



Lanny Dennis <lannydplanning@gmail.com>

FW: Review of White-tailed Deer Wintering Habitat Assessment Armour Township

1 message

Al Shaw <al@rsenviro.ca>

2 October 2025 at 11:20

To: Jamey Prentice <jamey@prentice.ltd>, darcy prentice <darcyprentice@hotmail.com>

Cc: Lanny Dennis <lannydplanning@gmail.com>, 219-008 Prentice EIS Armour Deer Lake <219-008@rsenviro.ca>

Just received this correspondence from the MNRF on our inquiry.

I think this should work.

Al Shaw

RiverStone Environmental Solutions Inc.

From: Short, Sam (MNR) <Sam.Short@ontario.ca>**Sent:** October 1, 2025 2:42 PM**To:** Al Shaw <al@rsenviro.ca>**Cc:** Beriault, Karine (MNR) <Karine.Beriault@ontario.ca>**Subject:** RE: Review of White-tailed Deer Wintering Habitat Assessment Armour Township

Hello Al,

Thank you for reaching out regarding a *Planning Act* application at 233 Cherry Hill Road, Township of Armour. It is our understanding your inquiry pertains to application No. S-01/24 (Prentice) for a plan of subdivision fronting Deer Lake. Based on the information shared, we understand the Southeast Parry Sound District Planning Board approved the application with a condition they wish MNR to clear.

MNR generally does not review or provide comment on site-specific planning proposals where a municipality or planning board is the approval authority. Planning authorities are responsible for ensuring that their decisions on *Planning Act* applications are consistent with the Provincial Planning Statement 2024 (PPS) and provincial plans, where applicable. As such, MNR does not clear conditions related to consents or plans of subdivision/condominiums.

As you have noted, based on MNR data, the subject lands are identified as Stratum 1 or Stratum 2 deer habitat. Stratum 1 and 2 Deer habitat are considered Significant Wildlife Habitat (SWH). Note that, the ministry does not receive and review third party information for the purpose of updating MNR-mapped deer habitat; this does not preclude planning authorities/consultants from adopting locally specific approaches consistent with the PPS.

The PPS allows for development and site alteration within SWH as long as there can be a demonstration of no negative impact to the feature and its ecological function (e.g. 4.1.5 and 4.1.8). The PPS also includes flexibility in the definition for significance of SWH in that they are recommended by the Province, but that municipal approaches that achieve or exceed the same objective may also be used.

Given this flexibility and MNR's role as clarified above, please share this information with the Planning Board. If you, or the Board, have any questions or wish to discuss this further, please don't hesitate to reach out.

Thank you,

Samual Short

Regional Planner | Land Use Planning and Strategic Issues Section/Southern Region

Ministry of Natural Resources | Ontario Public Service

705-772-9329 | sam.short@ontario.ca



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Please note: As part of providing accessible customer service, if you have any accommodation needs, require communication supports, or alternate formats please let me know.

From: Al Shaw <al@rsenviro.ca>

Sent: August 26, 2025 2:44 PM

To: Beriault, Karine (MNR) <Karine.Beriault@ontario.ca>

Cc: 219-008 Prentice EIS Armour Deer Lake <219-008@rsenviro.ca>

Subject: Review of White-tailed Deer Wintering Habitat Assessment Armour Township

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Good day Karine, I trust all is well.

I am writing to essentially continue our previous discussion related to a proposed development within an MNR identified Deer Wintering Yard. The property is accessed at 233 Cherry Hill Road and has considerable frontage on Deer Lake (1563 m). The development proposal is to create a total of 15 lots from the 40 ha parcel. The property is completely

covered in MNRF identified Stratum 1 and 2 Deer Wintering Yards. A very small amount of Stratum 1 exists on the extreme southwest portion of the property (small corner of proposed Lot 1) with the remainder under Stratum 2. As part of the development process, RiverStone completed an Environmental Impact Study (EIS), which included a review of wintering habitat for deer. Our assessment included field visits in the summer and winter, and referenced the MNRF deer habitat assessment protocol that was developed through your office. We reviewed the property for signs of browse, rubs, pellets, migration routes and bedding areas, along with canopy density and composition. We concluded that although there was an abundance of young deciduous tree and shrub growth, it showed very little browse by deer. The conifer dominated portions of the property consisted of moderately spaced (low canopy cover) Black Spruce and Eastern White Cedar (wetlands) having snow depths between 30 and 70 cm during our assessment. Based on these characteristics we concluded that although there are some components that seem to be suitable for wintering deer (suitable deciduous browse), the lack of use by deer suggests that something is lacking that makes the area desirable as wintering habitat. Regardless, areas of conifer cover were to be maintained (primarily in wetland features and some along the lake shoreline).

There has been considerable debate through the planning process on a variety of items, including deer wintering habitat. Ultimately, the decision lies with the Southeast Parry Sound District Planning Board to approve or deny the application for the lot creation. At a recent meeting, July 23, the application was given approval, with several conditions that need to be addressed before the lots can be officially created. Of significance to this conversation is Condition 3 which reads as follows:

"That the applicant provide written evidence from the MNRF confirming that Lots 1 – 5 are not a confirmed deer habitat to allow for a reduced minimum frontage of 120 metres to 61-70 metres. Upon

confirmation from the MNRF, that a zoning by-law amendment be applied for and received which recognizes a minimum lot frontage for proposed Lots 1 – 5 requires variations in the minimum lot

frontage requirement for winter deer habitat."

Please let me know if it is possible for you/MNRF to comment on our assessment and habitat within the proposed lots 1-5 and their frontage? If this is possible, I will forward all the documents that relate to these items. Your assistance is greatly appreciated.

All the best,

Al Shaw

Senior Ecologist | Principal

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