



Town of Huntsville Staff Report

Meeting Date: March 11, 2026

To: Planning Council

Report Number: DEV-2026-22

Confidential: No

Author(s): Madalene Albano, Senior Planner

Subject: CPPA/38/2025/HTE – Thatcher & Vuksinic – 55 Stephenson Road 7 East

Report Highlights

Staff review respecting Community Planning Permit By-law Amendment Application CPPA/38/2025/HTE.

Recommendation

For Information Only

Background

Purpose and Effect:

An application has been submitted for the construction of a Nordic spa facility. To facilitate this, a Community Planning Permit By-law Amendment is proposed to change the precinct on the lands from a Community and Rural Business Employment (CRBE) precinct to a Community and Rural Business Employment with Exception (CRBE-Exception) precinct to permit a Nordic Spa as the only permitted use. For the purpose of this amendment, the applicants have requested that a Nordic Spa be defined as "an open space, recreational area, building or buildings, which are operated on a commercial basis and devoted to thermotherapy with the use of saunas, steam rooms, hot and cold pools, and massage." A Nordic Spa may also include the following accessory uses: a dwelling unit for the owner or operator, staff quarters, place of assembly, restaurant, yoga and relaxation facilities, open space (trails/forest bathing), storage, administrative facilities, and other accessory uses, services, equipment or facilities normally incidental to the principal use.

Site Characteristics and Surrounding Uses:

The subject lands have an approximate area of 9ha with 238m of frontage on Stephenson Road 7 East and 549m of frontage on Greer Road. The subject lands are currently developed with a single detached dwelling and various accessory structures oriented near Stephenson Road 7 East. It appears the property was once used as an unlicensed sand and gravel pit.

The property varies in topography, with the central area of the lot being the lowest elevation. The lands slope from both Stephenson Road 7 East and Greer Road down towards the center of the property. Additionally, it has been noted that along the west property boundary, there is a granite

outcrop. Vegetation on the property has been significantly maintained with the exception of the central portion of the property where previous sand and gravel extraction occurred. A dense vegetative buffer has been retained along Stephenson Road 7 East and Greer Road. Surrounding uses appear to be rural residential, community mixed use, and rural resource extraction, with pit and quarry operations to the immediate east.

Location: Part Lot 21, Concession 7; Former Geographic Township of Stephenson

Previous/Current Files: None

Natural Constraints: Low to Moderate Risk Hazardous Forest Types for Wildland Fire, Sloping 20-40% grades, Wetlands, Watercourses, Habitat for Threatened or Endangered Species, Significant Wildlife Habitat

Human Constraints: Proximity to Pit and Quarry, Within Area of Influence of an Operating Non-Municipal Waste Disposal Site

Official Plan: Community Business within the Port Sydney Community Settlement Area

Precinct: Community Rural and Business Employment (CRBE) precinct

Access: Year Round Maintained Municipal Local Road (Stephenson Road 7 East), Year Round Maintained Municipal Rural Collector Road (Greer Road)

Servicing: Private Individual Well and Septic System

OSRA Status: N/A

Technical Background Report(s):

- Environmental Impact Study prepared by RiverStone Environmental Solutions Inc., dated November 2025;
- Hydrogeological Assessment prepared by Soil Engineers Ltd., dated October 31, 2025 and last revised December 16, 2025;
- Transportation Impact Study prepared by Tatham Engineering dated October 30, 2025;
- Planning Justification Report prepared by Plan Muskoka, dated December 5, 2025;
- Functional Servicing Memo prepared by Pinestone Engineering Ltd., dated November 18, 2025;
- Site Plan prepared by Farrow, dated February 18, 2026

Discussion

Town of Huntsville Community Planning Permit By-law

The subject lands are within the Community Rural and Business Employment (CRBE) precinct of the Community Planning Permit By-law 2022-97, as amended (the "CPPBL"). The CRBE precinct applies to employment properties within the Port Sydney Settlement Area and permits a number of industrial and commercial uses.

The CPPBL does not contain a definition of Spa or Nordic Spa use. As such, the applicants are proposing a definition of Nordic Spa to be included within the site-specific exception. Their request is to permit a Nordic Spa as the only permitted use with limited supporting accessory uses. Permitted accessory uses include a restaurant, place of assembly, staff quarters, and others incidental uses, as noted above.

In the CRBE, permitted primary uses include garden centers, contractors establishments, laundromats, motor vehicle service stations, places of assembly, restaurants, veterinary clinics, and other commercial uses. However, it should be noted that although these uses may be permitted, Section 4.6.4.b and 4.6.4.c states that uses shall be limited to low water usage and low effluent producing uses, specifically where those uses are not on full services. Such uses are characterized as uses that use a water supply or sewage disposal not greater than domestic requirements, do not

use water from processing, and do not create discharge which would be a hazard to ground or surface water or negatively affect the operation of the sewage disposal system.

No technical relief has been requested from lot requirements contained within the base CRBE precinct and the proposal is anticipated to comply with all other provisions of the CPPBL.

Supporting Documentation

Several supporting technical studies have been provided in support of the proposal. Summary of supporting documents have been detailed below.

A Conceptual Site Plan, prepared by Farrow, (see Attachment #2) illustrates the anticipated building layout and parking area. The plan shows approximately what buildings and structures would be needed for the Spa and how the parking area may be oriented. It should be noted that the Conceptual Site Plan would be refined at the CPP stage prior to issuance of a Community Planning Permit. Technical studies, including supporting engineering plans were prepared using an alternate development layout. Due to the changes to the Conceptual Site Plan, some technical studies must be updated to confirm conclusions and recommendations in consideration of the updated site layout.

An Environmental Impact Study prepared by RiverStone Environmental Solutions Inc., was provided which assessed the natural heritage features and potential impacts resulting from the proposed development. The report evaluated existing conditions and determined that the property contains Habitat of Endangered and Threatened Species, Significant Wildlife Habitat, and Low to Moderate Risk Hazardous Forest Types for Wildland Fire Habitat for Endangered and Threatened Species on site include the potential habitat for Eastern Hog-nosed Snake and Eastern Red Bat and Significant Wildlife Habitat includes Monarch Butterfly Habitat. Recommendations were included within the report to address each of the findings and will be implemented at the CPP stage. These primarily include vegetation removal windows, protection fencing, lighting orientation, renaturalization of disturbed areas, and implementation of the Canada FireSmart Guideline priority zones.

A Hydrogeological Assessment, prepared by Soil Engineers Ltd., was submitted. The assessment did not satisfactorily address the requirements for this technical study nor the requirements of both the District and Town's Terms of Reference documents for Hydrogeological Studies. The assessment primarily reviewed dewatering construction related activities. The assessment did not evaluate the anticipated water usage of the proposed use, if the property would have sufficient water supply to accommodate the use, nor what impact servicing the proposed use and ongoing maintenance of pools would have on neighbouring properties and the surrounding environment. Investigations revealed that no perched or groundwater was observed on the site and each of the four test wells were recorded as dry during all three monitoring events. Staff provided the applicants with a number of comments that have not yet been addressed. Additionally, a peer review of this report was recommended.

A Functional Servicing Memo was prepared by Pinestone Engineering Ltd. The memo outlines the proposed water servicing, sanitary servicing, and stormwater management strategy for the site. The memo referenced the findings of the Hydrogeological Assessment. Regarding sanitary services, the memo notes that if the total daily sewage design flow exceeds 10,000L/day, an Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation, and Parks (MECP) is required. Regarding water servicing, the memo notes that drilled wells will be required and pump tests must still be conducted to verify available water supply to satisfy peak water demands. Regarding Stormwater Management, an extended detention storage pond, enhanced grass swales, level spreaders, infiltration facilities, and erosion and sediment controls have been recommended. At this time, given the findings of the Hydrogeological Assessment, demonstration that the proposed use

can be serviced using the methods described in the report is unavailable. Additionally, updated plans appear inconsistent with engineering plans in the Functional Servicing Memo respecting siting of stormwater management facilities and on site septic systems. There is also no demonstration that the use will be a low effluent producing and low water demanding use, which are the only suitable commercial and industrial uses permitted in the Port Sydney Community Area under the policies of the Official Plan.

A Transportation Impact Study (TIS) was prepared by Tatham Engineering. The study addressed existing conditions, details of the proposed development and the volume of traffic anticipated, site access and vehicle circulation, and overall transportation impacts. Traffic counts were completed during the month of August during the week and on a weekend. The study notes that there is significant reserve capacity to accommodate additional traffic along Greer Road. Respecting the proposed development, the spa will be operated year-round, from 9am to 9pm, and have a peak capacity of 400 patrons and 50 to 60 employees per day. Parking will be provided within the limits of the subject property with a single entrance and exit from Greer Road. Respecting the number of trips, it is estimated that seventy-three (73) trips during the AM and 102 trips during the PM will be generated. The study concludes that site access on Greer Road will provide excellent levels of service with minimal delays and no improvements nor turn lanes are required to accommodate the proposed spa use.

Town of Huntsville Official Plan

The lands are designated “Community Business” in the Huntsville Official Plan (HOP) and located within the Port Sydney Community Settlement Area.

The Community Settlement Areas functions as a residential settlement, as well as a commercial and business centre for the surrounding waterfront and rural areas. According to the policies in Section C4.1.1, 4.2.2, and 4.2.5 of the HOP, the character of these areas will be protected by ensuring that development takes place in the form of infill development, intensification, redevelopment and minor rounding out in order to facilitate the growth of the community in a compact manner.

According to the policies in Section C4.2.13, 4.2.14, new development in the Community Settlement Area will proceed in a compact manner and by way of private individual onsite water services and individual on-site sewage services. Further, development will be limited in scale to low-water consumption and low-effluent producing uses that use a water supply similar to domestic requirements; do not use water for processing; do not generate large quantities of liquid effluent; and do not create discharge which would be a hazard to ground or surface water, or negatively affect the operation of the sewage disposal system.

In this instance, servicing feasibility on the property has not been appropriately demonstrated in consideration of relevant Official Plan policies. The property currently contains a well and septic system to service the existing single detached dwelling. It is understood that the dwelling will be converted into staff accommodation, however servicing capacities have not been confirmed. Further, it is noted within the Functional Servicing Memo that the existing services will not be utilized to service the main spa area. Additionally, the Hydrogeological Assessment has not confirmed the availability of water supply nor addressed impacts on adjacent properties and the surrounding environment. The proposed use is also recognized as being a high-water consumption use and may produce effluent that exceeds domestic effluent flow quantities.

Policies of Section B of the HOP require that natural heritage features and areas, and their ecological functions, be protected from impacts relating to development (B2.3.1). Constraint mapping identifies Steep Slopes of various degrees and Wildland Fire Hazard. An Environmental Impact Study was

provided as described above. The study noted no further constraints and provided recommendations regarding Wildland Fire Hazards. Respecting Steep Slopes, the property varies in topography, and Section B4.3.8 of the HOP requires that development be set back a minimum of 15m from the top of a defined bank. In this instance, the site layout will be further reviewed at the CPP stage and setbacks to steep slopes will apply, where applicable. It should also be noted that the proposed plans anticipate the retention of significant vegetation in areas of sloping as the primary area of development has previously been cleared and altered. Recommendations contained within the EIS will be implemented at the CPP stage.

Policies of Section D of the HOP address land use compatibility.

D7.2.5 of the Plan requires that where a new sensitive land use is proposed within 300m of a pit operation, or 500m of a quarry operation, a technical report should be prepared to evaluate the presence and impact of any adverse effects or risk to health and safety, determine whether the development is appropriate and identify any remedial measures that should be taken to mitigate any concerns. Sensitive land uses are defined in the HOP as buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. In this instance, the proposed land use would be considered a sensitive land use and is within 500m of an active pit and quarry operation to the east of the subject property. The applicants have chosen not to submit a Noise and Vibration Study. As such, staff are unable to confirm that the proposed use is appropriate at this time.

Section D7.5 of the Plan discusses waste disposal sites and notes that restrictions and further investigations apply to developments within areas of influence. Section D7.5.2 notes that where new development is proposed within 500m of an operating or identified nonoperating waste disposal site, a technical report will be prepared to the satisfaction of the Town to evaluate the presence and impact of any adverse effects, risk to health and safety; or any other environmental factors that would determine whether the land is unsuitable for development. In this instance, the southern portion of the property is within an area of influence for an Operating Non-Municipal Waste Disposal Site, hence a D4 Assessment was requested. As the applicants have chosen to locate development to the central and northern portion of the property, outside of the 500m influence area, a D4 study was not submitted with the application. Provided development remains outside of the area of influence, a D4 assessment would not be required of the applicants.

Section E of the HOP provides policies for infrastructure supporting new and existing development.

Policies in Section E1.1.3 require that stormwater management and construction-mitigation plans be prepared in support of commercial developments. A Functional Servicing Memo was provided as noted above. Updates to this memo are required to demonstrate that the site can be appropriately serviced. Currently, the updated site plans include removal stormwater management facilities and on site septic systems recommended in engineering drawings. Revised site plans and/or updated servicing details will be needed to confirm feasibility of the servicing recommendations in the Functional Servicing Memo.

Policies in Section E2.4.1 outline that in the Community Settlement Area, development will be serviced by private, individual on-site water services and individual on-site sewage services where sufficient treatment capacity exists. These services are required to be located on lots that have adequate area and will be limited to low effluent producing uses (E2.4.2, 2.4.3). To ensure that an adequate supply of water will be available, there will be no cross contamination or negative impact on the groundwater supply, and lot sizes are appropriate, a Hydrogeological Assessment is required

where: site condition suitability must be confirmed to demonstrate that the long-term provision of a use can occur with no negative impacts; for any use producing an effluent flow greater than 5000 L/day, for any use proposed in area of known or suspected water shortage, and for any development on a lot less than 1ha in area (E2.4.5). In this instance, a Hydrogeological Assessment was required as has been outlined above. Further information is required to determine if the policies have been appropriately addressed.

Where new development is proposed, access roads must have sufficient capacity to accommodate additional traffic, and a traffic study may be required where appropriate (E3.6.5). In this instance, a Transportation Impact Study was provided as noted above which concluded no further upgrades or changes are required to Greer Road to accommodate the trips generated by the proposed use.

District of Muskoka Official Plan

The lands are included in the "Settlement Area" designation in the Muskoka Official Plan (MOP). District staff provided comments which recommend that the application be deferred until required technical studies have been updated or prepared to address important issues such as availability of potable water, impacts on adjacent wells, mitigation measures to protect the development from emissions (noise, dust, vibration) from the adjacent pit, site servicing and stormwater management. Their comments have been included as Attachment #4.

Provincial Planning Statement

The 2024 Provincial Planning Statement applies to this proposal and indicates that Settlement Areas shall be the focus of growth and their vitality and regeneration shall be promoted (1.1.3.1). Land use patterns within Settlement Areas shall also be based on densities that efficiently use land and infrastructure and encourage intensification and compact form. The PPS further outlines policies related to land use compatibility and note that major facilities and sensitive land uses shall be planned and developed to avoid, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and ensure the long-term operational and economic viability (3.5.1). Respecting servicing, Section 3.6 of the PPS outlines sewage, water, and stormwater. Where municipal sewage and water services or private communal sewage and water services are not available, planned or feasible, individual onsite sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts (3.6.4). The PPS also outlines protection for natural heritage by ensuring the long-term ecological function and biodiversity of natural heritage systems is maintained, restored or improved. Further, development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements (4.1.1, 4.1.2, 4.1.7). In this instance, further information is required from the applicant to ensure the policies within the PPS are appropriately addressed.

Next Steps

Comments have been provided to the applicant regarding requested updates to the technical documents provided. Some matters as noted above still require attention at this time. Once all updated reports have been received, and issues raised in this report are addressed, staff will be in a position to provide a recommendation in relation to this application.

Options

Council could issue a decision on the application; however, that is not recommended, as the application does not appear to conform to the Official Plan, be consistent with the Provincial Planning Statement, and it has been determined that further review of the application is required once outstanding comments and technical materials are addressed and updates provided.

Relevant Policies / Legislation / Resolutions

Provincial Planning Statement
Planning Act, R.S.O. 1990, cP.13
District of Muskoka Official Plan
Town of Huntsville Official Plan
Community Planning Permit By-law 2022-97, as amended

Council Strategic Direction

- Balanced Growth-1.1: Review planning legislation and policies to support flexibility and optimize land use, including in rural areas, to address different community needs.
- Protected Natural Environment-1.1: Continue to apply best practices in maintaining our natural heritage features.

Attachments

[Attachment #1 - Location Map](#)
[Attachment #2 - Sketch](#)
[Attachment #3 - Site Photos](#)
[Attachment #4 - District Comments](#)

Consultations

The application was circulated in accordance with the provisions of the Planning Act. District Comments have been included as Attachment #4.

The Town of Huntsville Building Department noted that water supply for fire fighting will be required and water pressure will need to be reviewed. Additionally, an ECA application including a noise study will be required, as well as site drainage plan and potentially onsite sewage treatment. Further consultation with the Building Department is required.

The Town of Huntsville Operations Department provided notes respecting the Functional Servicing Memo and Transportation Impact Brief. Their comments are technical in nature and have been provided to the applicant for further review. These comments have not yet been addressed.

Respectfully Submitted:

Madalene Albano, Senior Planner

Manager Approval (if required):

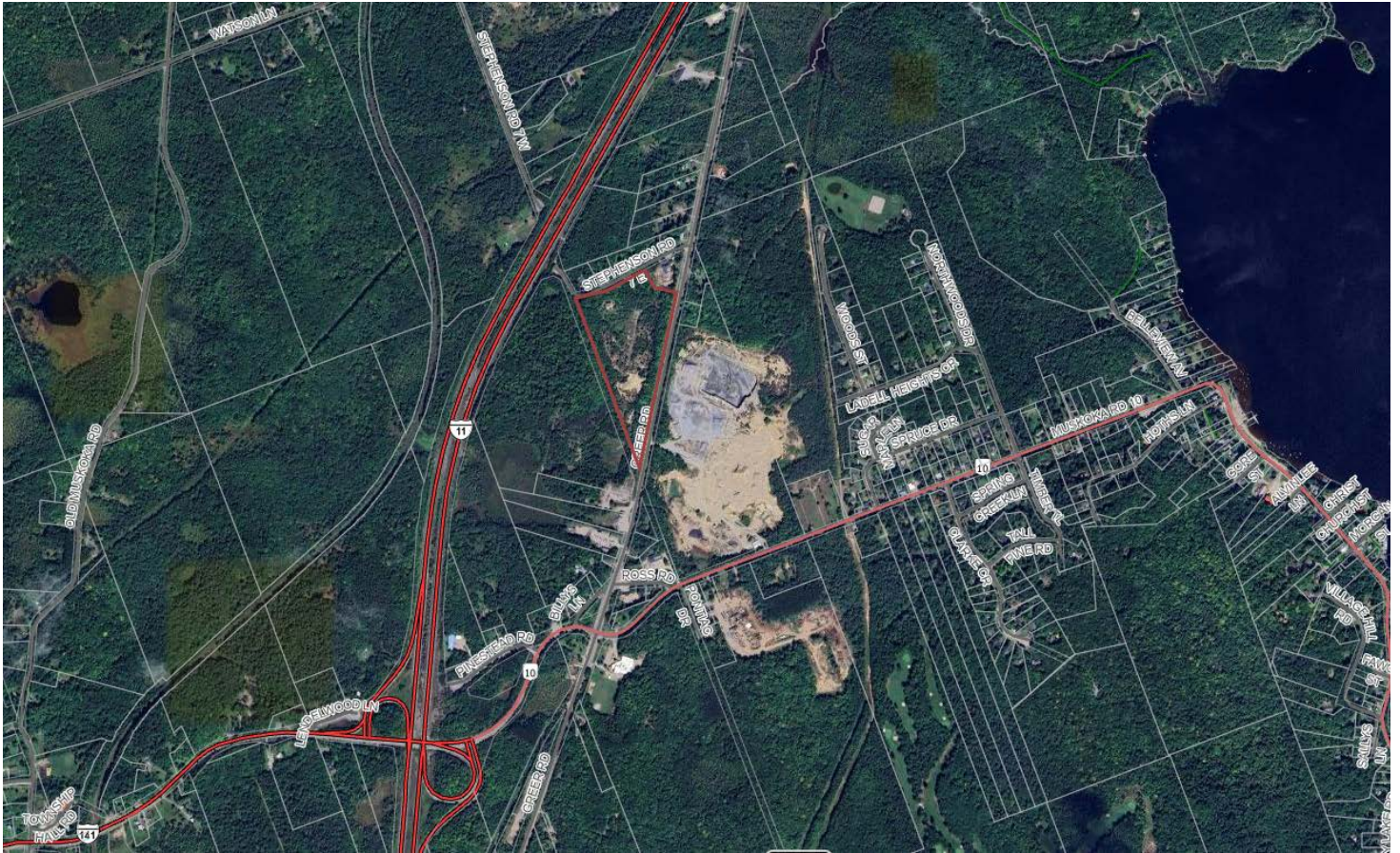
Richard Clark, Manager of Planning

Director Approval:

Kirstin Maxwell, Director of Development Services

CAO Approval:

Attachment #1: Location Map



Attachment #2: Sketch



SITE PLAN PROPOSAL - NORTH

Attachment #3: Site Photos

Photo #1: East Facing View Along Stephenson Road 7 East.



Photo #2: South Facing View of the Subject Property From Stephenson Road 7 East.



Photo #3: Existing Dwelling on the Property to be Incorporated into the Proposed Spa Use.



Photo #4: South Facing View Along Greer Road.



Photo #5: North Facing View Along Greer Road.



Photo #6: West Facing View of Proposed Spa Entrance Along Greer Road.



Photo #7: West Facing View of the Subject Property From Greer Road.



Photo #8: Existing Vegetation on the Property. Photo Provided by Riverstone.



Photo #9: Existing Cleared Areas on the Property. Photo Provided by Riverstone.





March 4, 2026

Madalene Albano, Planner
Town of Huntsville

VIA EMAIL ONLY

Dear Madalene,

Re: Community Planning Permit Amendment Application CPPA/38/25/HTE (Thatcher & Vuksinic)
55 Stephenson Road 7 West
Part Lot 21, Concession 7, Stephenson, Town of Huntsville

Recommendation

District staff would recommend that a decision on the application be deferred pending the submission of required technical studies to address issues related to the availability of potable water, impacts on adjacent wells, mitigation measures to protect the development from emissions (noise, dust, vibration) from the adjacent pit, site servicing and stormwater management.

Notice of Decision respecting the above noted application is requested.

Analysis

The subject property is located within the “Community Area” designation of the Muskoka Official Plan (MOP). It is our understanding that the purpose of the above noted community planning permit amendment application is to change the precinct from a Community and Rural Business Employment (CRBE) precinct to a Community and Rural Business Employment with Exception (CRBE-exception) precinct to permit a Nordic Spa, as defined in the notice of complete application and public meeting, as the only permitted land use.

From a District perspective, the proposal has been evaluated in order to ensure the availability and long-term adequacy of private individual water and wastewater services, land use compatibility, as well as potential impacts on District road infrastructure, the protection of the natural environment and proximity to wildland fire hazards.

Proposed Servicing:

As the subject lands are located in an area where municipal water and wastewater services are not available or planned, the proposed development would be serviced by private individual well(s) and septic system(s). Section 15.5 of the MOP states that where potable water is to be provided by groundwater sources, a hydrogeological assessment shall generally be required where private individual on-site groundwater and sanitary sewage disposal services are proposed for more than five units or where

any use is proposed which would generate an effluent flow of greater than 5,000 litres per day. In this case, a Hydrogeological Assessment Report prepared by Soil Engineers Ltd. dated December 3, 2025, was submitted with the application.

The Hydrogeological Assessment Report includes a subsoil investigation and groundwater level monitoring as it relates to construction, with a focus on managing groundwater to allow building, but did not assess the availability of potable water, the ability for ground water sources to service the proposed development, or potential impacts to the water supply of adjacent landowners. The study identified the potential need for short-term dewatering and long-term foundation drainage and includes recommendations on mitigation plans for the potential impacts of the proposed development on the groundwater receptors and structures in the area.

Specifically, the Hydrogeological Assessment Report notes that groundwater levels in the monitoring wells were measured manually between August 20 and September 23, 2025. During three monitoring events the four test wells were determined to be dry. Accordingly, staff recommend that the Hydrogeological Assessment Report be updated once test wells have been installed to properly assess the availability of potable water to service the proposed development. Specifically, the report should detail required water capacity to service the proposed development, the ground water's availability to meet the anticipated need and potential impacts on nearby wells.

A Functional Servicing Report (FSR), prepared by PineStone Engineering Ltd., was also submitted in support of the proposal. The FSR confirms that development would be servicing by private onsite wells and septic systems. Stormwater will be attenuated to pre-development levels up to and including the 100-year storm event through the use of a storm water management pond. Water quality enhancement is also proposed through the use of extended detention storage, grass swales, level spreaders, and infiltration facilities. In this case, the proposed site design appears to have been significantly altered since the FSR was prepared. Accordingly, District staff recommend that the FSR be updated to reflect the current site design.

Land Use Compatibility:

The subject lands are located adjacent to a licensed and active aggregate site. Provincial policy and the Muskoka Official Plan (MOP) aim to protect mineral aggregate operations and mineral aggregate resources from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. The MOP also states that the approval authority shall generally require a land use compatibility assessment where development is proposed within 300 metres of a pit and 500 metres from quarry that addresses the compatibility of the proposed new uses to the existing adjacent aggregate extraction use (including noise, dust, and vibration), and remediation measures.

In this case, the applicants are proposing a Nordic Spa which is centered around hydrotherapy, immersion in nature and relaxation. Nordic Spas often emphasize silence, serenity, and a disconnection from daily life, often with a "no cell phone" policy.

The Provincial Planning Statement (PPS) defines a sensitive land use as buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility which includes extraction activities. Further, Section F4.3 of the MOP states the proponent of the sensitive land use is responsible for evaluating the implications of the industrial or other employment uses that exist or are planned on nearby lands on the sensitive land use, including land use compatibility.

As the proposed land use (Nordic Spa) could be adversely impacted by the emissions of the adjacent pit, District staff recommend that a compatibility assessment be completed prior to approval of the application to determine if there are operational or physical to measures that could be implemented to mitigate impacts. As indicated above, these requirements are intended to protect mineral aggregate operations and mineral aggregate resources from development and activities that would preclude or hinder their expansion or continued use.

A portion of the subject lands are also located within the potential influence area of a private, non-municipal waste disposal site. The Muskoka Official Plan (MOP) requires that where new development or new land uses are proposed within 500 meters of a waste disposal site, a preliminary technical study be undertaken to evaluate potential impacts and identify mitigation measures and that the authority having jurisdiction to approve the application be satisfied that there will be no risk to human health and safety. In this case, a technical study to assess potential impacts from leachate and methane was not conducted. District staff recommend that the development be deferred until a technical study has been completed or that development be located outside of the area of influence of the private, non-municipal waste disposal site.

Traffic Impact:

Given the scale of the proposed development and potential traffic generation, a Traffic Impact Brief (TIB) prepared by Tatham Engineering Ltd. dated October 30, 2025, was submitted in support of the application. The TIB concluded that the proposed development would not necessitate the installation of exclusive turn lands onto Greer Road and would not impact the existing road network. District Engineering and Public Works staff have reviewed the TIB and have no concerns with the findings of the study or potential impacts on the intersection of Muskoka Road 10 and Greer Road.

Natural Environment and Hazard Lands:

A review of the species occurrence data provided by the Natural Heritage Information Centre (NHIC), has confirmed that the subject property may contain species at risk and/or their habitat. Additionally, the generalized wildland fire hazard data provided by the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR) indicates that a portion of the property is classified as "High" risk. Additionally, an Environmental Impact Study (EIS) prepared by RiverStone Environmental Solutions Inc. dated November 26, 2025, was submitted to delineate and characterize the current extent of natural heritage features, potential significant ecological functions and existing forest

conditions on the subject property. The EIS concludes that the proposed development is concentrated within the area of lowest wildland fire risk area and includes recommendations to mitigate impacts on identified natural heritage features, habitat for endangered and threatened species, and wildland fire risks. Recommendations generally include: use of sediment and erosion control measures, vegetation removal timing windows, use of dark sky friendly lighting, replanting of disturbed areas with common milkweed and native wildflowers, removal of downed woody debris and pruning of branches overhanging buildings, and the use of low fire risk native deciduous species and shrubs. District staff have no concerns with the findings or recommendations of the EIS.

Summary and Recommendation:

It is recommended that the proposed community planning permit amendment application be deferred until required technical studies have been updated or prepared to address important issues such as availability of potable water, impacts on adjacent wells, mitigation measures to protect the development from emissions (noise, dust, vibration) from the adjacent pit, site servicing and stormwater management.

Kind Regards,



Rochelle
Planner