunroom & Basement
2121 White Lake Road West
Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer, County of Peterborough

North American Datum (NAD) 1983

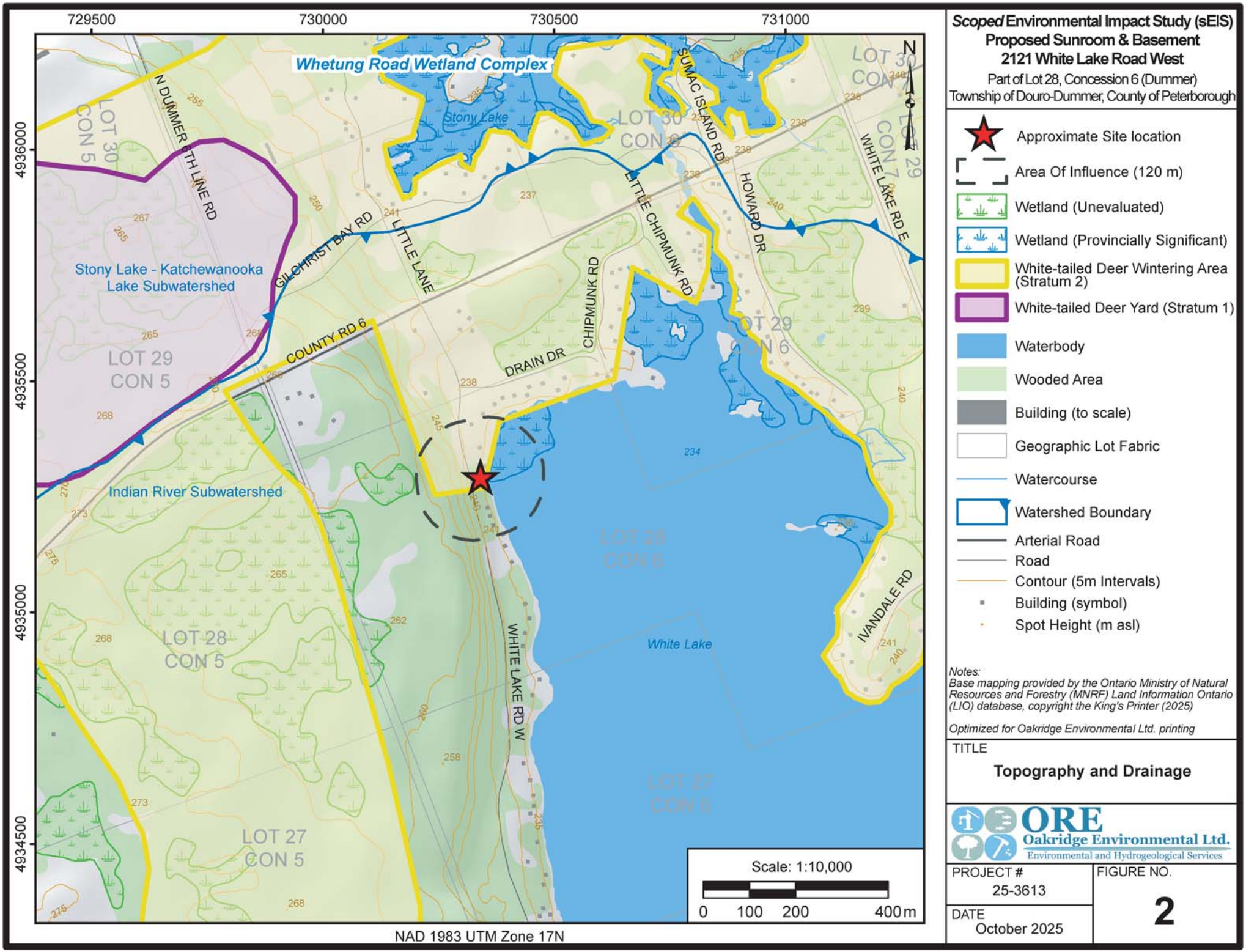
TITLE
General Location

ORE Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

PROJECT # 25-3613

DATE October 2025

FIGURE NO. **1**



Scoped Environmental Impact Study (sEIS)
Proposed Sunroom & Basement
2121 White Lake Road West
Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer, County of Peterborough

- Approximate Site location
- Area Of Influence (120 m)
- Wetland (Unevaluated)
- Wetland (Provincially Significant)
- White-tailed Deer Wintering Area (Stratum 2)
- White-tailed Deer Yard (Stratum 1)
- Waterbody
- Wooded Area
- Building (to scale)
- Geographic Lot Fabric
- Watercourse
- Watershed Boundary
- Arterial Road
- Road
- Contour (5m Intervals)
- Building (symbol)
- Spot Height (m asl)

Notes:
Base mapping provided by the Ontario Ministry of Natural Resources and Forestry (MNRF) Land Information Ontario (LIO) database, copyright the King's Printer (2025)

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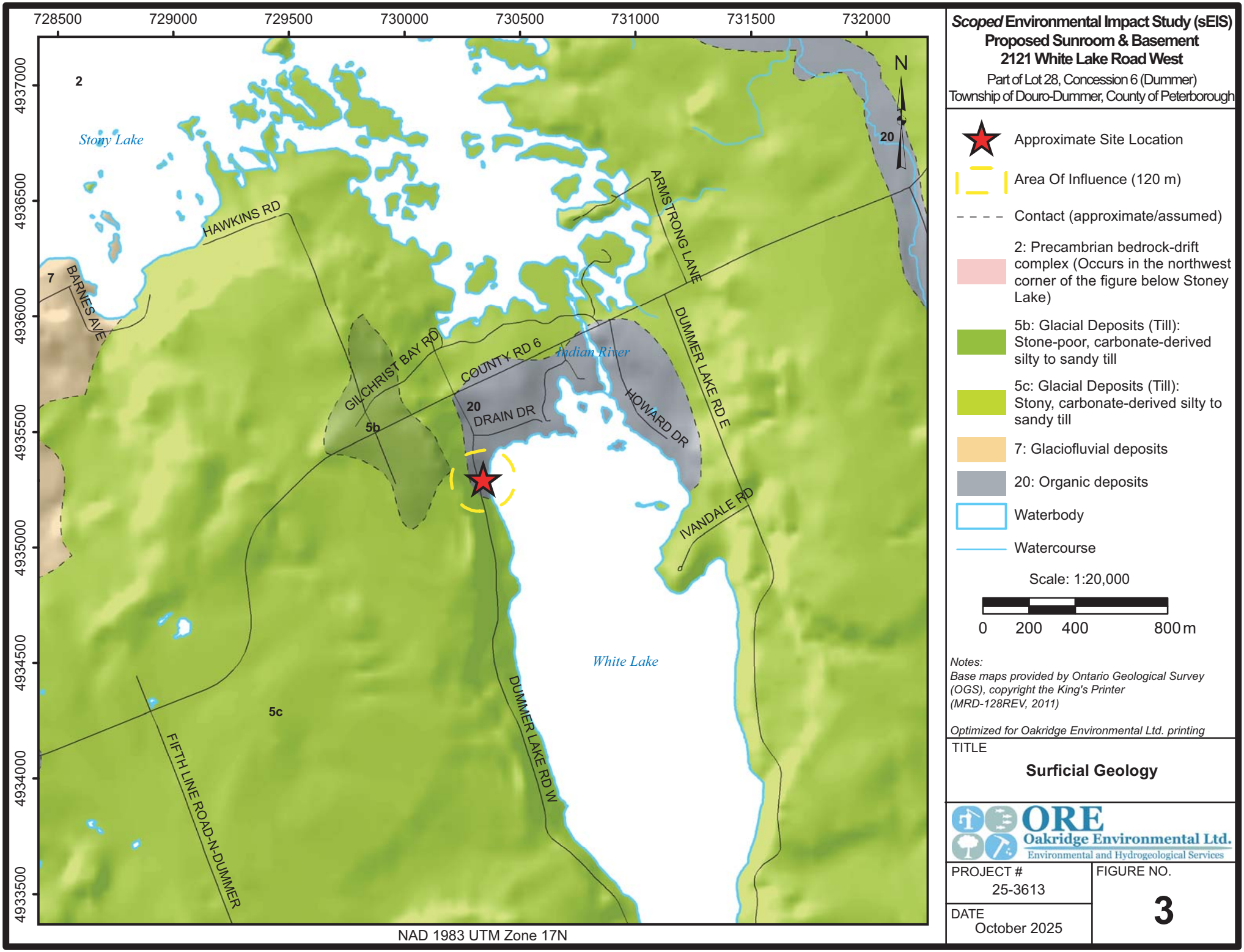
TITLE
Topography and Drainage

ORE Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

PROJECT #	FIGURE NO.
25-3613	**2**
DATE: October 2025	



Scoped Environmental Impact Study (sEIS)
Proposed Sunroom & Basement
2121 White Lake Road West
Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer, County of Peterborough

- Approximate Site Location
- Area Of Influence (120 m)
- Contact (approximate/assumed)
- 2: Precambrian bedrock-drift complex (Occurs in the northwest corner of the figure below Stoney Lake)
- 5b: Glacial Deposits (Till): Stone-poor, carbonate-derived silty to sandy till
- 5c: Glacial Deposits (Till): Stony, carbonate-derived silty to sandy till
- 7: Glaciofluvial deposits
- 20: Organic deposits
- Waterbody
- Watercourse

Scale: 1:20,000

0 200 400 800 m

Notes:
Base maps provided by Ontario Geological Survey (OGS), copyright the King's Printer (MRD-128REV, 2011)

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TITLE

Surficial Geology

ORE Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

PROJECT #	FIGURE NO.
25-3613	3
DATE: October 2025	

NAD 1983 UTM Zone 17N

Scoped Environmental Impact Study (sEIS)
Proposed Sunroom & Basement
2121 White Lake Road West
Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer, County of Peterborough

- Approximate Property Boundary [JBF Surveyors, 2025]
- Wetland (Provincially Significant)
- Contour (5 m Intervals)

Ecological Land Classification (ELC)

- CVR_4 — 1. Rural Property
- TAGM5 — 2. Fine Mineral Fencerow
- OAO — 3. Open Aquatic
- SAM1-7 — 4. Water Milfoil Mixed Shallow Aquatic Ecosite and Water Lily

Scale: 1:300

0 3 6 12 m

Notes:
Base mapping provided by the Ontario Ministry of Natural Resources and Forestry (MNRF) Land Information Ontario (LIO) database, copyright the King's Printer (2025)

Imagery provided by Ontario Imagery Web Map Service (OIWMS) (GEOspatial Ontario 2023)

Property boundary originally obtained from VuMAP (2025) and adjusted based on the site plan provided by JBF Surveyors (September 10, 2025)

Feature locations determined by differential GPS (+/- 3.0 m)

Optimized for Oakridge Environmental Ltd. printing

TITLE

Vegetation

ORE Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

PROJECT #	FIGURE NO.
25-3613	4
DATE: October 2025	

Photo A (Above): was taken looking towards the existing basement door. The basement would extend out to the siding which corresponds to the existing sunroom.

Photo B (Above): was taken from the south side of the property looking towards the north property edge. The sunroom is located on the left side of the photo. The reed species in the top right of the photo correspond to the shoreline.

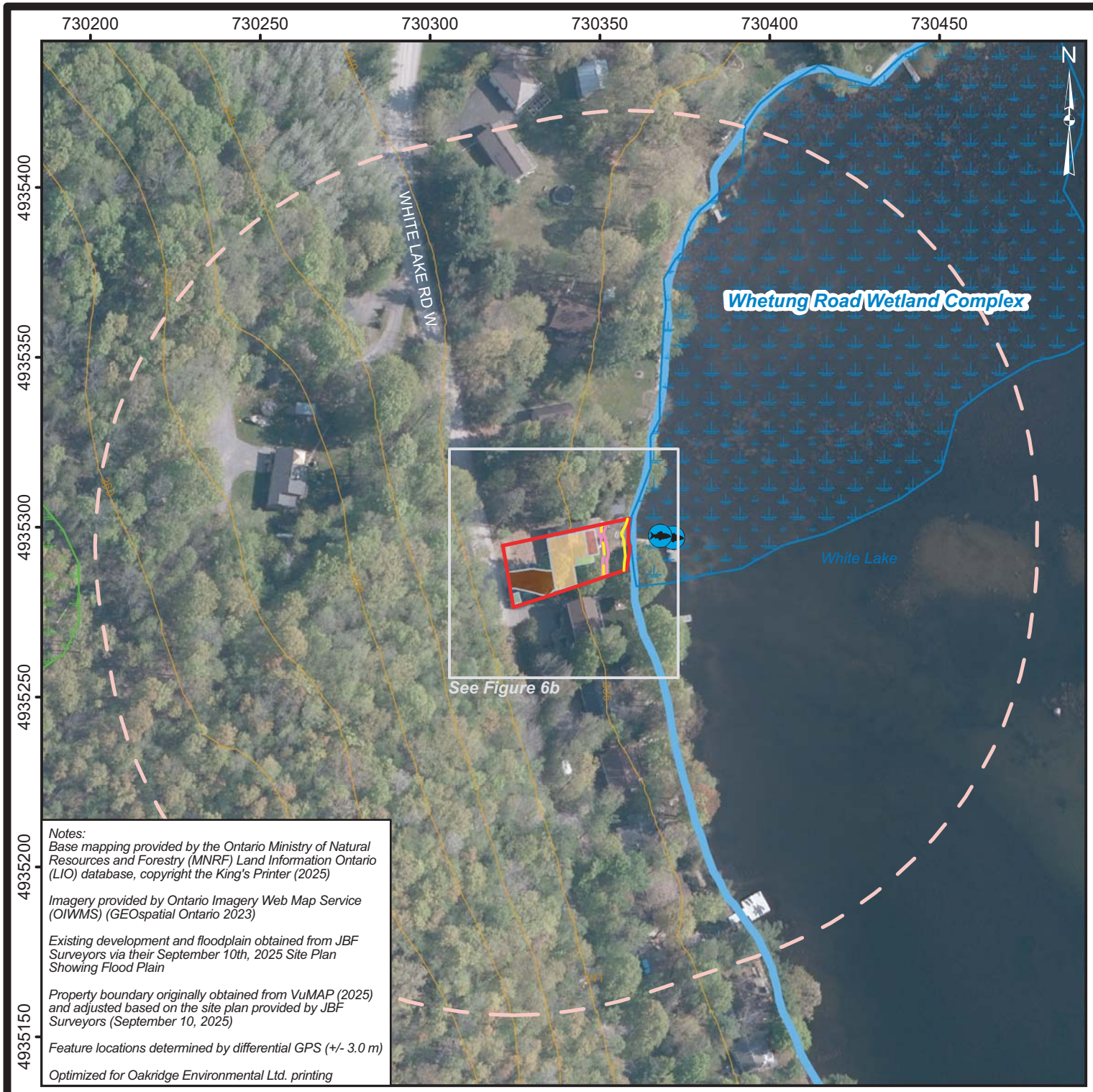
Photo C (Above): was taken on the west side of the garage overlooking White Lake Road West. The woodland on the other side of the road appeared to be a rich-wood area.

Photo D (Above): was taken from the dock looking west towards the existing residence. The three windows in the upper part of the building correspond to the existing sunroom.

Photo E (Above): was taken looking east towards the dock and littoral zone directly offshore from the subject property. There is an abundance of aquatic vegetation in this area, other than what has been historically cleared.

Photo F (Above): was taken along the southeasterly corner near the shore. There is a fencerow type habitat in behind the shoreline vegetation, but some of the original wetland emergent vegetation remains in this location. The lakeshore is just outside the left side of this photo.

Site photos were taken on August 27th, 2025	***Scoped* Environmental Impact Study (sEIS)** **Proposed Sunroom & Basement** **2121 White Lake Road West** Part of Lot 28, Concession 6 (Dummer) Township of Douro-Dummer, County of Peterborough	TITLE **Site Photos**
	ORE Oakridge Environmental Ltd. Environmental and Hydrogeological Services	PROJECT # 25-3613 DATE October 2025 FIGURE NO. **5**



Notes:
Base mapping provided by the Ontario Ministry of Natural Resources and Forestry (MNRF) Land Information Ontario (LIO) database, copyright the King's Printer (2025)

Imagery provided by Ontario Imagery Web Map Service (OIWMS) (GEOspatial Ontario 2023)

Existing development and floodplain obtained from JBF Surveyors via their September 10th, 2025 Site Plan Showing Flood Plain

Property boundary originally obtained from VuMAP (2025) and adjusted based on the site plan provided by JBF Surveyors (September 10, 2025)

Feature locations determined by differential GPS (+/- 3.0 m)

Optimized for Oakridge Environmental Ltd. printing

Scoped Environmental Impact Study (sEIS)
Proposed Sunroom & Basement
2121 White Lake Road West

Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer, County of Peterborough

- Approximate Property Boundary [JBF Surveyors, 2025]
- Area Of Influence (120 m)
- Existing Dwelling [JBF Surveyors, 2025]
- Existing Sunroom (proposed re-build of existing sunroom with a new basement) [JBF Surveyors, 2025]
- Existing Deck [JBF Surveyors, 2025]
- Existing Driveway [JBF Surveyors, 2025]
- Existing Plastic Shed [JBF Surveyors, 2025]
- Recommended Light-Duty Silt Fence
- Floodplain (233.28 m asl) [JBF Surveyors, 2025]
- Erosion Access Allowance (6 m) [Watershed Planning & Regulation Policy & Procedures Manual 2025]
- Waterbody
- Wetland (Provincially Significant)
- Wetland (Unevaluated)
- Contour (5 m Intervals)
- Spawning Redds [ORE GPS, 2025]

Scale: 1:1,600

0 15 30 60 m

TITLE

Constraints

ORE Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

PROJECT #	FIGURE NO.
25-3613	**6a**
DATE: October 2025	

Scoped Environmental Impact Study (sEIS)
Proposed Sunroom & Basement
2121 White Lake Road West
Part of Lot 28, Concession 6 (Dummer)
Township of Douro-Dummer, County of Peterborough

- Approximate Property Boundary [JBF Surveyors, 2025]
- Existing Dwelling [JBF Surveyors, 2025]
- Existing Sunroom (proposed re-build of existing sunroom with a new basement) [JBF Surveyors, 2025]
- Existing Deck [JBF Surveyors, 2025]
- Existing Driveway [JBF Surveyors, 2025]
- Existing Plastic Shed [JBF Surveyors, 2025]
- Recommended Light-Duty Silt Fence
- Floodplain (233.28 m asl) [JBF Surveyors, 2025]
- Erosion Access Allowance (6 m) [Watershed Planning & Regulation Policy & Procedures Manual 2025]
- Waterbody
- Wetland (Provincially Significant)
- Contour (5 m Intervals)
- Spawning Redds [ORE GPS, 2025]

Notes:
Base mapping provided by the Ontario Ministry of Natural Resources and Forestry (MNRF) Land Information Ontario (LIO) database, copyright the King's Printer (2025)

Imagery provided by Ontario Imagery Web Map Service (OIWMS) (GEOspatial Ontario 2023)

Existing development, floodplain, and property boundary all obtained from JBF Surveyors via their September 10th, 2025 Site Plan Showing Flood Plain

Feature locations determined by differential GPS (+/- 3.0 m)

Optimized for Oakridge Environmental Ltd. printing

TITLE
Constraints Inset

ORE Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

PROJECT #	FIGURE NO.
25-3613	**6b**
DATE: October 2025	

Appendix A

Township Meeting Pre-consultation Notes

Notes from Pre-consultation Meeting

Roll No.:	1522-020-005-16400
Address:	2121 White Lake Road West
Zoning:	Shoreline Residential (SR), Environmental Conservation-1 (EC-1)
Official Plan Designation:	Lakeshore Residential, Environmental Constraint Area
Meeting Date:	May 22, 2025
In attendance:	Planner – Emily Fitzgerald CBO – Don Helleman ORCA – Marnie Guindon, Planning & Regulations Officer Agent – Molly Conlin Owners/Applicants – Rob and Jeanette Porteous
Regrets:	Hiawatha FN – Tom Cowie County of Peterborough – Planning, Development, and Public Works Staff

Proposal:

The applicants are proposing to demolish the existing sunroom at the front of the dwelling and replace with a new sunroom on the same footprint and enclosed below to form a basement.

Discussion:

The Agent provided a brief overview of the property and proposed development. The Planner identified the land use designation and zoning of the property and noted that the existing/proposed use is permitted. The Planner requested that the boundary of the Environmental Constraint Area/EC-1 zone be delineated on the site plan.

The Planner noted that the existing dwelling, inclusive of the sunroom is located within the minimum required 30-metre water setback set out by the Official Plan and Zoning By-law. A note in the property file provides that the previous CBO deemed the existing dwelling, inclusive of the sunroom, to be legal non-complying. The proposed development would follow the policy direction of the Official Plan regarding the replacement of structures within the required water yard.

The proposed development is subject to s. 3.28 under the Zoning By-law which speaks to permissions for legal non-complying buildings. The Planner noted that s. 3.28 does not contemplate multiple changes (i.e., enlarged, reconstructed, repaired, altered or renovated) to legal non-complying dwellings. The Planner identified that the proposed development is seeking reconstruction, enlargement, and alteration given the existing

sunroom will be removed and replaced, additional floor area will be added by the addition of a basement, and the roofline will be altered.

The pre-consultation application indicated the intent to move forward by way of Minor Variance (MV). Township Staff agreed that an MV would be the appropriate application to proceed with.

The Planner identified environmental features adjacent to the subject property: White Lake and its associated floodplain and Provincially Significant Wetland. A scoped Environmental Impact Study (EIS) is requested to be completed and submitted with the MV application.

An Archaeological Assessment may be required. Township Staff are not requesting the completion of an Archaeological Assessment. The Owner/Agent is required to consult with First Nations to determine whether an Archaeological Assessment would be requested in support of the proposed development.

The CBO confirmed that the Building Department has no comments at this time. Township Staff will require confirmation regarding the height of the building given the proposed changes to the roofline. The Agent is to add the height dimension to the drawings for the MV application submission.

The Agent inquired as to whether the removal of the basement would allow the proposal to move forward without planning approvals. The Planner and CBO confirmed that planning approvals would still be required as this would be considered reconstruction and alteration whereas the Zoning By-law permits only one action (i.e., enlargement, reconstruction, repair, or alteration) to a legal non-complying building as of right. The CBO clarified that to meet the definition of reconstruction, the reconstruction must be the same size, shape, and volume.

The Planner noted the requirement for a Planning Justification Brief, prepared by a qualified professional, to demonstrate that the proposed development meets the four tests of a minor variance.

Comments:

Planning Department:

Official Plan:

The subject property is primarily designated Lakeshore Residential in the Township's Official Plan. Permitted uses in the Lakeshore Residential designation include permanent single detached dwellings and cottages in shoreline areas along publicly maintained roads (s. 6.2.6.1). The existing and proposed use of the property is consistent with the permitted uses of the Lakeshore Residential designation.

A portion of the property along the shoreline is designated Environmental Constraint Area corresponding to the mapped floodplain of White Lake. Generally, no development or site alteration is permitted in the Environmental Constraint Area designation (s.

6.2.15.3 a)). The existing dwelling appears to be located outside of the portion of the property designated Environmental Constraint Area; however, this should be confirmed.

Policies of the Lakeshore Residential designation provide that buildings and structures are required to be set back a minimum of 30 metres from the high-water mark. Buildings and structures legally existing as of October 22, 2008, which do not comply with the required water setback may be replaced on the same footprint if it is demonstrated that replacement is required due to structural defects, provided that no further encroachment towards the waterbody results (s. 6.2.6.3 c)). Based on the materials submitted with the pre-consultation application, the replacement of the existing sunroom would not conflict with the policies of the Official Plan.

Section 4.1.3.4 of the County of Peterborough Official Plan (COP) identifies development and site alteration on lands adjacent to provincially significant wetlands as a trigger for an Environmental Impact Study (EIS). The Applicants will be required to retain a qualified professional to prepare a scoped EIS which addresses the waterbody, wetland, and flood hazard. The Planning Review Tool on Peterborough County GIS also shows Stratum 2 Deer Wintering Yard intersecting the property; however, Township Staff are of the opinion that given its secondary importance and that the subject property is at the periphery of the feature, it need not be assessed through the EIS. Section 4.1.3.1 outlines broad requirements for preparing an EIS which may be useful in scoping the required EIS.

Section 5.2.3.3 of the COP requires the appropriate conservation of archaeological resources on lands containing archaeological resources or in areas of archaeological potential before development may proceed. Given the proposed expansion of the foundation and excavation necessary to facilitate such, an Archaeological Assessment may be required. The Agent or Owners must consult with First Nations representatives, for whom contact information is provided later in this document.

Zoning By-Law:

The subject property is primarily zoned Shoreline Residential (SR) in the Township of Douro-Dummer Comprehensive Zoning By-law No. 10-1996, as amended. Permitted uses of the SR zone include a single detached permanent or recreational dwelling (s. 6.1). The existing and proposed use of the property is permitted.

A portion of the property along the shoreline is zoned Environmental Constraint-1 (EC-1). Permitted uses of the EC-1 zone excludes dwellings. It appears that the existing dwelling, inclusive of the sunroom to be reconstructed is outside of the area zoned EC-1; however, this should be confirmed.

The existing dwelling is considered to have legal non-complying status; therefore, s. 3.28 of the Zoning By-law applies. The proposed scope of work is considered a reconstruction, enlargement, and alteration. The Zoning By-law definition for

reconstruction provides that replacement may be considered reconstruction if demolition/replacement are deemed necessary by a qualified engineer. As written, the Zoning By-law does not contemplate combined actions for changes to legal non-complying buildings. For this reason, the proposal requires relief from the Zoning By-law.

The site plan should be updated to include a matrix assessing the compliance of the proposed development with all applicable zoning regulations to ensure no additional reliefs need to be addressed.

Provincial Planning Statement (PPS, 2024):

Policy 4.1.8 of the PPS provides that development and site alteration shall not be permitted on lands adjacent to significant natural heritage features unless said lands have been evaluated and it is demonstrated that there will be no negative impacts to the natural heritage features or their ecological functions. An EIS, prepared as described above, is required in fulfillment of this PPS policy.

Policy 4.6.2 of the PPS directs that planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved. An Archaeological Assessment may be required, pending the outcome of First Nations consultation.

Building Department:

No comments.

ORCA:

ORCA noted two hazards in the area: the wetlands and White Lake, and the flooding hazard. The applicant must demonstrate that all development would be located outside of the flooding hazard and that the proposed basement would be appropriately flood-protected. It is requested that the extent of the floodplain be delineated on the site plan which may require topographical data inputs.

ORCA confirmed that the floodplain elevation for White Lake is 233.28 in datum CGVD28. A permit will be required. A permit was previously issued for the proposed development but was assessed on the basis of no planning application being required. Prior to the issuance of a building permit, it should be confirmed that the current permission from ORCA is sufficient, and no new permit needs to be applied for at that time. Can be confirmed through future email correspondence.

The subject property is not located in a Clean Water Act Area, no Clean Water Act Notice required.

More detailed comments from ORCA are attached below for reference.

MTO:

Did not attend or send comments. The Agent/Applicants are advised that MTO will be circulated on any formal planning applications.

County of Peterborough E&C:

Did not attend or send comments. The Agent/Applicants are advised that County of Peterborough Staff will be circulated on any formal planning applications.

First Nation:

Did not attend or send comments. The Owner is advised to contact Curve Lake First Nation, Consultation@curvelake.ca or apadmin@curvelake.ca and Hiawatha First Nation Tom Cowie tcowie@hiawathafn.ca or Sean Davison sdavison@hiawathafn.ca and will be required to demonstrate that consultation has occurred with the First Nations as part of the complete planning application package. Provide an archeological study as part of the planning application.

Trent Severn Waterway:

Did not attend or send comments. The Owner is advised that Trent Severn Waterway will be circulated on any formal planning application.

Planning Review Tool:

- (1) Lakes - Regional (within 120 metres)
- (1) Lakes- Large Scale (within 120 metres)
- (1) Lakes - Local Scale (within 120 metres)
- (1) Lakes - Small Scale (within 120 metres)
- (1) Provincially Significant Wetlands (within 120 metres)
- (1) Wintering Areas (intersecting property)
- (5) Floodplain (intersecting property)

Please see checklist below regarding studies/reports that would be required. Where planning applications are required, a complete application will include all technical reports/studies identified through the pre-con undertaken by a qualified professional and the corresponding reviews by the appropriate authority, agency and/or peer reviewers. Both the cost of the study and the peer review will be at the applicant's expense.

Pre-consultation Checklist for Development

☐ Servicing Options Report (for developer >5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why)) Click or tap here to enter text.

☐ Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (If private individual systems are accepted, proponent to prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable) Click or tap here to enter text.

☐ Storm Water Management Plan Click or tap here to enter text.

☐ Source Water Protection (if in Vulnerable area, require RMO review – Terri Cox, Abigail Morkem, or HBM) Click or tap here to enter text.

☐ Market Analysis/Justification Study Click or tap here to enter text.

☒ Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥25 lots or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of the high water mark of all watercourses) wildlife, ANSI's etc.) EIS to address White Lake floodplain, adjacent waterbody and Provincially Significant Wetland.

☒ Archaeological Study (known site; 3 or more new lots; on a watercourse, zba/opa for golf course)(if the site has already been fully disturbed and the location of the application is within the disturbed area then a study isn't usually required, same with projects that do not require excavation such as a slab on grade garage or addition If required by First Nations Representatives.

☒ Planning Study/Analysis Planning Justification Brief prepared by a qualified professional planner to demonstrate that the proposed development meets the four tests of a minor variance.

☒ Engineering Report To demonstrate it is necessary to demolish/replace the existing sunroom.

☐ Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.) Click or tap here to enter text.

☐ Noise Impact Study Click or tap here to enter text.

☐ Traffic Study Click or tap here to enter text.

☐ Agricultural Land Use Justification Click or tap here to enter text.

☐ Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. (if the township requests) Click or tap here to enter text.

☐ Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses) Click or tap here to enter text.

☐ Record of Site Condition (converting from an commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use) Click or tap here to enter text.

☐ Minimum Distance Separation Calculation (where barns exist within 1 km) Click or tap here to enter text.

☐ Peer Review Reimbursement Agreement Click or tap here to enter text.

☐ Official Plan Amendment Click or tap here to enter text.

☒ Minor Variance $1580 https://www.dourodummer.ca/en/planning-and-development/Minor-Variance-Application-01-2025---Fillable.pdf

☐ Zoning By-law Amendment $1685 https://www.dourodummer.ca/en/planning-and-development/resources/Zoning-By-law-Amendment-Application-01-2025.pdf

☐ Preliminary Development Agreement Click or tap here to enter text.

☐ Development Deposit Click or tap here to enter text.

☐ Line of Credit Click or tap here to enter text.

☒ Preliminary Development Agreement for third party peer review of supporting studies fee $1,030 + $5,890 deposit

Otonabee CONSERVATION

451 Grange

Plan Review Pre-consultation Memo

To: **Township of Douro Dummer**
From: **Marnie Guindon, Planning and Regulations Officer, Plan Review & Permitting Services**
Date: **May 22, 2025**
Subject: **May 22, 2025 Pre-consultation Comments for an Minor Variance**

2121 White Lake Road

Description: Proposed rebuild of an existing sunroom with a new basement in the same footprint.

Documents Reviewed:

- Planning Application for 2121 White Lake Road
- Onsite Inspection Report, Prepared by M.J. Davenport & Associates Ltd.
- Construction Drawings A1-A7, Prepared by Molly Conlin Design & Drafting.
- Otonabee Conservation Permit 2025-013

Otonabee Conservation Pre-consultation Comments:

The subject property is located within the Otonabee Conservation Watershed. The Authority will review the forthcoming application for the following:

Natural Hazards Policy (Planning)

Otonabee Conservation will review the application for consistency with the Provincial Planning Statement and ensuring the proposed development does not create or aggravate existing natural hazards.

Current mapping indicates that the subject property partially within hazardous lands due to the presence of watercourses (Rivers, Creeks, Streams), wetlands (including swamps, marshes, fens and bogs) and their associated area of influence, River or Stream Valley, Karst, and/or steep topography (erosion hazard).

The site is partially located within the White Lake floodplain (233.28 CGVD28) and regulatory area.

The additional plans requested will inform how the proposed development does not conflict with the policies of Chapter 5 of the PPS.

ORCA S. 28 Regulation (Permitting)

Otonabee Conservation regulates the greater of the adjacent flood hazard and its 15 metre regulated allowance, wetlands and their 30-metre regulated area of influence, erosion hazard and its associated allowance, unstable soil or bedrock due to the presence of Wetland Complex.

A portion of the work appears to fall within the regulated area and a permit will be required. Based on the concept plan, the portions of the development appear to be within a floodplain, wetland and its regulatory allowance. Any development including fill placement, grading and construction of structures will require a permit from Otonabee Conservation.

Prior to a building permit being issued it should be confirmed with Otonabee Conservation staff that the current permit 2025-013 is sufficient or if a new application and permit will be required.

Clean Water Act (CWA)

Otonabee Conservation will review the application to assess the applicability of the Trent Source Protection Plan (SPP) prepared under the Clean Water Act (CWA).

Preliminary review indicates that the subject property appears to be outside of the regulated areas under the SPP policies and a Restricted Land Use Notice is not required.

In addition, the subject property is entirely or partially in the vulnerable area(s) listed below.

- Intake Protection Zone 3 (low and/or moderate threats may be possible)
- Highly Vulnerable Aquifer

Requirements and Recommendations

Please refer to the checklist on the following page for studies and plans required by Otonabee Conservation for the purposes of eventual review of the Minor Variance Application.

These pre-consultation comments are valid for two years from the date of this memo.

Summary Development Application Checklist:

Subject Property:

- ☐ Inside Natural Hazards and Regulated Area
- ☒ Partially Inside Natural Hazards and Regulated Area
- ☐ Outside Natural Hazards and Regulated Area

Permits for Proposed Work:

- ☒ Required
- ☐ Not Required
- ☐ Requires additional detail to make a determination

List of Studies Required:

- ☐ Building Elevations
- ☐ Compensation Plan
- ☐ Drainage Plan
- ☒ Drawings/Plans identifying lowest openings of all windows and entrances to be flood protected to .3m above the floodplain.
- ☐ Environmental Impact Study- *being requested by Township*
- ☐ Flooding/Floodplain Study
- ☐ Geotechnical Report
- ☐ Grading Plan- *If grading is proposed*
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Natural Hazard Assessment
- ☐ Planting/Rehabilitation Plan
- ☒ Site Plan-confirming the development is outside of the flooding hazard. Please plot the floodplain on a site plan.
- ☐ Stormwater Management Report
- ☐ Topographic Survey
- ☐ Wetland Survey
- ☐ N/A

Clean Water Act

- ☐ SPP applies
- ☒ SPP does not apply
- ☒ Other Vulnerable Areas apply

Plan Review Fee

a minor Minor Variance review for 2025 is $370.

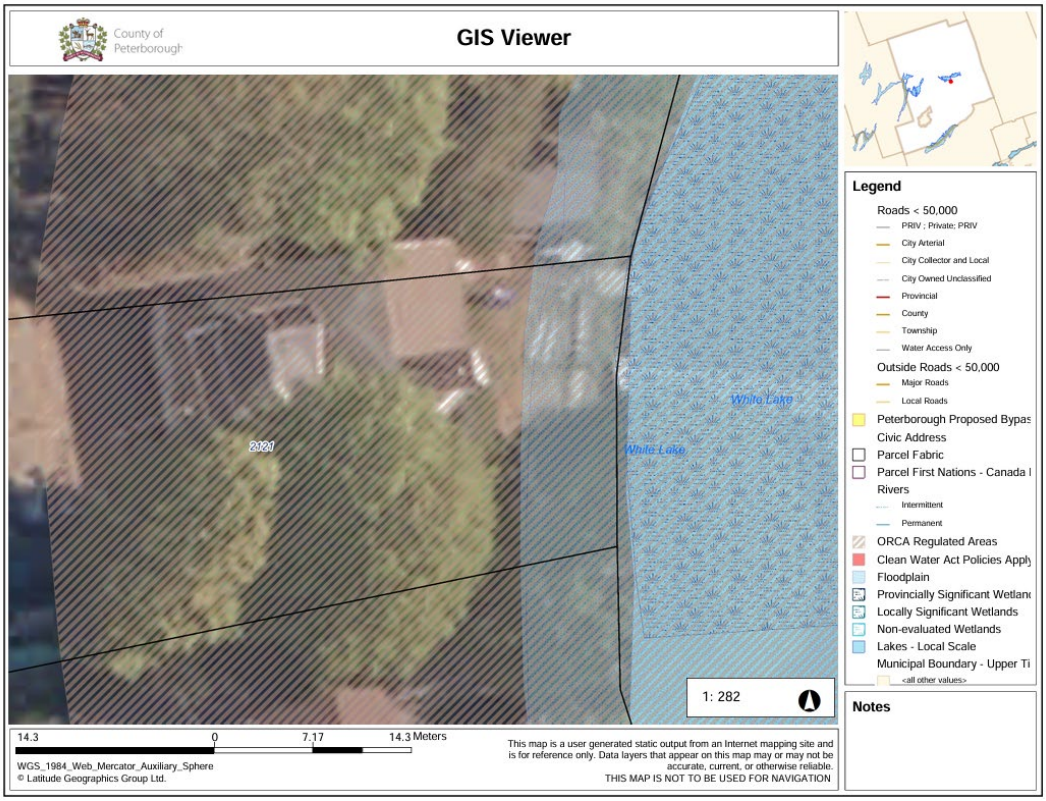


Figure 1:Regulatory Floodplain Screening Mapping

Figure 2: LIDAR Elevation Mapping-CGVD 2013 Datum for LIDAR

Note: As per Section 4(5) of the O. Reg. 41/24, the description of hazardous lands or hazardous sites shall prevail over the depiction of the same areas in the maps.

Appendix B

SAR Database Excerpts

Ontario

Ministry of Natural Resources

Make-a-Map: Natural Heritage Areas

NHIC Query

Map created:8/11/2025

Notes:

Scoped Environmental Impact Study (sEIS)
Proposed Sunroom & Basement
2121 White Lake Road West, Part of Lot 28, Concession 6 (Dummer)

Legend

- Assessment Parcel
- NHIC 1 Km Grid
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Conservation Reserve
- Provincial Park
- Natural Heritage System

0.2 0 0.08 0.2 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

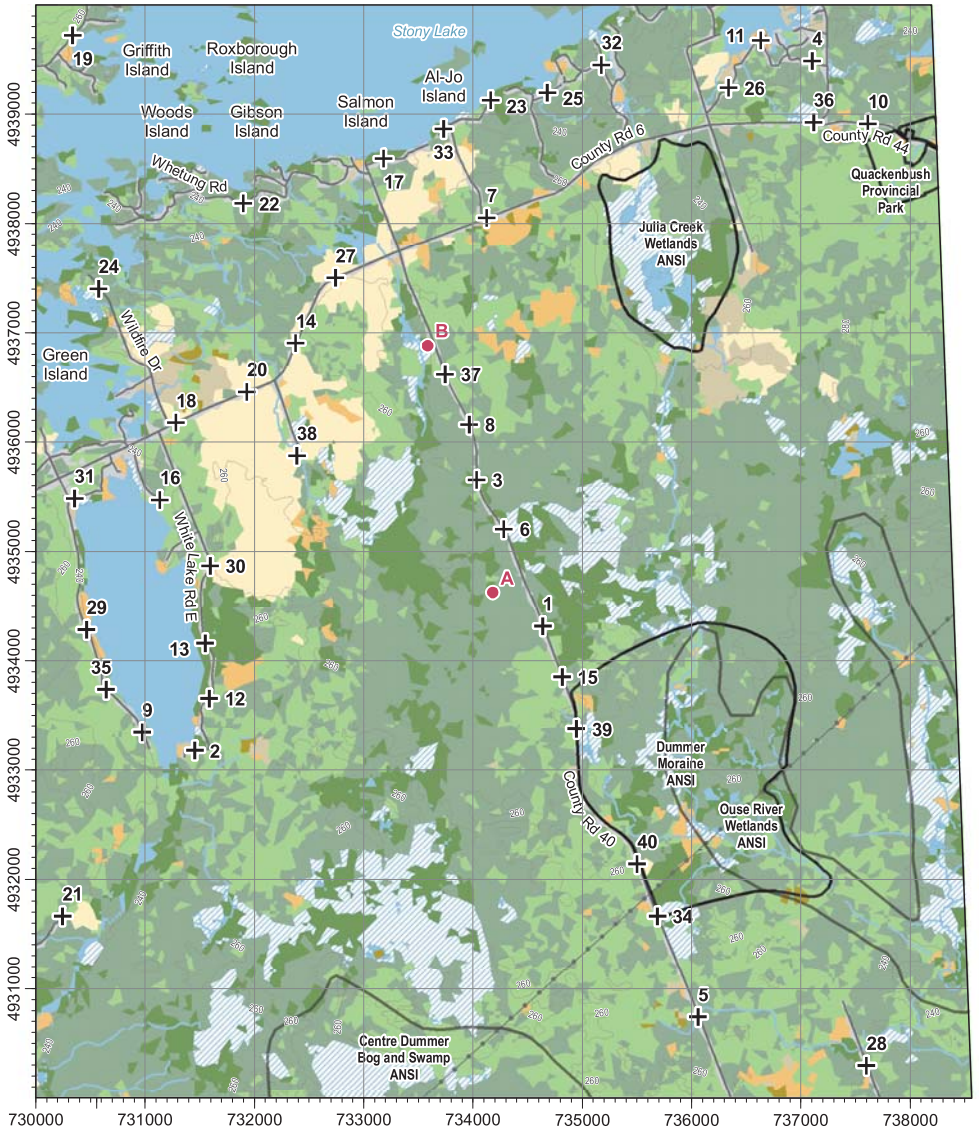
NHIC Data

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

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
1065128	SPECIES	Midland Painted Turtle	Chrysemys picta marginata	S4		SC	17QK3035	
1065128	SPECIES	Northern Map Turtle	Graptemys geographica	S3	SC	SC	17QK3035	
1065128	SPECIES	Snapping Turtle	Chelydra serpentina	S4	SC	SC	17QK3035	
1065128	WILDLIFE CONCENTRATION AREA	Colonial Waterbird Nesting Area	Colonial Waterbird Nesting Area				17QK3035	
1065128	WILDLIFE CONCENTRATION AREA	Mixed Wader Nesting Colony	Mixed Wader Nesting Colony				17QK3035	

Region / Région: 16

Square / Parcelle: 17TQK33



Predefined point count coordinates
Coordonnées des points d'écoute prédéterminés

POINT +	EASTING UTM Est	NORTHING UTM Nord
1	734638	4934318
2	731452	4933179
3	734035	4935657
4	737103	4939489
5	736061	4930741
6	734283	4935204
7	734125	4938053
8	733968	4936161
9	730974	4933344
10	737616	4938914
11	736635	4939675
12	731589	4933654
13	731548	4934162
14	732379	4936905
15	734815	4933852
16	731134	4935470
17	733182	4938594
18	731286	4936178
19	730333	4939721
20	731932	4936461
21	730244	4931663
22	731901	4938184
23	734165	4939127
24	730576	4937405
25	734681	4939197
26	736340	4939242
27	732740	4937503
28	737601	4930295
29	730466	4934285
30	731594	4934870
31	730355	4935486
32	735176	4939450
33	733733	4938866
34	735685	4931662
35	730643	4933736
36	737116	4938927
37	733745	4936623
38	732389	4935877
39	734947	4933377
40	735504	4932141

Number of off-road point counts
Nombre de points d'écoute hors route

Broadleaf forest:	1	Grassland:	0
Coniferous forest:	1	Wetland:	0
Mixed forest:	3	Shrubland:	0

Predefined / Prédéterminés: 20
Off-road / Hors route: 5

Atlas-2 off-road point ● **Point hors route Atlas-2**

0 1 km

Atlas des oiseaux nicheurs Ontario Breeding Bird Atlas

Legend	Légende
Expressway or highway	Autoroute ou route nationale (asphaltée)
Regional or local road	Route régionale ou locale (asphaltée ou non)
Resource / Recreation	Ressource / route récréative
Rail line	Chemin de fer
Utility corridor	Ligne de transport d'énergie
Watercourse	Rivière ou ruisseau
Protected or conserved area	Zone protégée ou conservée
Fire disturbance since 2000	Incendie perturbé depuis 2000
Broadleaf forest 22	Forêt de feuillus
Coniferous forest 9	Forêt de conifères
Mixed forest 41	Forêt mixte
Shrubland 2	Milieu arbustif
Grassland	Prairie
Barren 1	Dénudé
Wetland 7	Milieu humide
Agriculture 4	Milieu agricole
Water 11	Eau
Developed area 3	Zone développée
Unclassified	Non classifié

The approximate percent coverage of each habitat type is indicated by the numbered box in the legend.

La couverture approximative est indiquée en pourcentage dans le rectangle coloré de la légende.

Cartographic production by Birds Canada
Production cartographique par oiseaux Canada

Note: The project partners are in no way responsible for any inaccuracies, mistakes or omissions in the information that appears on this map.

Avis : Les responsables du projet d'atlas ne peuvent être tenus responsables de toute inexactitude, erreur ou omission concernant les informations apparaissant sur cette carte.

6° Universal Transverse Mercator (UTM) Projection; Zone 17, Central Meridian -81°; North American Datum 1983 (NAD 83)

Projection universelle transverse de Mercator (UTM) 6° Zone 17, méridien central -81°; Système de référence géodésique nord-américain 1983 (NAD 83)

BIRDS CANADA OISEAUX CANADA

March 2021 / mars 2021

https://www.birdsontario.org/

17TQK33

Peterborough

Region / Région: 16

BIRDS CANADA
OISEAUX CANADA

Square Summary (17TQK33) [change]

	#species				#hours		#pc done	
	poss	prob	conf	total	total	peak	road	offrd
Curr.	38	42	24	104	69.4	32.4	24	1
Prev.	59	20	39	118	46.3	—	32	

Region summary (#16: Peterborough, ON)

#squares	#sq with data	#species	#squares (pc)	
			target	compl.
60	60	175	60	59
60	60	185	0	60

Target number of point counts in this square: 25 in total: 20 road side, 5 off road (Broadleaf Forest in 1, Coniferous Forest in 1, Mixed Forest in 3). Please try to ensure that each off-road station is located such that the entire 100m radius circle is within the prescribed habitat.**Predef. completed:** [01, 03, 04, 06, 07, 08, 09, 10, 14, 17, 18, 20, 26, 27, 28, 29, 31, 34, 35, 36, 37, 38, 39, 40, A]

SPECIES	Prev.	Code	%
Canada Goose	FY	FY	91
Mute Swan ‡			5
Trumpeter Swan			50
Wood Duck	H	H	98
Blue-winged Teal ‡			15
Northern Shoveler ‡			1
Gadwall ‡			0
American Wigeon ‡			0
Mallard	P	FY	100
American Black Duck	FY		16
Northern Pintail ‡			0
Green-winged Teal ‡			6
Redhead †			0

Ring-necked Duck	P	P	38
Lesser Scaup ‡			0
Hooded Merganser			88
Common Merganser ‡	H		30
Ruddy Duck ‡			0
Wild Turkey	T	FY	100
Ruffed Grouse	FY	D	98
Ring-necked Pheasant ‡			1
Rock Pigeon (Feral Pigeon)	D	H	71
Mourning Dove	D	D	93
Yellow-billed Cuckoo		S	63
Black-billed Cuckoo	S	S	88
Coccyzus sp. ‡	S		0
Common Nighthawk §			36
Eastern Whip-poor-will §	S	S	56
Chimney Swift ‡			13
Ruby-throated Hummingbird	H	D	96
Virginia Rail	H	T	78
Sora	S		38
Common Gallinule ‡			13

SPECIES	**Prev.**	**Code**	**%**
American Coot ‡			5
Sandhill Crane ‡		H	51
Killdeer §	DD	A	71
Upland Sandpiper †			16
American Woodcock	S	S	88
Wilson's Snipe	S	S	80
Spotted Sandpiper	P	H	60
Ring-billed Gull § ‡	NY		1
American Herring Gull §	AE	FY	38
Caspian Tern ‡			0
Black Tern † §	P		6
Common Tern § ‡			0
Pied-billed Grebe	S	H	45
Common Loon	FY	FY	93
Double-crested Cormorant § ‡			5

American Bittern	S	S	85
Least Bittern †			40
Green Heron §	FY	D	58
Great Blue Heron §	NY	H	88
Turkey Vulture	H	H	98
Osprey	AE	NY	66
Sharp-shinned Hawk	H		40
Cooper's Hawk			38
American Goshawk ‡			11
Northern Harrier	H		43
Bald Eagle ‡			23
Broad-winged Hawk	P	S	100
Red-shouldered Hawk	NY	S	63
Red-tailed Hawk	H	H	61
Eastern Screech-Owl			20
Great Horned Owl ‡	S		28
Barred Owl	P	S	73
Long-eared Owl ‡	S		8

SPECIES	**Prev.**	**Code**	**%**
Short-eared Owl †			0
Northern Saw-whet Owl		S	10
Belted Kingfisher	S	H	98
Yellow-bellied Sapsucker	NY	CF	100
Red-headed Woodpecker †			16
Red-bellied Woodpecker			48
Black-backed Woodpecker ‡			3
Downy Woodpecker	S	S	98
Hairy Woodpecker	D	T	100
Pileated Woodpecker	CF	T	100
Northern Flicker	CF	A	100
American Kestrel §			56
Merlin	AE		65
Peregrine Falcon ‡			3
Olive-sided Flycatcher ‡			13
Eastern Wood-Pewee §	A	T	100
Yellow-bellied Flycatcher ‡			1

Alder Flycatcher	S	S	100
Willow Flycatcher	S		41
Least Flycatcher	S	S	98
Eastern Phoebe	CF	T	100
Great Crested Flycatcher	NY	T	100
Eastern Kingbird	FY	T	100
Yellow-throated Vireo	S	S	56
Blue-headed Vireo	S	T	83
Philadelphia Vireo ‡			0
Warbling Vireo	S	S	86
Red-eyed Vireo	A	T	100
Loggerhead Shrike †			0
Canada Jay ‡			5
Blue Jay	FY	FY	100
American Crow	FY	NY	100
Common Raven	AE	FY	100

SPECIES	Prev.	Code	%
Black-capped Chickadee	FY	FY	100
Boreal Chickadee ‡			0
Horned Lark ‡			13
Bank Swallow §	H		28
Tree Swallow	AE	H	98
Purple Martin ‡	AE		10
Northern Rough-winged Swallow			28
Barn Swallow §	NB	H	91
Cliff Swallow §			25
Ruby-crowned Kinglet ‡	H		0
Golden-crowned Kinglet		T	65
White-breasted Nuthatch	CF	T	100
Red-breasted Nuthatch	FY	FY	98
Brown Creeper	S	FY	98
Blue-gray Gnatcatcher ‡			5
Northern House Wren	N	CF	93
Winter Wren		A	100
Pacific/Winter Wren ‡	S		0
Sedge Wren ‡			11
Marsh Wren			55
Carolina Wren ‡			6
European Starling	CF	CF	88
Gray Catbird	S	CF	96
Brown Thrasher	S	S	81
Northern Mockingbird ‡			5
Eastern Bluebird		H	65
Veery	S	T	100
Swainson's Thrush	H		35
Hermit Thrush	S	T	88
Wood Thrush §	S	S	100
American Robin	CF	CF	100
Cedar Waxwing	P	CF	100
House Sparrow	P		41

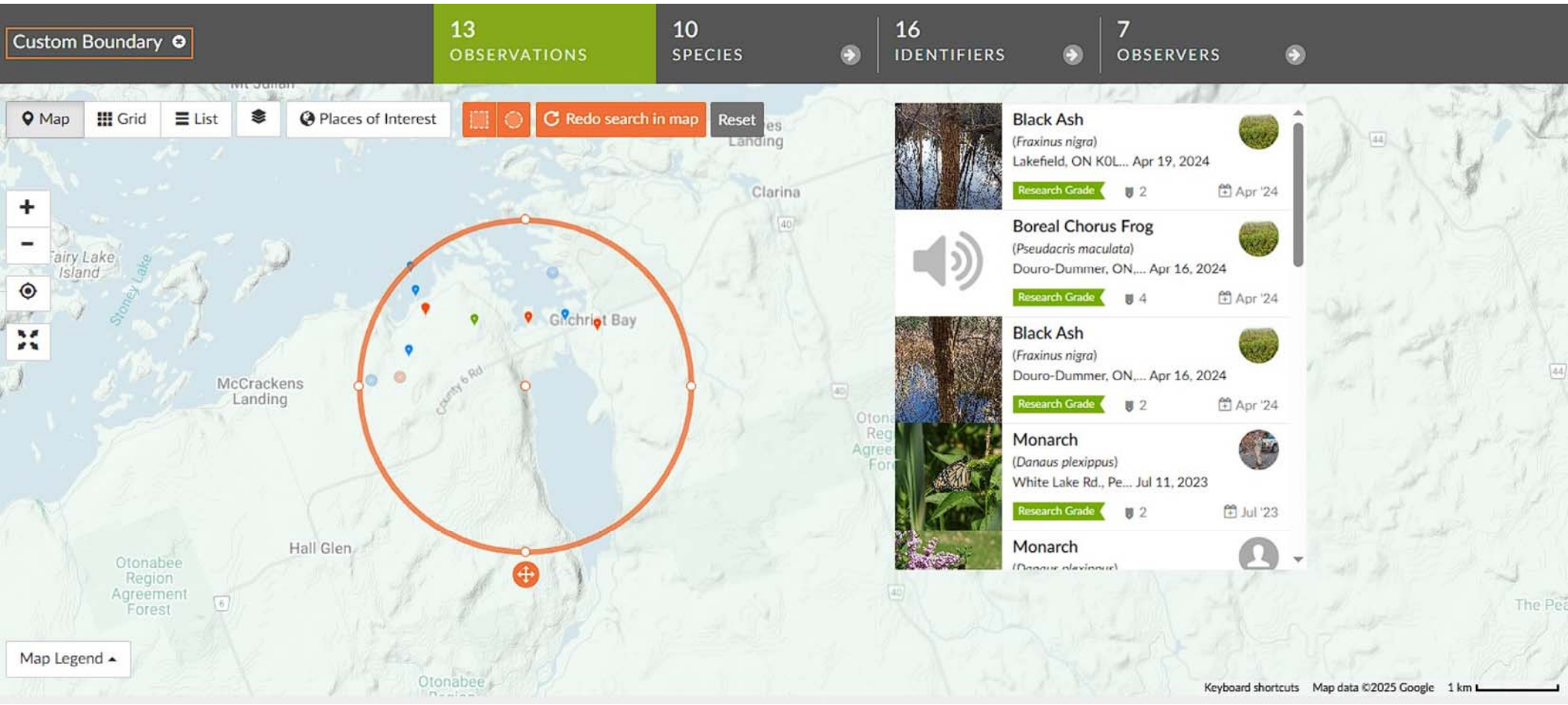
SPECIES	Prev.	Code	%

Evening Grosbeak ‡	FY		3
House Finch			28
Purple Finch	P	T	100
Red Crossbill ‡			28
White-winged Crossbill ‡			8
Pine Siskin ‡		S	40
American Goldfinch	P	P	100
Grasshopper Sparrow §			33
Chipping Sparrow	CF	CF	100
Clay-colored Sparrow ‡			26
Field Sparrow §	S	T	73
Dark-eyed Junco ‡	H		15
White-throated Sparrow	S	A	100
Vesper Sparrow	S		38
Savannah Sparrow	CF	T	66
Song Sparrow	FY	CF	100
Lincoln's Sparrow ‡			6
Swamp Sparrow	S	T	100
Eastern Towhee §		T	68
Bobolink §	P	T	61
Eastern Meadowlark §	CF	D	61
Orchard Oriole ‡			10
Baltimore Oriole	S	S	91
Red-winged Blackbird	CF	A	100
Brown-headed Cowbird	S	D	83
Common Grackle	CF	CF	100
Ovenbird	FY	D	100
Northern Waterthrush	A	T	100
Golden-winged Warbler †	S		30
Blue-winged Warbler ‡			21
Black-and-white Warbler	S	T	100
Tennessee Warbler ‡			0
Nashville Warbler	S	T	98

SPECIES	**Prev.**	**Code**	**%**
Mourning Warbler	S	S	91
Common Yellowthroat	FY	CF	100

Hooded Warbler ‡			0
American Redstart	P	S	100
Cape May Warbler ‡			0
Cerulean Warbler †			3
Northern Parula ‡			41
Magnolia Warbler	S	T	86
Bay-breasted Warbler ‡			1
Blackburnian Warbler	S	S	90
Yellow Warbler	S	S	100
Chestnut-sided Warbler	S	FY	100
Black-throated Blue Warbler	S	S	71
Pine Warbler	CF	CF	98
Yellow-rumped Warbler	S	T	93
Prairie Warbler †			1
Black-throated Green Warbler	S	T	100
Canada Warbler §	S	S	83
Scarlet Tanager	S	T	100
Northern Cardinal	S	S	60
Rose-breasted Grosbeak	S	T	100
Indigo Bunting	S	T	98

This list includes all breeding species expected in the region #16 (Peterborough). Underlined species are those that you should try to add to this square (17TQK33). They have not yet been reported in this square, but have been reported in more than 50% of the squares in this region so far. "Prev." is the code for the highest breeding evidence for that species in square 17TQK33 in the previous atlas. "Code" is the code for the highest breeding evidence for that species in square 17TQK33 over the last 5 years. The % columns give the percentage of squares in that region where that species was reported (this gives an idea of the expected chance of finding that species in region #16). Rare/Colonial Species Report Forms should be completed for species marked: § (Species of interest), ‡ (regionally rare), † (provincially rare). An up-to-date version of this sheet is available from https://naturecounts.ca//nc//atlas/squaresummaryform.jsp?squareID=17TQK33&lang=EN Data current as of **10/08/2025 18:29**.


Custom Boundary
13
OBSERVATIONS
10
SPECIES
16
IDENTIFIERS
7
OBSERVERS
Map
Grid
List
Places of Interest
Redo search in map
Reset
Clarina
Fairy Lake Island
Stoney Lake
Gilchrist Bay
McCrackens Landing
County 6 Rd
Hall Glen
Otonabee Region Agreement Forest
Map Legend
Black Ash
(Fraxinus nigra)
Lakefield, ON K0L... Apr 19, 2024
Research Grade
2
Apr '24
Boreal Chorus Frog
(Pseudacris maculata)
Douro-Dummer, ON,... Apr 16, 2024
Research Grade
4
Apr '24
Black Ash
(Fraxinus nigra)
Douro-Dummer, ON,... Apr 16, 2024
Research Grade
2
Apr '24
Monarch
(Danaus plexippus)
White Lake Rd., Pe... Jul 11, 2023
Research Grade
2
Jul '23
Monarch
Keyboard shortcuts
Map data ©2025 Google
1 km

Northern Map Turtle
(*Graptemys geographica*)

Monarch
(*Danaus plexippus*)

Black Ash
(*Fraxinus nigra*)

Olive-sided Flycatcher
(*Contopus cooperi*)

Common Nighthawk
(*Chordeiles minor*)

Boreal Chorus Frog
(*Pseudacris maculata*)

Painted Turtle
(*Chrysemys picta*)

Eastern Whitelip
(*Neohelix albolabris*)

Common Sanddragon
(*Progomphus obscurus*)

Caspian Tern
(*Hydroprogne caspia*)

Species list in taxonomic order for square 17QK33

All species

Number of rows of data displayed below: 22.

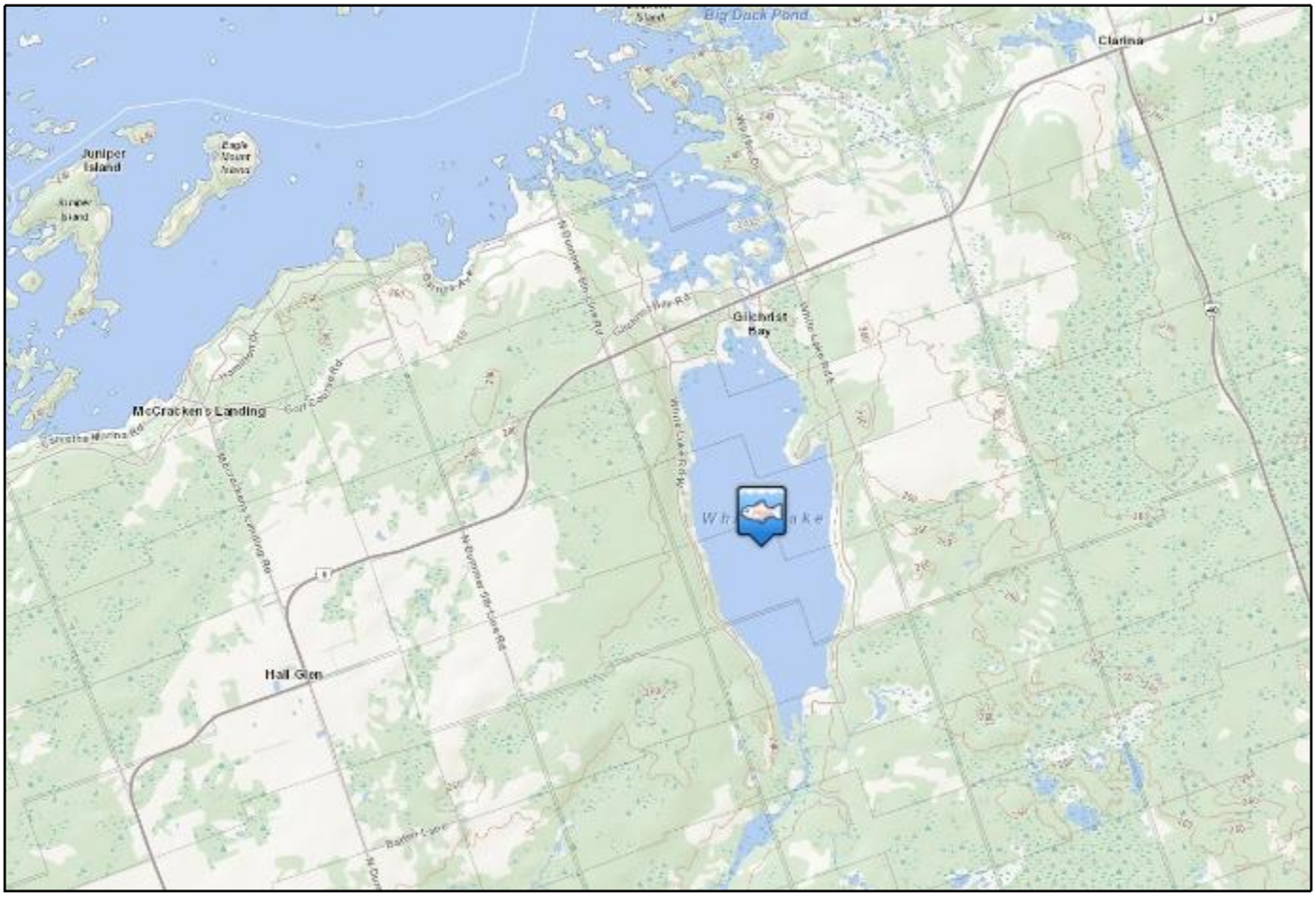
Species #	Common Name	# of Records	Earliest Yr	Latest Yr
1	Blanding's Turtle	2	1988	2019
3	Midland Painted Turtle	30	1973	2018
4	Northern Map Turtle	4	2009	2018
6	Snapping Turtle	10	1984	2014
12	Eastern Gartersnake	5	1936	1993
13	Eastern Hog-nosed Snake	2	1980	1980
15	Eastern Milksnake	1	2016	2016
18	Northern Ribbonsnake	2	1983	2008
19	Northern Ring-necked Snake	1	2008	2008
20	Northern Watersnake	3	1936	2016
25	American Bullfrog	26	1980	2012
28	Gray Treefrog	20	1980	2009
29	Green Frog	31	1936	2008
31	Northern Leopard Frog	21	1994	2018
33	Spring Peeper	24	1989	2008
34	Western Chorus Frog	29	1996	2012

35	Wood Frog	2	1989	2012
36	American Toad	4	1980	2012
44	Eastern Red-backed Salamander	3	1988	2017
45	Four-toed Salamander	1	2018	2018
53	Spotted Salamander	2	1989	2002
54	Five-lined Skink	6	1936	2009

TEA home page | Main atlas page

White Lake

Ontario



Waterbody Information

Latitude:	44.526333
Longitude:	-78.093450
Surface Area (ha):	176.2
Maximum Depth (m):	7
Average Depth (m):	3
Fisheries Management Zone(s):	17
Bait Management Zone:	Southern BMZ

Legend

N

- Waterbody
- Licence Issuer
- Fish Sanctuary
- Fisheries Managment Zone
- Lake Depth Contours (m)
- Bait Managment Zone
- Fishing Access Points

Fish Species Found in Waterbody

Black Crappie, Bluegill, Brown Bullhead, Burbot, Common Carp, Largemouth Bass, Muskellunge, Pumpkinseed, Rock Bass, Smallmouth Bass, Walleye, White Sucker, Yellow Perch

Appendix C

Species List

Species List

KINGDOM	Common Name	Scientific Name	SARO	SARA
Animalia				
	American Crow	Corvus brachyrhynchos		
	American Robin	Turdus migratorius		
	Black-capped Chickadee	Poecile atricapillus		
	Bluegill	Lepomis macrochirus		
	Canadian Toad	Anaxyrus hemiophrys		
	Common Baskettail	Epitheca cynosura		
	Common Grackle	Quiscalus quiscula		
	Common Loon	Gavia immer	NAR	
	Common Merganser	Mergus merganser		
	Eastern Phoebe	Sayornis phoebe		
	Gray Treefrog	Dryophytes versicolor		
	Great Blue Heron	Ardea herodias		
	Green Frog	Lithobates clamitans		
	Logperch	Percina caprodes		
	Northern Cardinal	Cardinalis cardinalis		
	Northern Leopard Frog	Lithobates pipiens	NAR	
	Pumpkinseed	Lepomis gibbosus		
	Ring-billed Gull	Larus delawarensis		
	Rock Bass	Ambloplites rupestris		
	Smallmouth Bass	Micropterus dolomieu		
	Wood Duck	Aix sponsa		
	Yellow Perch	Perca flavescens		
	Yellow-bellied Sapsucker	Sphyrapicus varius		
Plantae				
	Alternate-leaved Dogwood	Cornus alternifolia		
	American Eelgrass	Vallisneria americana		

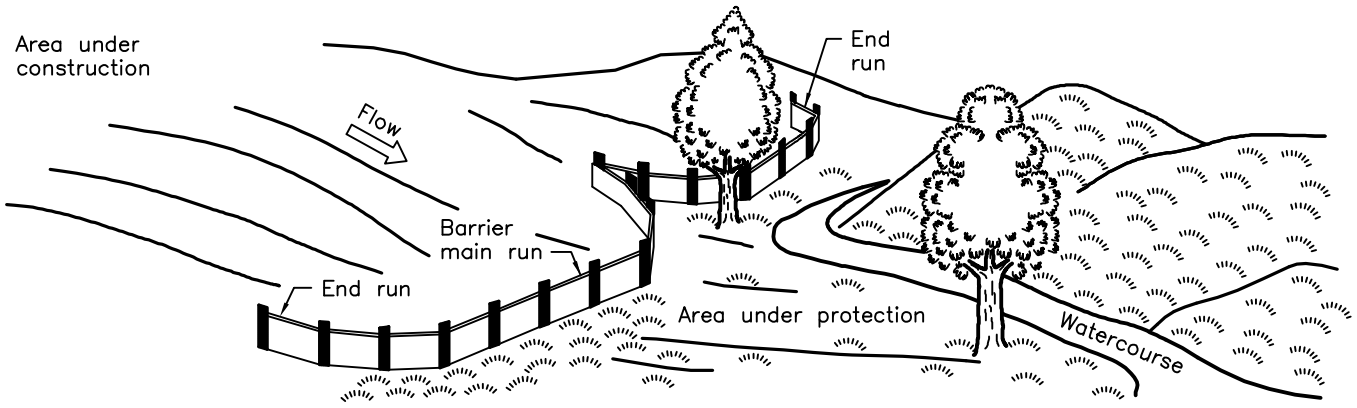
KINGDOM	Common Name	Scientific Name	SARO	SARA
	American Witch-hazel	Hamamelis virginiana		
	Balsam Fir	Abies balsamea		
	Basswood	Tilia americana		
	Black Locust	Robinia pseudoacacia		
	Bracken Fern	Pteridium aquilinum		
	Broad-leaved Cattail	Typha latifolia		
	Canada Waterweed	Elodea canadensis		
	Common Boneset	Eupatorium perfoliatum		
	Common Burdock	Arctium minus		
	Common Daffodil	Narcissus pseudonarcissus		
	Common Dandelion	Taraxacum officinale		
	Common Hornwort	Ceratophyllum demersum		
	Common Lilac	Syringa vulgaris		
	Common Morning Glory	Ipomoea purpurea		
	Common Motherwort	Leonurus cardiaca		
	Common Mullein	Verbascum thapsus		
	Common Panicgrass	Panicum capillare		
	Common Peppergrass	Lepidium densiflorum		
	Common Ragweed	Ambrosia artemisiifolia		
	Common Reed	Phragmites australis		
	Common Self-heal	Prunella vulgaris		
	Common Sneezeweed	Helenium autumnale		
	Common Sow-thistle	Sonchus oleraceus		
	Common St. John's-wort	Hypericum perforatum		
	Common Three-square Bulrush	Schoenoplectus pungens		
	Common Timothy	Phleum pratense		
	Common Vetch	Vicia sativa		
	Common Water-parsnip	Sium suave		
	Curly-leaved Pondweed	Potamogeton crispus		
	Dark-green Bulrush	Scirpus atrovirens		

KINGDOM	Common Name	Scientific Name	SARO	SARA
	Dudley's Rush	Juncus dudleyi		
	Eastern White Cedar	Thuja occidentalis		
	Eastern White Pine	Pinus strobus		
	Eurasian Water-milfoil	Myriophyllum spicatum		
	European Buckthorn	Rhamnus cathartica		
	Field Horsetail	Equisetum arvense		
	Flat-top White Aster	Doellingeria umbellata		
	Floating-leaved Pondweed	Potamogeton natans		
	Flowering-rush	Butomus umbellatus		
	Fox Sedge	Carex vulpinoidea		
	Foxglove Beardtongue	Penstemon digitalis		
	Fragrant Water-lily	Nymphaea odorata		
	Large-leaved Pondweed	Potamogeton amplifolius		
	Loose-flowered Sedge	Carex laxiflora		
	Manitoba Maple	Acer negundo		
	Marsh Fern	Thelypteris palustris		
	Marsh Horsetail	Equisetum palustre		
	Narrow-leaved Cattail	Typha angustifolia		
	Northern Red Oak	Quercus rubra		
	Norway Maple	Acer platanoides		
	Ostrich Fern	Matteuccia struthiopteris		
	Paper Birch	Betula papyrifera		
	Porcupine Sedge	Carex hystericina		
	Red Maple	Acer rubrum		
	Red Pine	Pinus resinosa		
	Red-osier Dogwood	Cornus sericea		
	Sensitive Fern	Onoclea sensibilis		
	Silver Maple	Acer saccharinum		
	Slender Beakrush	Rhynchospora capillacea		
	Small Duckweed	Lemna minor		

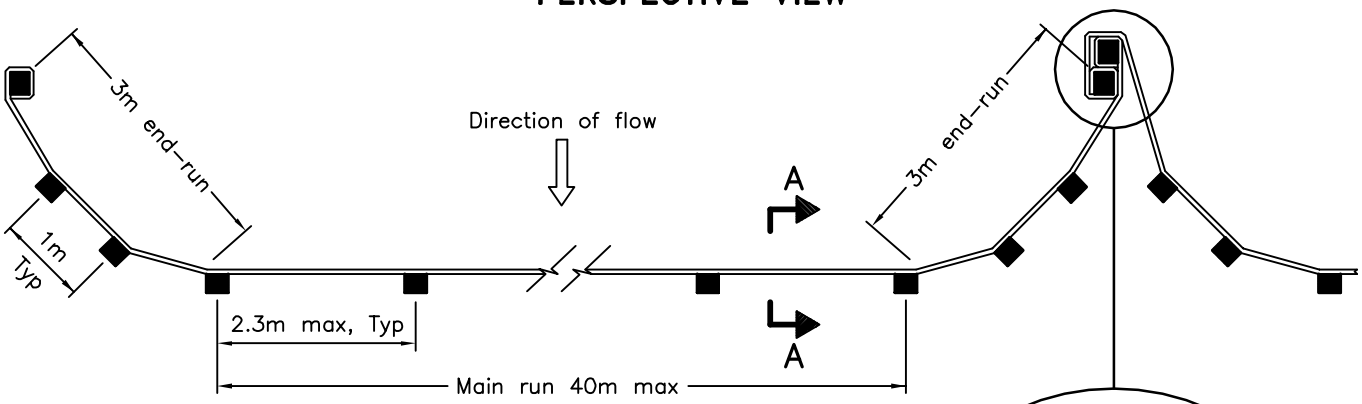
KINGDOM	Common Name	Scientific Name	SARO	SARA
	Soft Rush	Juncus effusus		
	Soft-stemmed Bulrush	Schoenoplectus tabernaemontani		
	Speckled Alder	Alnus incana ssp. rugosa		
	Staghorn Sumac	Rhus typhina		
	Sugar Maple	Acer saccharum		
	Swamp Dock	Rumex verticillatus		
	Swamp Milkweed	Asclepias incarnata		
	Water Speedwell	Veronica anagallis-aquatica		
	Watershield	Brasenia schreberi		
	White Ash	Fraxinus americana		
	White Elm	Ulmus americana		
	White Meadowsweet	Spiraea alba var. alba		
	White Spruce	Picea glauca		
	White Sweet-clover	Melilotus albus		
	Whorled Water-milfoil	Myriophyllum verticillatum		
	Wild Basil	Clinopodium vulgare		
	Wild Carrot	Daucus carota		
	Wild Chicory	Cichorium intybus		
	Wild Strawberry	Fragaria virginiana		

Appendix D

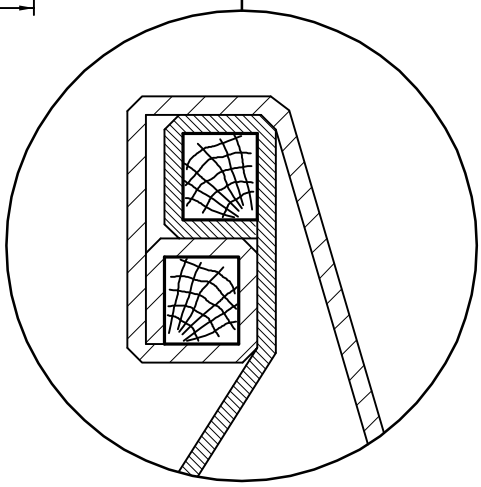
OPSD Light-duty Silt Fence



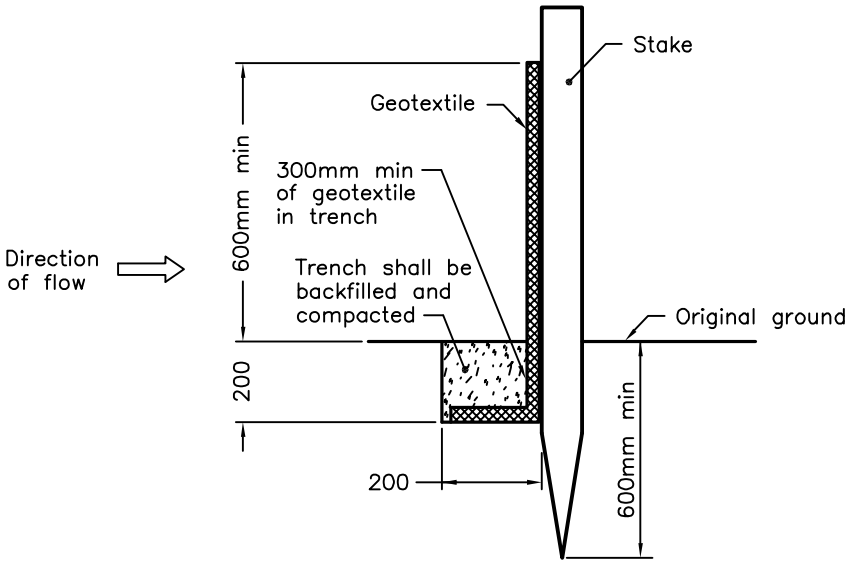
PERSPECTIVE VIEW



PLAN



JOINT DETAIL



SECTION A–A

NOTE:

A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev	2
LIGHT–DUTY SILT FENCE BARRIER			
	OPSD 219.110		