

# Appendix C

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## Special Policy Area: Bigwin Island

### Section 1: Vegetative Buffers (Section H.75d)

#### SITE PLAN AND DEVELOPMENT AGREEMENT

(Requirements specific to lots shown on the Subdivision application drawn by Coote, Jackson & Hiley Limited, Ontario Land Surveyors, under File 2-FR-B1-18):

Lots 1 to 59 inclusive  
Blocks 77, 78 and 79

LOTS WHICH ARE REQUIRED TO MAINTAIN A SPECIFIC VEGETATION BUFFER and which are subject to selective approved thinning of vegetation for view, and to planting of vegetation to establish and support deer habitat:

Lot Number	Extent of Vegetation Buffer Measured from the Controlled High Water Level
Lot 8 and 9	36 metre (118 foot) buffer
Lot 10	Partial 36 metre (118 foot) buffer over that portion of Deemed Lot 55, Plan 10 extending into Lot 10 with the remainder of the lot subject to a 20 metre (66 foot) buffer
Lots 11 to 17 inclusive	minimum 30 metre (98 foot) buffer requirement shall be established
Lot 18	a 30 metre (98 foot) buffer shall be established except for the installation if required of a reserve tile bed with the buffer area and providing that such a tile bed approaches not nearer than 20 metres (66 feet) to the high water level
Lots 19 to 35	a 30 metre (98 foot) buffer
Lots 39 to 43 inclusive	a 30 metre (98 foot) buffer
Lots 45 to 53 inclusive	a 36 metre (118 foot) buffer

LOTS FOR WHICH A VEGETATION REPORT IS REQUIRED and which is to be filed by the subdivider as part of the requirements of a subdivision agreement, and which inventory shall specify the nature of the vegetation and provide for the retention or augmentation of such vegetation with a view to the preservation of the establishment of deer habitat. Such an inventory shall be completed by a duly qualified professional as approved by the Township and shall be filed for use in site plan agreement for each of the lots specified:

Lots 8 to 35 inclusive;  
Lots 39 to 42 inclusive; and  
Lots 46 to 53 inclusive.

Lots defined as water or land access lots will have special provisions restricting the removal of vegetation for access purposes to a fixed amount in relation to the needs for water access.

Where a land access lot is required to be accessed from the water for construction purposes, special provisions shall be made within the site plan agreement to allow the removal of vegetation providing that such vegetation is restored and reestablished in accordance with the objectives of establishing or maintaining a deer wintering yard.

The following is a list of land access lots which will be confined to a 3 metre wide access way to the water's edge and such an access way shall be designed in accordance with Township approval:

Lots 5, 6 and 8 to 53 inclusive.

Lots which are defined as water access lots and which will be permitted a clearance of 10 metres for construction purposes with a site plan agreement to confine the finished access way to the water to a maximum of 3 metres, in accordance with the requirements of the Township of Lake of Bays:

Lots 1 to 4 inclusive; and  
Lots 54 to 59 inclusive.

## **Section 2: Practices to Maintain Deer Habitat (Section H.75d)**

**PRACTICES TO BE USED TO MAINTAIN AND ENHANCE DEER HABITAT AND DEER WINTERING HABITAT ON ALL LOTS WHERE A VEGETATION INVENTORY IS REQUIRED PRIOR TO DEVELOPMENT:**

1. Each lot will be inspected and an inventory consistent with the practices in this appendix shall be made and provided to the Township in accordance with a Subdivision or other agreement.

2. An ideal winter habitat is comprised of clusters of three to four hemlocks, cedars or pines with branches touching. These clusters should be spaced 10 - 30 metres (33 - 98 feet) apart throughout the yard. This would be better than extensive 100% conifer crown closure.
3. Individual trees or clumps of trees required to achieve this on lots where achievement is possible, will be identified and recorded in such a way that there will be no confusion on the part of subsequent lot owner(s), and so that monitoring can realistically be achieved.
4. Achieving the above will mean the selective removal of some existing conifers on some lots. One purpose will be to allow for the increased possibility of conifer regeneration, while another will be to encourage the production of deciduous tree and shrub species which will provide a possible source of winter deer food, and a diversity of habitat for other wildlife species.
5. Natural regeneration of hemlock and cedar should be encouraged. Any young trees should be allowed to survive until they are at least six feet high. At that time, they may be selectively removed in such a way as to duplicate the cover composition of the ideal overstorey (i.e. clumps of three to four trees 10 - 30 metres (33 - 98 feet) apart).
6. With the openings created in the canopy, there will be increased production of hardwood stems. Desirable species for deer browse such as striped maple, hobblebrush, red maple and white birch should be allowed to grow to a height of six feet (the height at which they are still available as deer food). At that time they can be cut back to 18 inches (46 centimetres) - at which time they will sprout new stems and continue to provide winter food for deer. This process can continue through several iterations. If indeed deer respond to positive habitat manipulations (and use the area as winter habitat), they will maintain the desired species at this level without the need for manual cutting.
7. Lot by lot specific prescriptions will not be provided for the hardwood area inside the designated conifer buffer strip. This will be achieved by making available to owners a manual on what vegetative species are of value to wildlife including suggestions on how to grow and manage same. Particular emphasis will be placed on encouraging growth of native woody shrubs of value to wildlife (e.g., dogwoods, viburnums, striped maple, etc.) as well as ground cover such as clovers and nutritious grasses.
8. Cottagers will be encouraged to maintain or increase the supply of the wildlife habitat on the lot area behind the buffer. This will be achieved by making available to them a manual on what vegetative species are of value to wildlife including suggestions on how to grow and manage same. Particular emphasis will be placed on encouraging growth of native woody shrubs of value to wildlife (e.g. dogwoods, viburnums, striped maple etc.) as well as ground cover such as clovers and nutritious grasses.