

APPENDIX 'A'

ATTACHED TO THE
MINUTES OF THE
APRIL 23RD, 2024
BOARD MEETING
OF THE
MANITOULIN
PLANNING BOARD

Theresa Carlisle

From: Theresa Carlisle [mpbcarlisle@bellnet.ca]
Sent: March 15, 2024 8:51 AM
To: 'Denise Deforge'
Subject: RE: Proposed Tracy Road Development

Good Morning Mr. Colton,

You mention in your letter a 2021 report done by MNR.
Would it be possible to forward me a copy of the report?

From: Denise Deforge [mailto:ddeforge@centralmanitoulin.ca]
Sent: March 14, 2024 2:53 PM
To: Manitoulin Planning Board
Subject: FW: Proposed Tracy Road Development

Theresa

Information for you
Denise

From: B MITCH <[REDACTED]>
Sent: Thursday, March 14, 2024 1:31 PM
To: Denise Deforge <ddeforge@centralmanitoulin.ca>
Subject: Fwd: Proposed Tracy Road Development

----- Forwarded message -----
From: Dan Colton <[REDACTED]>
Date: Wed., Mar. 13, 2024, 6:59 p.m.

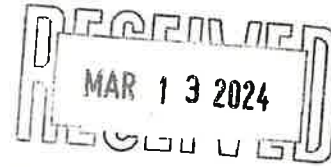
Good evening. Attached are some comments I hope you may take into consideration in relation to the proposed Tracy Road development.

Thank you.

Dan Colton
705 662-6087

①

165 McNaughton St.
Sudbury, Ontario
P3E 1V4



13 March 2024

Dear Members of Central Manitoulin Council:
Richard Stephens Brian Mitchell Derek Stephens Dale Scott John Bisaillon Linda Farquhar
and Rosie Diebolt

Re: Tracy Road Development; Application for a Plan of Subdivision; File #SUB 2023-001

My wife and I own a seasonal property on Hares Lane across the Lake from the proposed Tracy Road development. Like many other residents of the Municipality of Central Manitoulin we are opposed to this development for reasons that have been forwarded to the Manitoulin Planning Board.

However, even if this proposal is eventually approved and proceeds in whole or in part I would suggest that there is much your Council can still do to mitigate any negative effects this development may have on our Lake.

Environmental Concerns

A 2021 report by the Ministry of Natural Resources indicated that "Lake Mindemoya is fundamentally a different ecosystem than it was 20 years ago" and that walleye population dynamics have been "irreversibly" altered in the Lake.

Our Lake Mindemoya Stewardship Association's recently released a water testing summary indicating that the amount of bacteria in our lake is so high at certain times of the year that it is difficult to determine their actual levels.

There is overwhelming evidence that the existence of trees and their root systems in proximity to a lake or river is the best protection against a multitude of potential contamination sources (septic systems in particular, as well as fertilizer, pesticide, gasoline, etc.) that lead to these elevated bacteria levels.

Central Manitoulin Bylaws

At present there is a relevant bylaw in place that attempts to address this issue: Bylaw 2015-10 which reads in part:

".. a By-law to prohibit any alterations of any kind on Municipal Marine Allowances without the written consent from the Council of the Municipality of Central Manitoulin..."

Despite the fact that this bylaw been in place since 2015 there have been many instances where significant amounts of trees within the Municipality's 20 meter buffer zone have been destroyed and not replaced.

Other Jurisdictions

Numerous other jurisdictions in Ontario have in the last several years updated and enforced their bylaws to address these issues. The existence of blue green algae in the lake water in these jurisdictions seems to have been the motivating factor that led to these amendments and enforcements. For example, some of these bylaws refer to the protection of shoreline buffer zones that are generally 20 to 30 metre areas measured over a horizontal distance inland from the highwater mark of a body of water. This issue is particularly relevant here with the varying types of shoreline areas around our Lake.

I have conducted some research on these matters and am more than willing to forward it to you if you so wish.

Council's Authority

The Municipality of Central Manitoulin owns the entire 20 metre area (or buffer zone) that stretches back from the high water mark on Lake Mindemoya. As the duly elected members of the Municipality you, and not any adjoining land owner, developer or otherwise, have the authority to determine what happens or doesn't happen to that 20 metre buffer area. As such your role is critical.

Proposal to Council

I would suggest that Council should immediately consider updating and clarifying the appropriate Municipal bylaws to ensure that the Tracy Road proposal as well as any future proposed development that involves waterfront Municipal property proceeds in accordance with the wishes of you, the elected members of Council.

Based on past history there may have been a disconnect between the wishes of Council as expressed in their Bylaws and the apparent lack of enforcement by Municipal staff. I would suggest that it would be appropriate and advantageous for Council to consult with staff with regards to the exact wording of any new bylaw in this regard. Council also needs to follow up with Municipal staff to ensure that their wishes as expressed through their bylaws are complied with.

If I can be of any assistance in this regard please let me know. Thank you

Dan Colton

c.c. Ken Rautiainen

Status of Lake Mindemoya Walleye Populations – 1997 to 2017

(Wayne Selinger and Denis Gendron, February 2021)

In response to ongoing public concern regarding changes in Lake Mindemoya's Walleye fishery and requests for supplemental Walleye stocking, MNRF Sudbury District has evaluated the status of Walleye populations in Lake Mindemoya every four years since 1997 using the Fall Walleye Index Netting or FWIN protocol (Morgan 2002). This report provides a summary of the results of the latest survey completed in 2017 as compared to the earlier surveys with a focus on changes in the Walleye population over time and the driving factors involved.

The 2017 survey was completed between October 16th and October 26th. Water temperatures declined from 15°C at the start of the survey to 12°C when the survey was completed. A total of 26 nets were set and all fish captured were sacrificed to obtain biological information. The number of individuals and size range for each species collected are presented in Table 1.

Table 1: FWIN catch summary Lake Mindemoya, October 2017 (species ranked from most to least caught).

Species	Number Caught	Minimum Length (mm)	Maximum Length (mm)
Yellow Perch	1533	100	341
Walleye	215	230	702
Lake Whitefish	142	197	490
White Sucker	83	110	598
Rock Bass	33	77	230
Smallmouth Bass	21	254	410
Cisco (Lake Herring)	20	233	452
Northern Pike	5	625	1092
Burbot	1		379
Spottail Shiner	1		110

Yellow Perch, Walleye, Lake Whitefish, and White Sucker were the most abundant species caught followed by Rock Bass, Smallmouth Bass, Cisco, and Northern Pike. A single Spottail Shiner and a single Burbot were also captured in 2017.

Figure 1 displays fish community changes in Lake Mindemoya between 1997 and 2017.

Report is 16 pages total

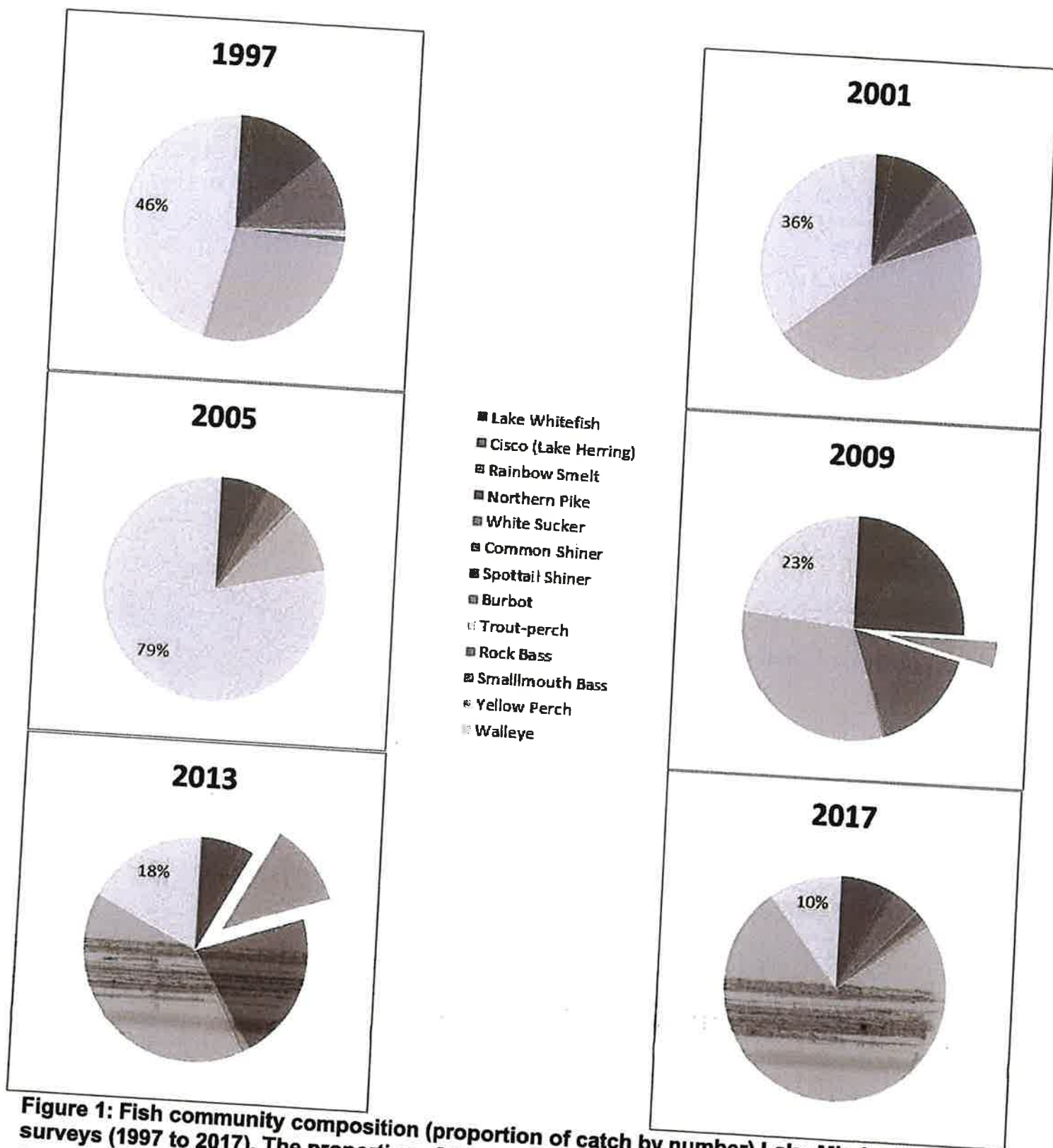


Figure 1: Fish community composition (proportion of catch by number) Lake Mindemoya FWIN surveys (1997 to 2017). The proportion of the total catch that was Walleye are displayed as percent and the proportion of the total catch that was Smelt in 2009 and 2013 are highlighted.

A few things should be noted from Figure 1. Firstly, the proportion of the total catch comprised of Walleye has declined over time. Secondly, Rainbow Smelt were first detected in the FWIN nets in 2009 and the proportion of Smelt captured in the FWIN nets increased significantly between 2009 and 2013. A rapid increase in the abundance of an introduced species is to be expected and is of concern from a fisheries management perspective. Surprisingly, there were no Smelt captured in the 2017 FWIN nets although they were noted in the stomach contents of sampled Walleye and Yellow Perch. The abundance of Smelt likely declined to some extent between 2013 and 2017; however, annual variation in the size structure of the population may also have had some effect on catchability of the small bodied species at the time of the 2017 survey. The implications of the Smelt introduction and subsequent expansion are discussed further along in this status report. Finally, it should also be noted that while the abundance and hence proportion of Yellow Perch in the FWIN catch has been highly variable over time, the abundance of Perch recorded in 2017 was the highest documented in the 21-year dataset.

Figure 2 provides a comparison of Walleye abundance and biomass over a 21-year period in Lake Mindemoya (i.e. FWIN surveys conducted in 1997, 2001, 2005, 2009, 2013, and 2017).

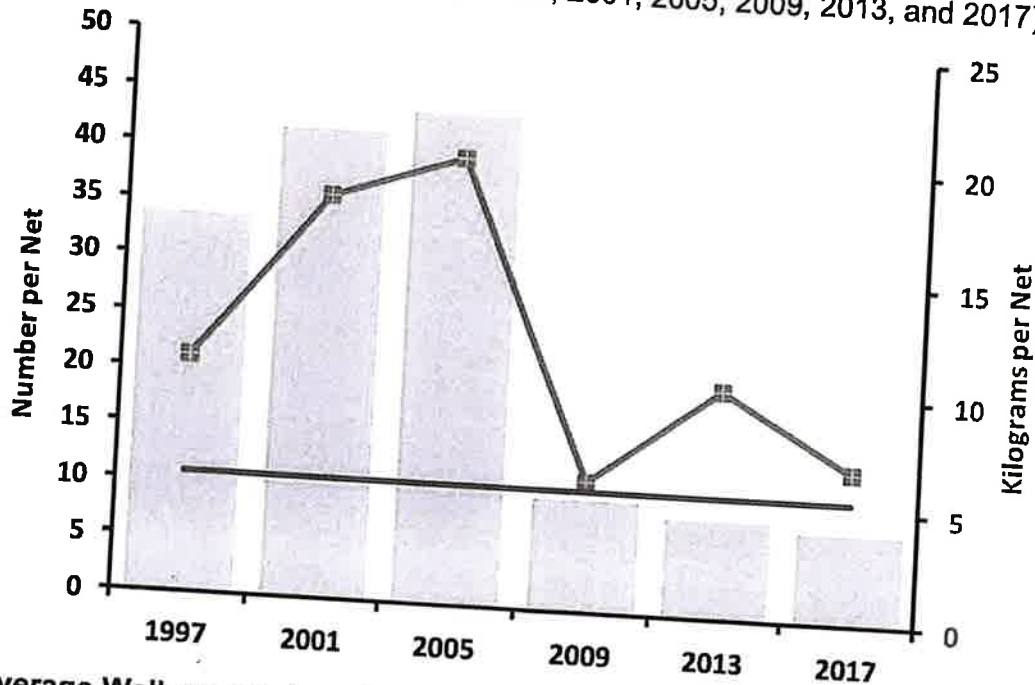


Figure 2: Average Walleye catch and weight per FWIN set 1997 to 2017. Relative abundance or catch (number per net) is displayed as bars, relative biomass (kilograms per net) is displayed as a red line. Expected biomass at maximum sustained yield based on updated water quality data collected in 2015 ($B_{MSY} = 5.40$ kg per set) shown as a solid green line.

Walleye abundance decreased significantly between 2005 and 2009; however, Walleye abundance and biomass have changed very little since 2009 and remain above expected biomass at maximum sustained yield (B_{MSY}) based on current measures of productivity. Changes in lake productivity and B_{MSY} over time are discussed in relation to Figures 8a and 8b on Pages 9 and 10 of this report.

Figure 3 presents Walleye age class distributions for the 6 netting surveys completed between 1997 and 2017.

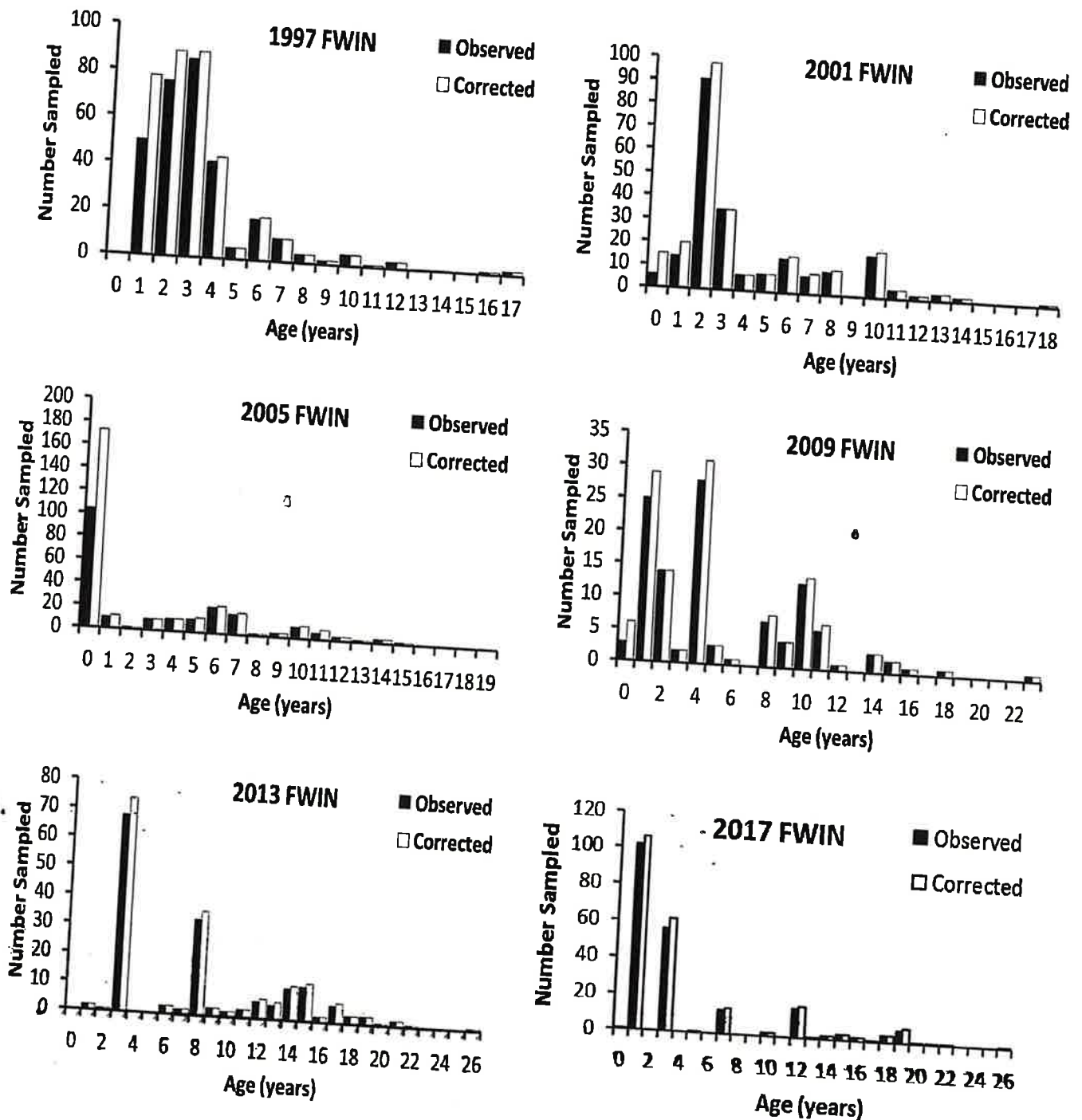


Figure 3: Age class distribution of Walleye sampled and corrected for gill net retention selectivity in Lake Mindemoya (1997 to 2017).

The first thing to note from Figure 3 is that there was a broad range of year classes sampled in all of the survey years. Walleye collected in 2017 ranged from 1 to 26 years of age. The presence of such old Walleye would suggest low mortality (discussed in greater detail in relation to Figure 4 below). The age class distributions from the six FWIN surveys do however suggest that Walleye recruitment in Lake Mindemoya is more variable and strong year classes are currently less frequent than in the past. Between 1991 and 2000 the FWIN data reveals six good year classes (1993, 1994, 1995, 1996, 1998, and 1999) as compared to 2 maybe 3 good year classes between 2001 and 2010 (2005, 2010 and maybe 2008). More recently, the 2017 survey documents 2 strong year classes since the 2013 survey (2014 and 2016). While diminishing recruitment in Lake Mindemoya is certainly of concern, year class strength for Walleye is typically sporadic. One strong year class can carry a fishery for several years. We hope to see additional strong year classes in Lake Mindemoya in the years ahead. The presence of Smelt does present some concern in this regard. Smelt are known to interfere with Walleye recruitment.

Estimates of total annual mortality (natural + fishing mortality) were derived from the age class distributions presented in Figure 3 and are compared to what current provincial policy (OMNRF 2015) recommends as a sustainable threshold in Figure 4.

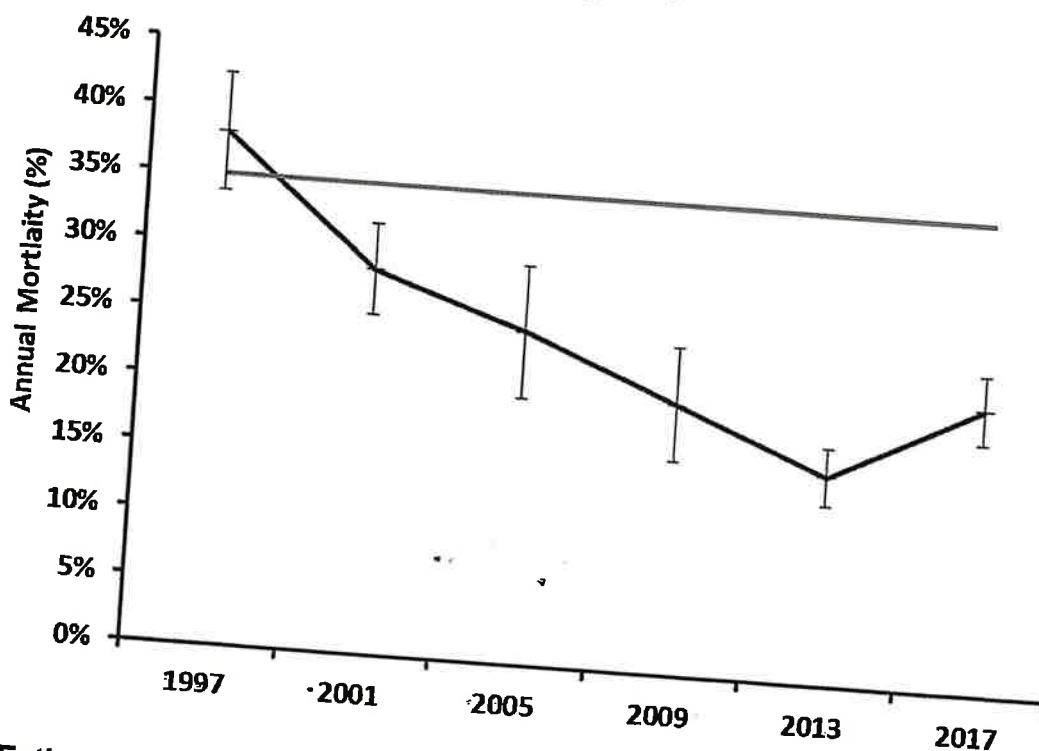


Figure 4: Estimates of total annual mortality ($\pm 95\%$ confidence limits) derived from FWIN data (1997 to 2017) as compared to sustainable annual mortality (red line = 35%).

Annual Walleye mortality in Lake Mindemoya (natural and fishing mortality combined) was at or slightly above the sustainable threshold in 1997; however, this indicator of resource status has been well below the sustainable threshold since 2001.

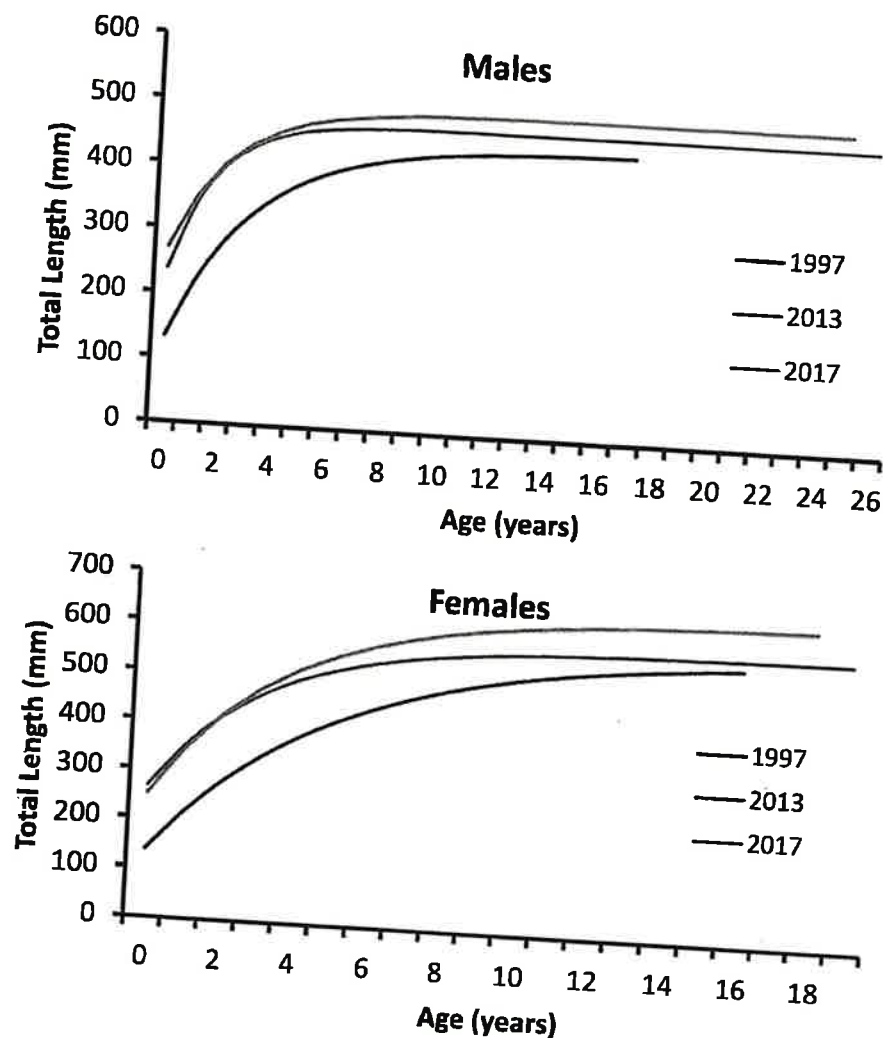


Figure 5: Predicted Walleye length at age 2017 as compared to 2013 and 1997.

Figure 5 demonstrates a significant increase in Walleye growth between 1997 and 2017. To further illustrate the magnitude of this change; in 1997 a female Walleye reached 350mm, the size of full recruitment to the FWIN gear, at Age 4. In 2013 and 2017, some female Walleye were reaching 350mm by October of their second year (i.e. at Age 1+). So, a female Walleye in Lake Mindemoya could be entering an angler's take home catch at age 1 given their present rate of growth versus age 4 in 1997. The shape of the 2017 growth curve as compared to 2013 is also of interest. Based on the 2013 data, a brief period of extremely rapid early growth seemed to be followed by an extended period of negligible growth. A 4-year-old male Walleye in 2013 averaged 450mm while the average length of all male Walleye sampled between age 13 and 26 was only 470mm (essentially the growth curve seemed to flatten). The assumption presented at the time of the 2013 Walleye status report was that the older Walleye sampled had not fully benefited from the presence of Smelt, a fairly recent addition to the ecosystem, and that we could expect to see larger trophy Walleye in Lake Mindemoya in the years ahead. This assumption is validated by the 2017 FWIN data with the growth curve of female and to a lesser extent male walleye trending higher through

the older age classes, no doubt a more accurate reflection of the current growth potential of the population.

Figure 6 provides the size distribution of Walleye sampled between 1997 and 2017 using the FWIN gear. Note the shift in size distribution over time resulting from an increase in early growth.

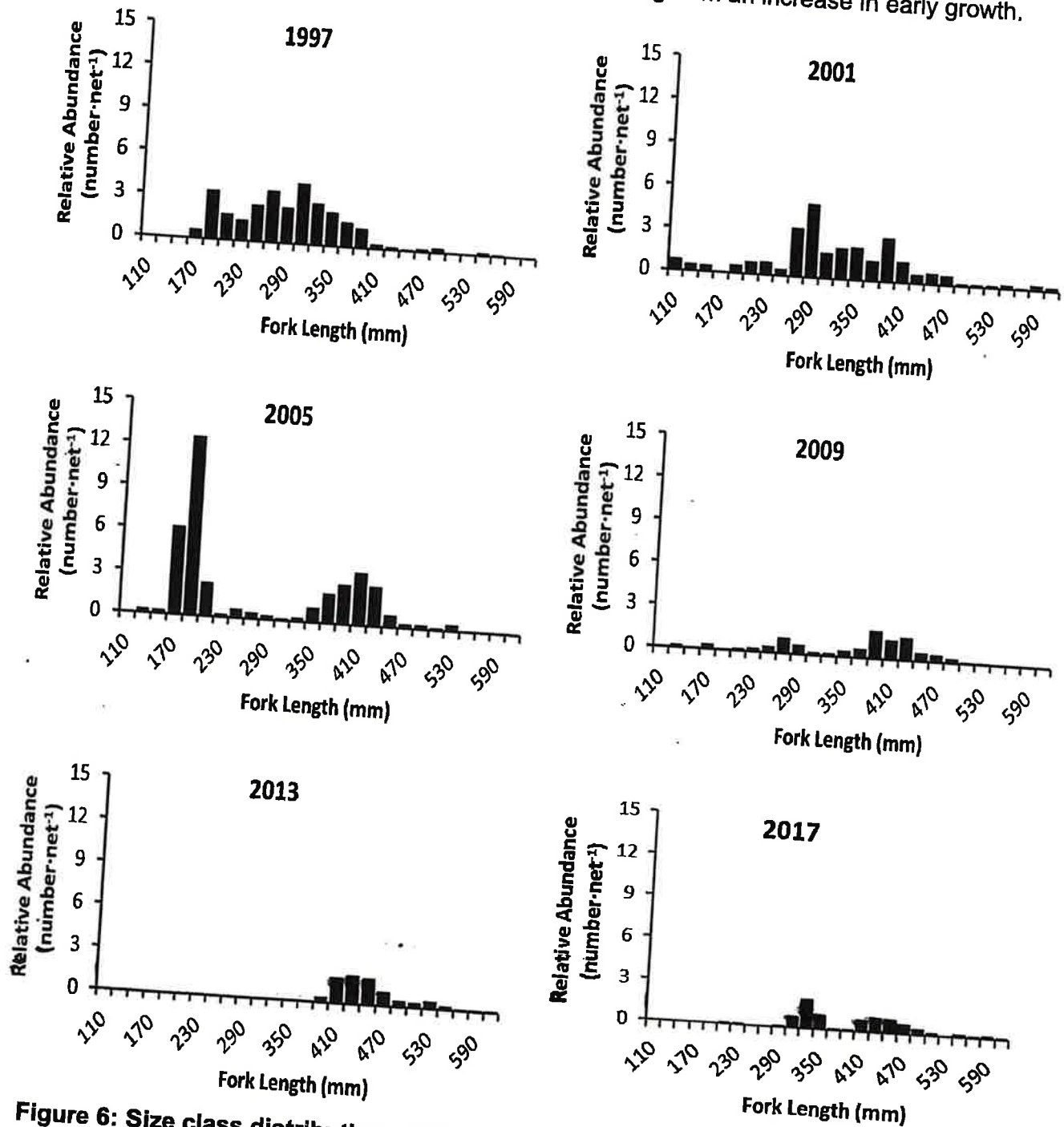


Figure 6: Size class distribution of Walleye sampled in Lake Mindemoya (1997 to 2017).

In addition to lower numbers overall, the size distribution of Walleye in Lake Mindemoya has shifted to larger sizes with the catch starting at approximately 300mm in 2017. This shift is largely related to the changes in growth already discussed. Lake Mindemoya is fundamentally a different ecosystem than it was 20 years ago, and fish populations have responded accordingly.

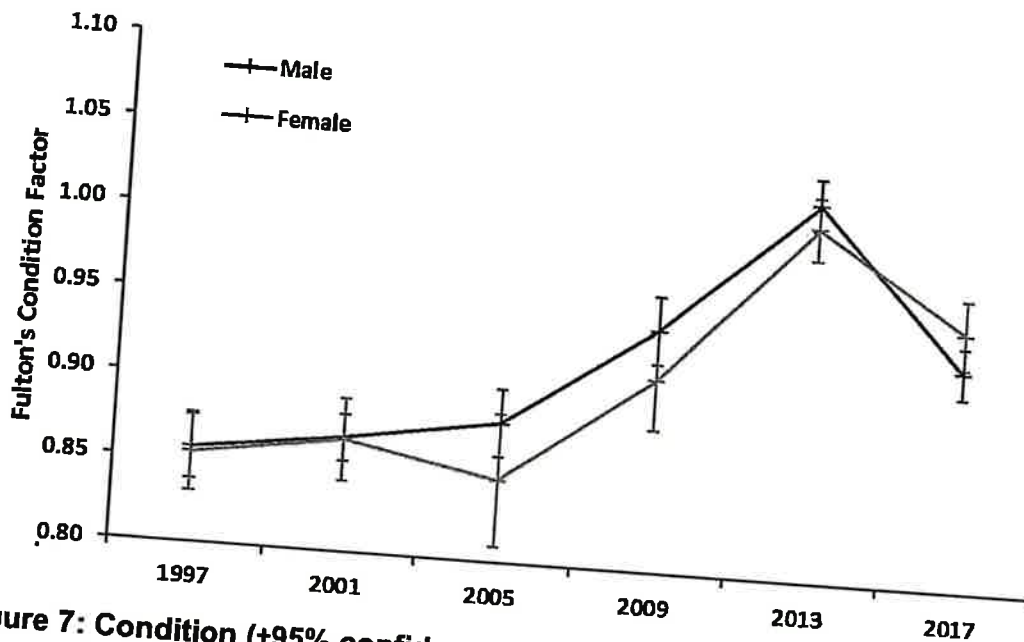


Figure 7: Condition ($\pm 95\%$ confidence limits) of Walleye sampled in Lake Mindemoya (1997 to 2017).

Similar to changes in growth, the physical condition of Walleye expressed using Fulton's Condition Factor (a standard metric of expected weight-at-length or plumpness) has also increased significantly since 2005 (Figure 7). Once again, this is assumed to be primarily related to the presence and expansion of Smelt. The 2013 peak in Walleye condition followed by a slight decrease in 2017 is interesting when considered in conjunction with the fact that no Smelt were captured in the 2017 FWIN nets. As stated earlier in this report, given that Smelt were observed in stomach contents of sampled Yellow Perch and Walleye we cannot be certain of the extent to which the absence of Smelt in the 2017 FWIN nets reflects population decline versus annual variation in the size structure of the population. The reduction in Walleye condition documented in 2017 would suggest that the abundance of Smelt has indeed decreased at least to some extent after the initial boom characteristic of many invasive species. Should that be the case it is also possible that Smelt will exert less top down pressure on future walleye year class strength.

Female Walleye in Lake Mindemoya are also maturing at a very young age (some at Age 2; 100% by Age 3) as compared to an average age at 50% maturity for female Walleye in northeastern Ontario of 4.5 years (Morgan et. al. 2002). The 2009 FWIN survey also demonstrated a sharp increase in relative fecundity or egg production between 2001 and 2009. Egg counts were not completed in 2013 or 2017. Growth, age of maturity, and egg production are density dependant factors; as Walleye abundance

declines individual Walleye will grow faster, mature younger, and produce more eggs. Having said this, the presence of a new abundant, high energy food source would have a similar effect on these life history parameters. The expansion of introduced Smelt in Lake Mindemoya is very likely the primary factor accounting for the increased growth and the maturity / egg production trends documented; however, the relative contribution of reduced Walleye abundance versus the recent introduction of Smelt cannot be separated.

In addition to monitoring changes over time within a lake, standardized netting protocols like FWIN allow fisheries managers to compare selected parameters for individual lakes to benchmarks established for all lakes that have been sampled using the same technique. This is perhaps the greatest value of using a standard method. Status can be evaluated comparing biomass estimated from standard netting surveys to expected biomass at maximum sustained yield (MSY) and annual mortality derived from age class distributions to a mortality threshold intended to prevent population decline. For Lake Mindemoya, comparisons of estimated Walleye abundance and mortality to the applicable benchmarks are displayed individually in Figures 2 and 4 above. In combination, the benchmarks for biomass and mortality are used to portray population status by year of survey in Figures 8a and 8b below. The reason for two plots being to illustrate the effect of a decrease in primary productivity and hence carrying capacity or expected biomass that has occurred since the original 1975 lake survey.

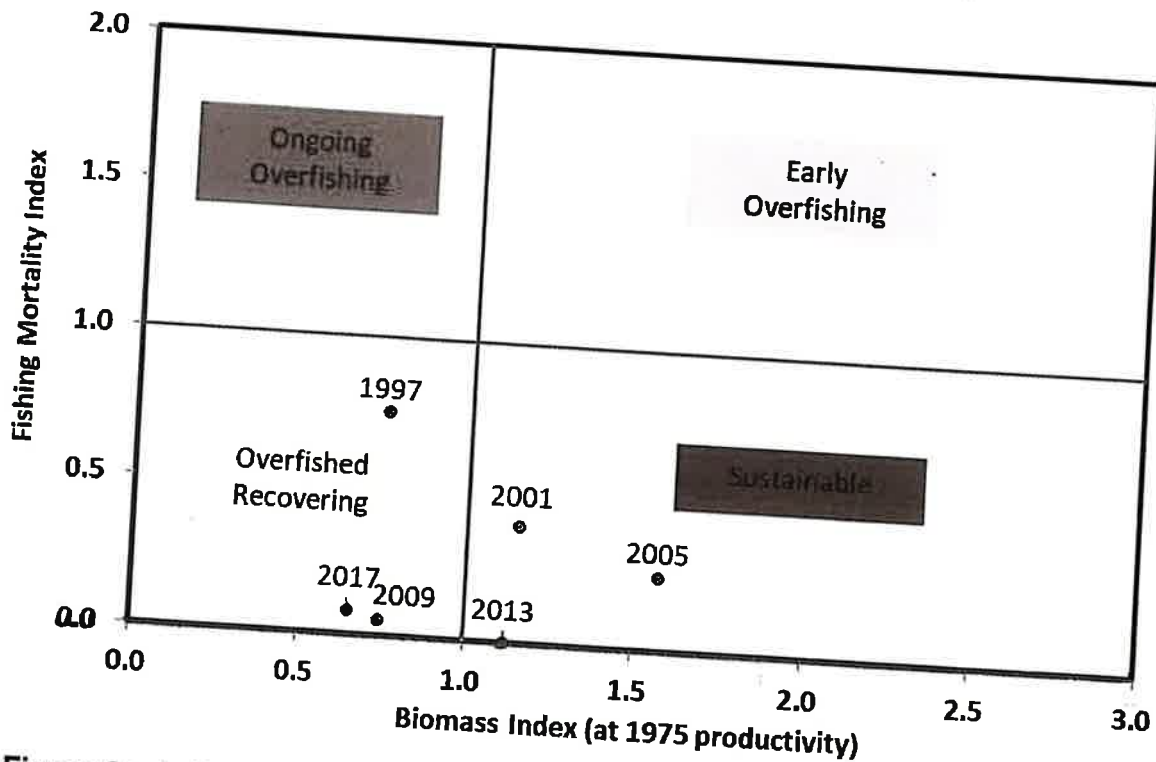


Figure 8a: Lake Mindemoya Walleye population status 1997 to 2017 (Biomass benchmark set using 1975 productivity level).

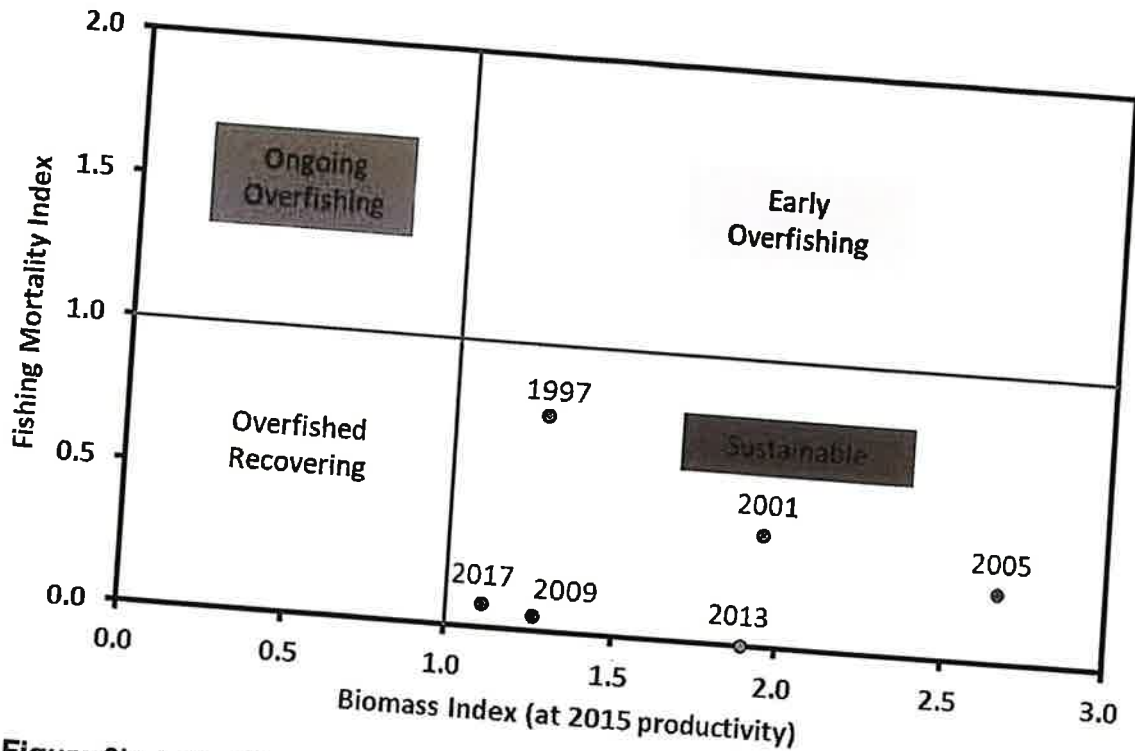


Figure 8b: Lake Mindemoya Walleye population status 1997 to 2017 (Biomass benchmark set using 2015 productivity level).

Total dissolved solids (TDS) and Secchi depth (water clarity) measurements were obtained in August of 2015 and compared to the same parameters measured at the time of the original lake survey in 1975 in order to evaluate changes in lake productivity associated with the colonization and establishment of Zebra Mussels. TDS has declined from 207 to 152 mg per L and Secchi depth has increased from 2.9 to 5.15 m. Expected Walleye biomass at MSY estimated using these two indicators of primary productivity has declined from 9.14 kg per hectare in 1975 to 5.40 kg per hectare in 2015 (a 40% decrease over a 40-year time frame). We can only expect Lake Mindemoya to support 60% of the Walleye biomass that it would have supported in 1975.

Taking this one step further, concurrent with a reduction in carrying capacity is the increased growth and condition of Walleye owing largely to the introduction of Smelt. The average weight of a 3-year-old Walleye, the most abundant year class encountered in 1997 and the second most abundant year class encountered in 2017, has increased from 315g in 1997 to 915g in 2017, nearly a 3-fold increase! The expected biomass at MSY in 1997 would have equated to 29 Age 3 Walleye per hectare. The expected biomass at MSY in 2017 would equate to only 6 Age 3 Walleye per hectare a 79% decrease in expected abundance. The actual abundance of Walleye based on the 2013 and 2017 FWIN surveys (8.8 and 8.3 Walleye per net respectively) has decreased from an abundance of 39.7 Walleye per net as averaged across the 1997, 2001, and 2005 FWIN surveys. Surprisingly, this represents a decrease of 78% essentially equivalent to the predicted decrease in expected abundance based on reduced productivity and increased Walleye growth.

Walleye population dynamics have been irreversibly altered in Lake Mindemoya, a direct result of the introduction of invasive species (Zebra Mussels and Rainbow Smelt). Walleye biomass and abundance have declined significantly since 1997 due in part to reduced productivity and carrying capacity resulting from the impact of Zebra Mussels. In addition to reducing primary productivity, Zebra Mussels cause significant reductions in zooplankton abundance in lakes where they have become established (Higgins and Vander Zanden 2010). Given that larval and young-of-year Walleye feed primarily on zooplankton (Scott and Crossman 1973; Bozek et al. 2011), reduced survival of early Walleye life stages can be expected as a result of food limitations caused by Zebra Mussels.

More recently, Rainbow Smelt were introduced to the ecosystem. Based on the FWIN survey results, this introduction likely occurred at some point between 2005 and 2009 and the abundance of Smelt increased dramatically between 2009 and 2013. There were no Smelt captured in the 2017 FWIN nets; however, it is unknown whether this is related to declining Smelt abundance, annual variation in size structure, or both. Smelt affect Walleye population dynamics in two ways. Firstly, Smelt are a readily available, high energy food source and their presence dramatically increases adult Walleye growth, condition, and survival. Figure 9 demonstrates the changes in Walleye abundance, condition, and mortality that have occurred following the introduction and expansion of Smelt.

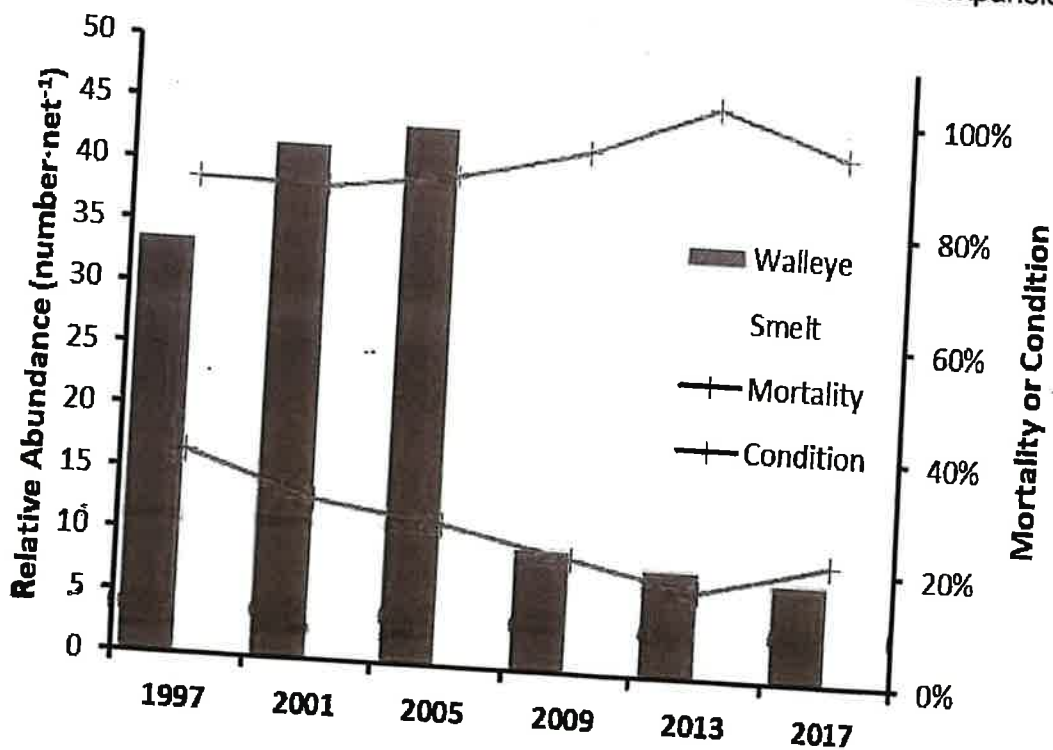


Figure 9: Walleye abundance, condition, and mortality shifts in Lake Mindemoya in response to the introduction and expansion of Rainbow Smelt.

While higher growth rates and reduced mortality may seem like positive responses, Smelt have also been blamed for recruitment failure in a variety of species including Cisco, Whitefish, and Walleye all of which are native to Lake Mindemoya. Larval Walleye in particular can demonstrate high levels of mortality after Rainbow Smelt establishment. Some studies suggest this interaction relates primarily to competition for available zooplankton (McDonnell 2011). Note that zooplankton abundance would have already been suppressed in Lake Mindemoya given the impact of Zebra Mussels. Other studies highlight the significance of Smelt predation on young-of-year Walleye (Mercado-Silva et al. 2007). Both factors are likely at play and Walleye recruitment in Lake Mindemoya is more sporadic presently than it has been in the past.

Walleye are however still recruiting naturally to the population despite the presence of Smelt as evidenced by strong 2005 and 2010 year classes as confirmed by both the 2013 and 2017 FWIN surveys and strong 2014 and 2016 year classes as confirmed by the 2017 survey. Furthermore, the population still compares favourably against benchmarks for expected biomass at MSY and sustainable mortality. In fact, all 6 of the FWIN surveys put Lake Mindemoya in the sustainable quadrant at current levels of productivity (see Figure 8b). The new reality for Lake Mindemoya is fewer bigger Walleye. Carrying capacity for Walleye has been reduced by Zebra Mussels and Mindemoya Walleye are growing faster, maturing earlier, and producing more eggs in response to the presence of Smelt. Unfortunately, such changes are irreversible with or without stocking.

Another possible impact of Smelt that relates more to angler catch than to the health of the Walleye population would be altered foraging behaviour of Smelt fed Walleye. A Walleye that may have spent several hours a day (morning and night) foraging for a variety of food items in shoreline areas might now only feed for a half hour a few times a week potentially suspended in open water areas to achieve the same or better nutrition and would be largely inactive outside of these brief feeding windows. Bottom-line, they become less vulnerable to anglers and modified angling techniques are required to catch them. As a result, the reduction in angler catch would be disproportionately higher than the actual reduction in Walleye abundance. This vulnerability effect is supported by the mortality data presented in Figure 4. Walleye in Lake Mindemoya are displaying very low levels of mortality for a such a popular fishery.

In response to requests for supplemental Walleye stocking in Lake Mindemoya and associated concern around the potential uniqueness of the Lake Mindemoya Walleye strain, DNA samples were collected in 2009 (FWIN survey) and again in 2015 (as provided by Cedar Grove Resort). Dr. Chris Wilson (MNRF Research Scientist) has compared the genetic profile of Lake Mindemoya Walleye to the existing Lake Manitou strain (an introduced population and the available strain in the provincial fish culture system) as well as to a number of other populations in the North Channel, Georgian Bay, and Lake Huron. Table 2 and Figure 10 present the results of this DNA analysis.

Table 2: Source Walleye populations included in the DNA analysis presented in Figure 9.

Source Population	Code in Ordination Plot (DAPC)
Lake Mindemoya (2009)	1
Lake Mindemoya (2015)	2
Lake Manitou	3
French River	4
McGregor Bay	5
Moon River	6
Musquash River	7
Serpent River	8
Severn Sound	9
Shawanaga River (2015)	10
Shawanaga River (2009)	11
Shebeshekong River	12
Spanish River (2016)	13
Whitefish River	14

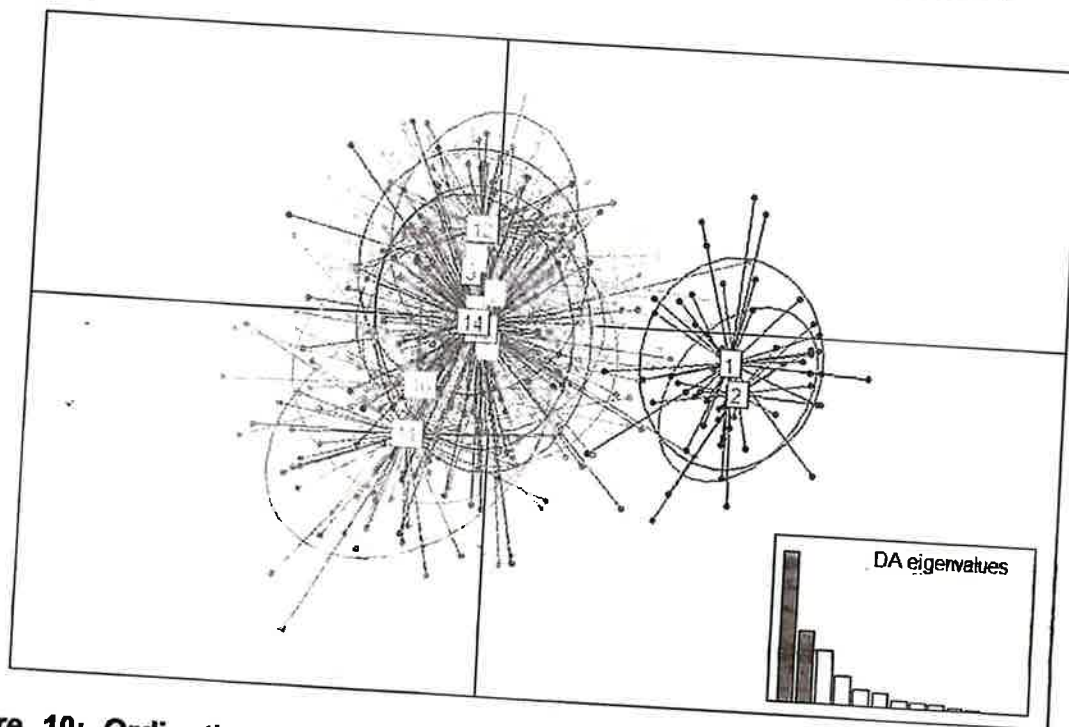


Figure 10: Ordination plot showing results of Principal Component Analysis (PCA) and Discriminant Analysis (DA) conducted on source Walleye populations listed in Table 2.

Ordination plots are commonly used to display complex DNA data. Interpretation of the PCA plot is relatively straight forward. Objects closer to one another are more similar than those ordinated further away. DA eigenvalues displayed on the inset bar graph show the number of significant axes based on the PCA and DA data with the first bar in the figure being Lake Mindemoya demonstrating significant divergence from all the other populations examined. The genetic results from Walleye in Lake Mindemoya confirm that they are genetically distinct from Walleye in Lake Manitou and all other populations MNRF has looked at in the North Channel, Georgian Bay, and Lake Huron.

Given one of the goals in managing the Mindemoya Walleye population should be to maintain it's genetic integrity, it would not be desirable to stock using any source other than the native Mindemoya strain. A wild spawn collection on Lake Mindemoya would be required should stocking become necessary to maintain the population. Using any other known source would be introducing fish with very different genetic ancestry and would likely compromise the genetic integrity of the Mindemoya population. Given the logistical challenges involved, conducting a second egg collection on Manitoulin would be complicated and costly. Such a management option would not seem warranted unless we are essentially giving up on the ability of the existing population to sustain itself through natural reproduction and that determination is not defensible based on current evidence. Admittedly, the decision to stock or not stock would be easier if the native Lake Mindemoya strain were readily available for culture.

At the end of the day, fisheries management decisions for Lake Mindemoya really come down to consideration of risks versus benefits. MNRF maintains that the risks (i.e. genetic implications) outweigh the questionable benefits of stocking. A realistic picture of the benefit end of the equation can be derived from a comparison between Lake Mindemoya (presently self-sustaining) and Lake Kagawong (presently a stocked fishery). Both the 2017 BsM data for Lake Kagawong and the 2017 FWIN data for Lake Mindemoya can be calibrated to estimated Walleye abundance. In 2017, Lake Kagawong was estimated to support less than one tenth of the number of Walleye per hectare that Lake Mindemoya currently supports through natural recruitment despite ten years of annual stocking (approximately 3 million sac fry, 380,000 summer fingerlings, and 12,000 advanced fall fingerlings in total). The true benefit of initiating stocking on Lake Mindemoya would be limited in comparison to what the lake seems to be capable of supporting through natural reproduction. Some lakes invaded by Smelt do end up requiring supplemental or even put-grow-take stocking; however, the best course of action at the present time for Lake Mindemoya is to continue monitoring for natural recruitment. Optimistically, we will see continued natural recruitment in the years ahead. The need for stocking can be re-evaluated based on future changes in the status and structure of the population.

In the event that Lake Mindemoya does require stocking at some point in the future, it will be a significant challenge to produce the number and size of fish that would be required to significantly increase year class strength in a large lake that supports an abundant Smelt population. Two references were consulted in this regard. Lawson and Carpenter (2014) recommend that Walleyes be stocked at sizes larger than 142 mm (5.5 inches+) in order to avoid predation by Rainbow Smelt. And, based on a recent

study in Minnesota (climatically similar to Manitoulin), a stocking rate of 560g of advanced Walleye fingerlings per littoral hectare (< 5m) is recommended as a balance between increased abundance and the relative cost of stocking (Jacobson and Anderson 2011). For Lake Mindemoya, this would equate to a target of 50,000 advanced fall fingerlings in the range of 15 to 20g. At present, the culture of 50,000 advanced fingerlings for a single lake is well beyond the capacity of either a volunteer hatchery or the provincial fish culture system.

As a final word of caution, users of Lake Mindemoya should pay heightened attention to avoid introduction of additional invasive species. There are other species of concern in Lake Huron with potential to further impact Walleye population dynamics in Lake Mindemoya (e.g. Spiny Water Fleas, Quagga Mussels, etc.). Aquatic invaders can be transferred by sticking to surfaces such as bathing suits, boats, bait buckets and fishing gear. Many are resilient and can live in dry conditions for days. Boat owners are urged to drain and clean motors, trailers, bilges and live wells and clean the outside of boats with pressure washers or hot water between lakes. Swimmers can wash their bathing suits in hot water before returning to Lake Mindemoya.

Acknowledgements:

Thanks to George Morgan (OMNRF Biodiversity and Monitoring Section) for assistance with data entry and analysis and for peer review of this report, to Dr. Chris Wilson (OMNRF Research Scientist) for DNA analysis and interpretation, and to Jeff Amos (OMNRF NER Aquatic Ecosystem Science Specialist) for of Lake Kagawong BsM data and for peer review.

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- Scott, W.B. and E.J. Crossman. 1973. Freshwater fishes of Canada. Bulletin of the Fisheries Research Board of Canada 184. Environment Canada, Fisheries and Marine Services, Ottawa, Ontario. 966 pp.

Theresa Carlisle

From:
Sent:
To:
Cc:
Subject:

Gertha Griffiths [gegpottery@gmail.com]
March 25, 2024 1:34 PM
mpbcarlisle@bellnet.ca
Denise Deforge
Split Crow Development aka Kieswetter Development on Lake Mindemoya

In researching the proponents of this development, it appears that the Kieswetter expertise lies in the excavation, demolition and aggregate industry, not in housing development.

- Can the proponents supply examples to the municipality and the Manitoulin Planning Board of developments that they have successfully completed in the last 5 to 10 years?

Demolition - Excavation - Aggregate companies from larger urban areas have not been entirely transparent in their dealings with smaller communities in the Greater Sudbury - Manitoulin catchment. Coco Aggregates and the aggregate pits outside of Killarney are a prime example of environmental damage that remains unresolved. Research would indicate a Kieswetter connection to Coco Aggregates so this issue should not be unfamiliar to the developers.

- What guarantees and/or financial holdings will be set aside to mitigate costs to the municipality should the development encounter unforeseen issues or delays to completion of the project?
- What sureties will be in place should the developers encounter financial difficulties. Bankruptcies in this industry are not uncommon.
- What is the projected timeline to completion of this development?

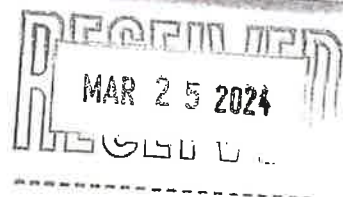
Of note, in calling this endeavour "Split Crow", the developers are distancing themselves from the project, adding another layer of obfuscation.

- As there are no other developments with this designation, can we assume this is a "one off" for this developer?

My observations.
Regards

G. Griffiths
Spring Bay, ON

Sent from my iPad



Theresa Carlisle

From: Theresa Carlisle [mpbcarlisle@bellnet.ca]
Sent: April 2, 2024 10:56 AM
To: 'Maja Mielonen'; 'Denise Deforge'
Subject: RE: Tracye Road

Good Morning Ms. Mielonen,

In reply to your questions for the Manitoulin Planning Board:

1. The proposed use of the 39 lots was for seasonal residential uses as indicated within the Exp report. The notice was therefore for 'seasonal residential uses' not for permanent residential uses. There are some differences, i.e. road standard (snow ploughing), proof of potable water as per the Ministry Guidelines, building permits,
2. & 3. The Municipality will comment on these; the Municipality will need to support the development and will have a Subdivision Agreement and/or Site Plan Agreement in place to address the development; we are in the discussion stage and early stages of approval (or not).

From: Maja Mielonen [REDACTED]
Sent: March 26, 2024 11:25 AM
To: Theresa; Denise Deforge
Subject: Tracye Road

Hi Theresa,

It was nice to see you last night.

Denise,

thank you for a well-organized public meeting.

Please find attached two documents.

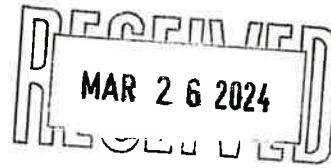
Notice of public meeting paragraph one. States under Purpose: seasonal residential use. See attached.

Thank you for all the work you both do

Maja

①

I thank you for letting me entertain a few questions to various people in the room and on Zoom



Manitoulin Planning board:

1. Is there a different set of rules that apply for a seasonal residence development versa a permanent/primary residence development?
2. Are you certain that Central Manitoulin has all they need in place to enforce seasonal residency as proposed by the developer, should you permit the development as proposed.
3. If not, will Central Manitoulin be given time to establish what you deem missing before giving the green light to this proposed seasonal residency development?

Mayor and council

1. Knowing all you know from reports provided to you by the developer as well as the Lake Mindemoya Stewartship Association and having read all suggestions and concerns from your taxpayers, have you provided the Manitoulin Planning Board with directive stipulation guidelines, assurances and answers they asked you to provide to them at the last FED committee meeting held on Thursday March 21st.2024 ?
2. If not, will you be ready by tomorrow? March 26, 2024

Developer

1. At the FED meeting on March 21st 2024, you told Council that you have no intentions on back lot development. Many of us have see lake shore development all over Manitoulin Island, that started with lake shore lots and most of them have now develop back lots.

2. I ask you, could you please provide the lot beside Tracey road as parkland. That lot represents about 2-5 % of your currently proposed development. Witch I believe may be about the amount the Municipally may ask for under the Parkland Provisions. This Parkland will provide an increase in life style quality, and enable lake shore access equity for future development in this area.

Maja Mielonen

March 25th

Public meeting Notes

Theresa Carlisle

From: Theresa Carlisle [mpbcarlisle@bellnet.ca]
Sent: April 2, 2024 12:00 PM
To: 'Joleen Secord'
Cc: 'Kristine Lang'
Subject: RE: File SUB2023-001 - Tracy Road

Good Morning Joleen,

I have copied this to the agent, Kristine Lang, to keep her in the loop.

I understand that an Environmental Impact Statement/Study (EIS) has been started and is nearly complete. I have not received a copy yet.

As for the studies, there has been an assessment done by the Mindemoya Lake Stewardship Association (MLSA), which was presented to the Manitoulin Planning Board and is available on our website with our Board Minutes of January 30th, 2024.

Discussions between the Planning Board, the Municipality, and the applicant, may result in a condition of the subdivision approval that a 'Lake Capacity Study' is completed that demonstrates that the Lake can handle the 39 lot Plan of Subdivision.

From: Joleen Secord [REDACTED]
Sent: April 2, 2024 11:36 AM
To: Theresa Carlisle
Subject: RE: File SUB2023-001 - Tracy Road

Good afternoon, Theresa,

Just a quick question for these proposed subdivision, has there been any studies conducted on the Lake and the impact these will have on the water quality, potential pollutants, impacts on fish and wildlife ect.?

Miigwetch

Joleen Secord
Consultation Coordinator
M'Chigeeng First Nation
53 Hwy. 551 P.O. Box 333
M'Chigeeng, ON P0P 1G0
P: 705-377-5362, ext 241
C: 226-920-9212
www.mchigeeng.ca

*"M'Chigeeng Anishinabek will be a vibrant, progressive, proud, united, Ojibwe-speaking First Nation.
Our people will be healthy, self-reliant, respectful of our obligations to
Mother Earth, and culturally grounded, showing mutual respect and support for all people."*

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Theresa Carlisle

From:
Sent:
To:

Aaron Quesnel [REDACTED]
April 2, 2024 2:35 PM
cmreeve@eastlink.ca; biglakelind@gmail.com; rjdiebolt@hotmail.com;
wmdalescott@gmail.com; bowhunterderek@hotmail.com; johnbisailon@gmail.com; mitb705@gmail.com; mmohr@centralmanitoulin.ca; ddeforge@centralmanitoulin.ca
mpbcarlisle@bellnet.ca
Re: SUB2023-001 Tracy Road

Cc:
Subject:

Follow Up Flag:
Flag Status:

Follow up
Flagged

Hello Mayor and Council,

I wanted to submit some general comments and thoughts regarding this proposal. I'm sure you have discussed many of these internally already, but I appreciate your consideration.

- 1) In many jurisdictions municipalities require a set of Community Amenity Contributions (CACs) in exchange for rezoning approval to ensure the whole community directly benefits from a development, not just the developer and a higher general tax base. The incredible infrastructure and benefits achieved through this model should not be overlooked and range from public space to day cares or other hard/soft infrastructure. Obviously this guide from the City of Vancouver is a very different context than Central Manitoulin, but may provide some insight for councillors if unfamiliar with the concept.
- 2) In an effort to avoid Manitoulin Island from becoming a cookie cutter suburb of sprawl, I am a proponent of densification and preservation. Densify a portion of the subject area and protect the remainder through covenants or CACs. I'm not sure how you feel if you drive through or fly over towns in southern ontario, but I find the endless sprawl disgusting and I fear this large scale development is a step in that direction.
- 3) If you do approve this subdivision with or without amendments to phase 1, I encourage you to require the remaining parcel to be retained in perpetuity as rural/agriculture. While the development of this other portion may not be on the books now, of course it will be the next phase for the developer to pursue in future years. If it is not their intention then this is great, and Central Manitoulin can use your available legal mechanisms/covenants to ensure this cannot be revisited again. This is standard practice in many jurisdictions I have seen.
- 4) Any decisions made for this project will be setting a clear precedent for future slicing up of legacy farms and agriculture properties and will send a message to developers who invariably look for large parcels for development, whether it is Brampton or Central Manitoulin. I hope that Central can find a balance of sustainable growth that contributes to a vibrant community without selling its soul for peanuts and having our island paved over with subdivisions.
- 5) From the EXP water report, section 6.1 states "EXP understands that the use of on-site, individual water supply wells will not be a source of water supply at the Site. As such, no hydrogeological assessment was completed for the Site, as it relates to groundwater quantity and supply. Based on the Site's close proximity to a surface water body, it is assumed water supply will be obtained from Lake Mindemoya." I am very curious what effects that this level of draw and system design would have on the lake. Are there 39 intake lines going in? Is there a centralized water treatment plant planned? EXP noted that surface water exceeded standards for potability.
- 6) I consulted a hydrogeological engineer to review the EXP study and he noted that if council was to be seriously considering this proposal that there is a requirement for additional studies to be conducted first. "There should be an environmental assessment or at least load management reviewed in much more detail including phosphorus and nitrate contribution to the lake. As geotechnical engineers...(EXP)... aren't qualified to look at that". He also suggested that a "...phased approach where (5-10 units) would be built and the

proponents implement a robust water quality monitoring regime to demonstrate compliance and no impact" before proceeding with any further development.

In closing, I would like to also commend residents who have already submitted their thoughtful and well formed comments and feedback to council in opposition of this proposal.

Regards,

Aaron

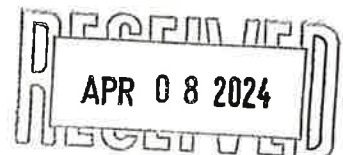
(2)

April 8, 2024

Re: SUB2023-001 Proposed 39 Lot Subdivision.

Please find the following issues that Council and the Board have been presented at various times but will summarize some items of great concern:

1. When Central Manitoulin Council is discussing draft plan conditions with the developer do it in a public forum. This process will show that Council wants to be transparent and the public will be aware first hand what Councils comments to the Board will be.
2. Lake Mindemoya water quality is extremely compromised whether the Council and Developer agree or not.
Will Council make the results available to all stake holders at an open meeting with residents so the users know the health and safety matters of the lake.
Will the developer remove there social media promotion indicating the pristine waters of the lake and inform potential buyers of the health and safety issues with the water, and if potential buyers are interested advise them in writing of the issues.
If the report of water quality is contested and a professional independent consultant is hired then the terms of reference be clear that the existing report be referenced and that the consultants report not be influenced by the developer and that the consultant following MOE and MNR guidelines and consult the MSA
3. That no draft approval be allowed until a public meetings be held with all the stake holders, being Billings, M'Chigeeng First Nations, and Central Manitoulin residents and that the meetings be when all residents including tourist traffic are available. The developer to present the proposal, chaired by Council and unlimited time limits for a question and answer format to the developer and Council. Notification for the meetings be by news letter and posters.
4. That the Agricultural Zone be corrected to the land that has for years been actively farmed. This correction will encompass approximately half of the proposal. See attached photo of active plowed land used for agriculture.
5. The 2018 Official Plan is outdated as it refers to land development capacities, a large increase of homes and trailer park additions has happened in past 6 years, and adding 39 additional homes will certainly add negatively to the development capacity-limits. ①



6. Conduct a lake Shore Capacity Assessment based on the booklet jointly prepared by the Ministries of Natural Resources and Environment.

Benefits of lake shore capacity assessment

Use of lake shore capacity assessment by municipalities (along with proactive land-use controls) and enforcement of water-related regulations and bylaws will help to ensure that the quality of water in Ontario's inland lakes is preserved. The protection of water quality will also protect environmental, recreational, economic and property values. Lake shore capacity assessment enhances the effectiveness of the land-use development process in many ways:

- It incorporates the concept of ecosystem sustainability in the planning process
- It is consistent with watershed planning
- It promotes land-use decisions that are based on sound planning principles
- It addresses many relevant aspects of the Provincial Policy Statement (2005), which came into effect on March 1, 2005. The Provincial Policy Statement is issued under section 3 of the *Planning Act*.
- It encourages land-use decisions that maintain or enhance water quality
- It encourages a clear, coordinated and scientifically sound approach that should reduce conflict among stakeholder groups
- It encourages a consistent approach to lake shore capacity assessment across the province
- It is cost effective-the net effect of lake shore capacity assessment will likely be to shift development from lakes that are already well developed to those that are less developed.

7. Development- some contraventions of the official plan.

- discourage the fragmentation and abandonment of existing agricultural uses.
- protect areas of organic soils for future use, this applies to half of the development
- recreational activities are primarily water oriented which have led to water bodies and shore lines approaching capacity, this has been substantiated that Lake Mindemoya is at capacity.
- to encourage future development in existing settlements areas that have existing servicing capability, and that would be established by a land development plan.
- ensure that the decision to permit additional seasonal residential development that present and future water quality and quantity both from the public recreational use and as a drinking water source.
- to ensure that interests of the people including local residents and the people that use the water body or who is affected by its use.
- when expansion to shoreline areas that promote strip development, where it results in fragmentation of rural or agricultural areas should not be permitted.
- that the new land does not negatively impact the protection of public health and safety, your own report states that exceedances for health related standards exist.

8. This 39 lot proposed development is setting a precedent for future proposals for development, do we really want the Muskoka's on the Island, they have ruined the southern inland lakes and are moving to the Island and selling it as a bonus to our small rural communities, money seems to be the motivation for the developer not our communities, the affect of development without a plan for development is a catastrophe for our future, it will be a legacy that will impact well beyond many terms of Councils.

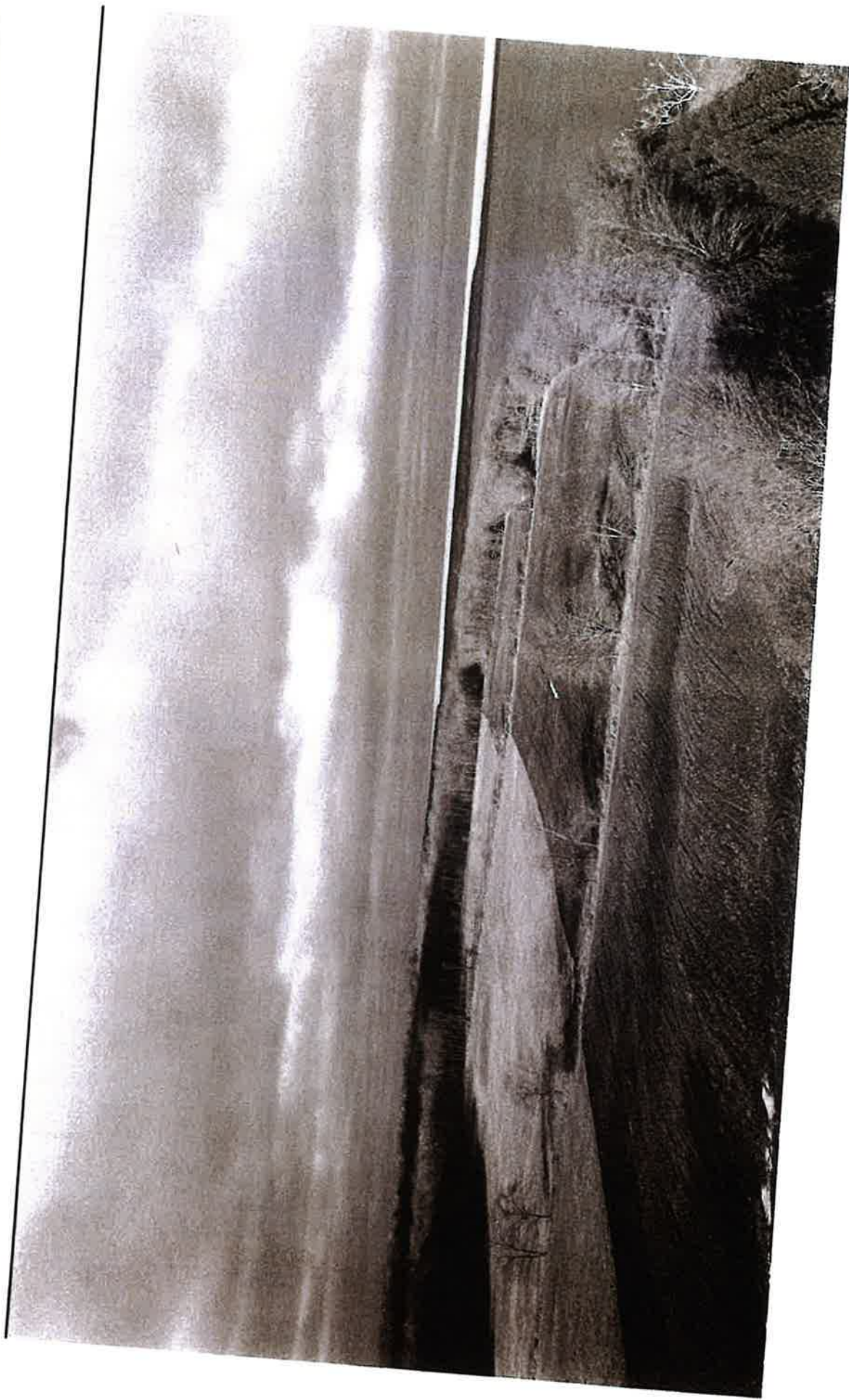
9. That developments of this nature be restricted to use of any sort of trailer housing.

10. It is time that Central Manitoulin take the lead in preserving the lake quality and fishery including the outlet creek to Providence Bay. Its not the time to point fingers at the causes but to include all the stake holders on the lake and develop a comprehensive

plan to resolve the collective problem. Adding more development on the lake is not the answer. Planning for future development is a must. Central Manitoulin must protect the public, that's Councils roll, not to jump at some proposal thinking its an economic bonanza but to look at the future and the implications this development will contribute to the lake quality.

Thank you, the future of Mindemoya Lake is in your hands.

Ken Rautiainen
And Concerned Citizens



5