

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 493-100-05000-0000

A. Applicant Information

Name of Owner Scott Clair & Joanne Kathleen Utter

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 325082 Norwich Road
Town and Postal Code Norwich, Ont N0S 1P0
Phone Number 519-536-1021
Cell Number 519-536-1021
Email utteratexeculink.com

Name of Applicant Heg Homes Inc.
Address Heg Homes Inc. 1 Henry Gosh.
Town and Postal Code 365261 Evergreen St, Burgessville, Ont
Phone Number 519-537-1839
Cell Number 519-537-1839
Email henrygoshatexeculink.com

Name of Agent

Reg Anne

Address

365261 Evergreen St.

Town and Postal Code

Burgessville, Ont N0S 1C0

Phone Number

519.537.1839

Cell Number

519.537.1839

Email

henrygord@execulink.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner

☐ Agent

☒ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

None

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

373 Cedar Drive

CHN Plan 546 Lot 35

Municipal Civic Address: 373 Cedar Drive

Present Official Plan Designation(s): R.R.

Present Zoning: R.N.

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Boat House

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Boat House To Remain

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Intent is to build a cottage with covered porch and retain Boat House.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

10 years

9. Existing use of abutting properties:

Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	18.288	15.0		18.288	
Lot depth	38.10			38.10	
Lot width	18.288			18.288	
Lot area	696.4 sqm	5.82(9)		696.4 sqm	note
Lot coverage	0% (only boathouse)	15.0%		36.2%	21.2%
Front yard	6.0			6.1	
Rear yard	9.0			13.13	
Height	9.1			7.9	
Left Interior side yard	1.2			1.22	
Right Interior side yard	1.2			1.22	
Exterior side yard (corner lot)					
Parking Spaces (number)	2			2	
Aisle width					
Stall size					
Loading Spaces					
Other					

2. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law:

There is an existing boathouse on the site with a lot coverage of 8.8%. There is no cottage on the site at this time. The proposed cottage will exceed the 15% lot covered permitted under the zoning provisions for the RR.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

N. 1A

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☒ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☒ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☒ Individual wells ☐ Other (describe below)

Water Supplied by Lake Mead Water System.

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☒ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers ☐ Open ditches
☒ Other (describe below)

Grading to be designed for Drains

2. Existing or proposed access to subject lands:

- ☒ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.


Owner/Applicant/Agent Signature

Sept 4 / 2024
Date

J. Owner's Authorization

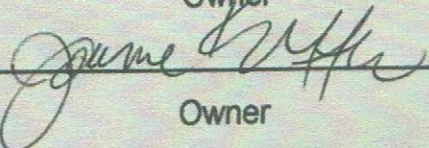
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We SCOTT & JOANNE LITEN am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize HEG HOMES to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.


Owner

Sept 3 / 24
Date


Owner

Sept 03 / 24
Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Henry Goss of Township of Norwich
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits
transmitted herewith are true and I make this solemn declaration conscientiously
believing it to be true and knowing that it is of the same force and effect as if made
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

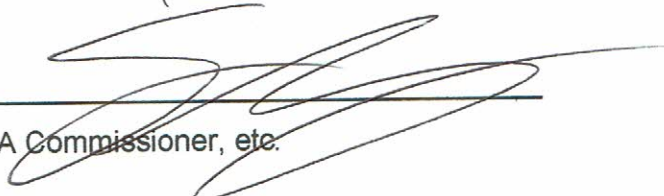
The Township of Norwich


Owner/Applicant/Agent Signature

In the County of Oxford

This 9th day of September

A.D., 2024



A Commissioner, etc.

Sean McCoy
a Commissioner, etc.
Deputy Clerk/Planning Coordinator
Corporation of the Township of Norwich

SITE PLAN

PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: HEG HOMES
#373 CEDAR DRIVE
30267-0147

SCALE 1:200

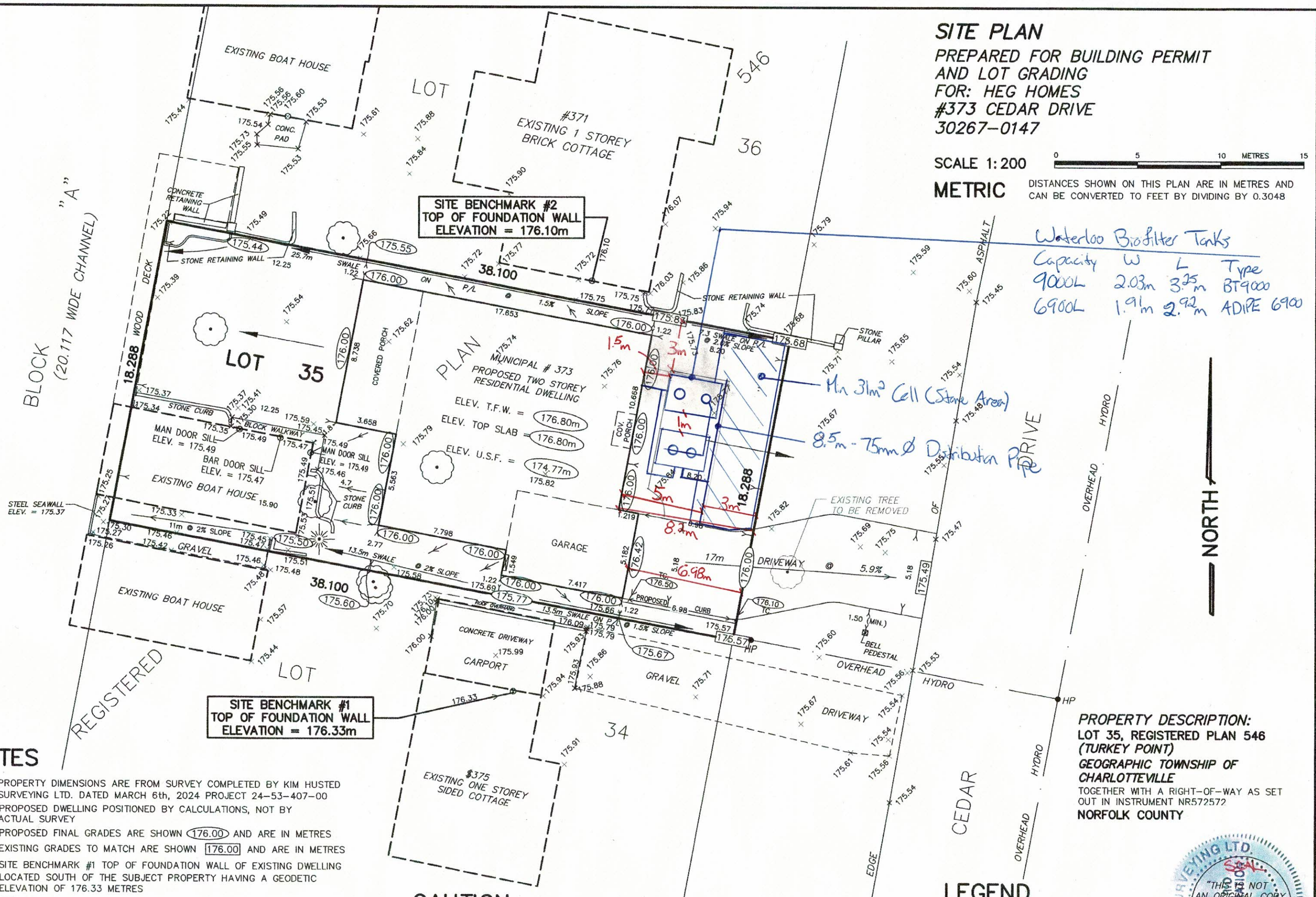


METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Waterloo Biofilter Tanks

Capacity	W	L	Type
9000L	2.03m	3.25m	BT9000
6900L	1.91m	2.92m	ADIPE 6900



NOTES

- PROPERTY DIMENSIONS ARE FROM SURVEY COMPLETED BY KIM HUSTED SURVEYING LTD. DATED MARCH 6th, 2024 PROJECT 24-53-407-00
- PROPOSED DWELLING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- PROPOSED FINAL GRADES ARE SHOWN (176.00) AND ARE IN METRES
EXISTING GRADES TO MATCH ARE SHOWN [176.00] AND ARE IN METRES
- SITE BENCHMARK #1 TOP OF FOUNDATION WALL OF EXISTING DWELLING LOCATED SOUTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.33 METRES
SITE BENCHMARK #2 TOP OF FOUNDATION WALL OF EXISTING DWELLING

PROPERTY DESCRIPTION:
LOT 35, REGISTERED PLAN 546
(TURKEY POINT)
GEOGRAPHIC TOWNSHIP OF
CHARLOTTEVILLE
TOGETHER WITH A RIGHT-OF-WAY AS SET
OUT IN INSTRUMENT NR572572
NORFOLK COUNTY

LEGEND



SKETCH

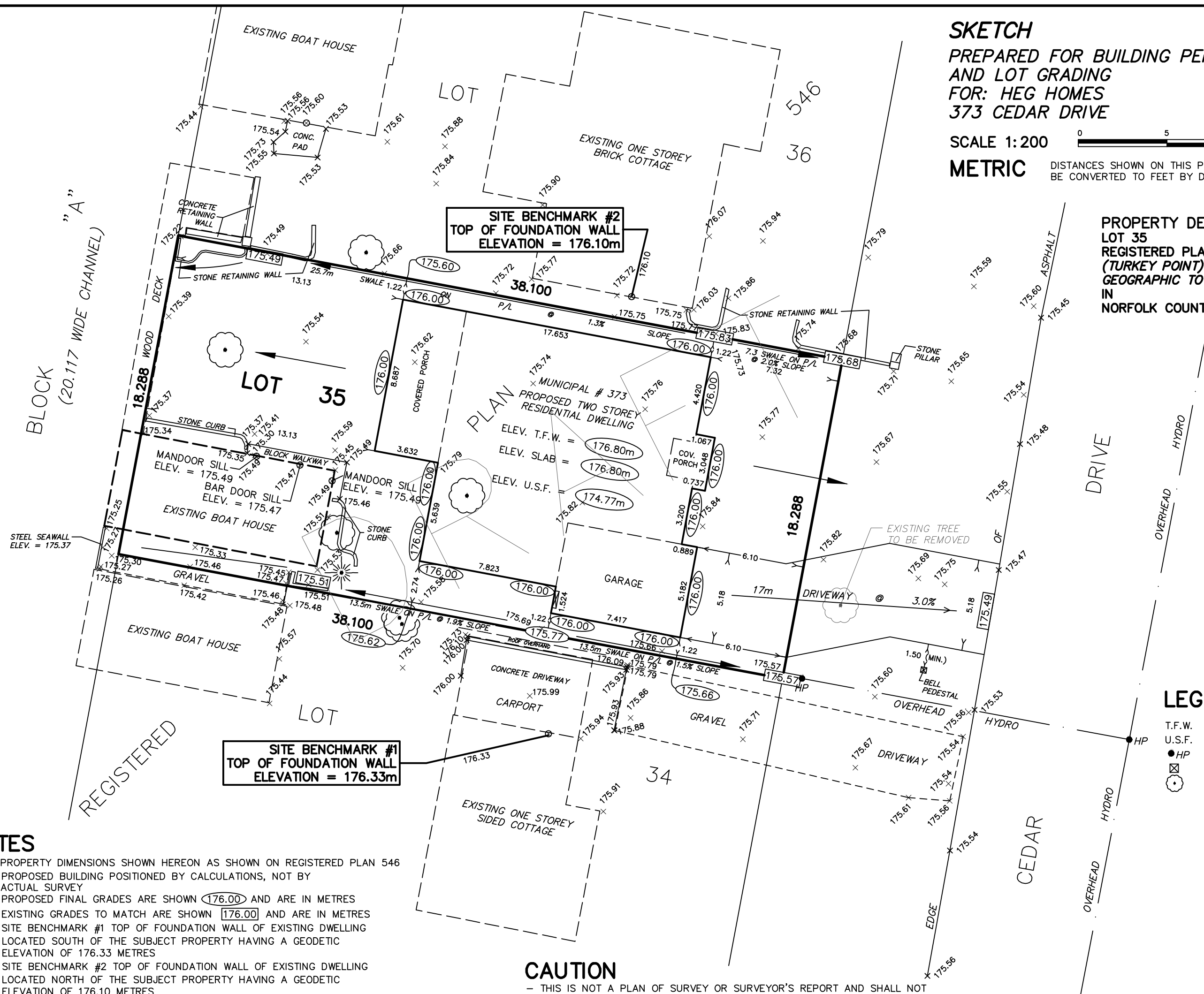
PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: HEG HOMES
373 CEDAR DRIVE

SCALE 1:200

METRIC

0 5 10 15 METRES
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PROPERTY DESCRIPTION:
LOT 35
REGISTERED PLAN 546
(TURKEY POINT)
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
IN NORFOLK COUNTY



LEGEND

T.F.W. DENOTES TOP OF FOUNDATION WALL
U.S.F. DENOTES UNDERSIDE OF FOOTING
● HP DENOTES EXISTING HYDRO POLE
⊠ DENOTES EXISTING BELL PEDESTAL
⊙ DENOTES EXISTING TREE

NOTES

- PROPERTY DIMENSIONS SHOWN HEREON AS SHOWN ON REGISTERED PLAN 546
- PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- PROPOSED FINAL GRADES ARE SHOWN 176.00 AND ARE IN METRES
EXISTING GRADES TO MATCH ARE SHOWN 176.00 AND ARE IN METRES
- SITE BENCHMARK #1 TOP OF FOUNDATION WALL OF EXISTING DWELLING LOCATED SOUTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.33 METRES
SITE BENCHMARK #2 TOP OF FOUNDATION WALL OF EXISTING DWELLING LOCATED NORTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 176.10 METRES
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GEOID MODEL HT2_2010v70, REFERENCE FRAME NAD83 (CSRS) (2010.0)
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- SEPTIC SYSTEM TO BE DESIGNED BY OTHERS
ELEVATIONS TO BE REVISED WHERE REQUIRED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARKS PRIOR TO EXCAVATION
- AREA OF LOT 35 = 696.8 SQUARE METRES
AREA OF PROPOSED DWELLING, GARAGE AND PORCHES = 252.5 SQUARE METRES
PROPOSED LOT COVERAGE = 36.2%
AREA OF EXISTING BOAT HOUSE = 61.1 SQUARE METRES
BOAT HOUSE LOT COVERAGE = 8.8%

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND IT'S LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED
- LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED

NOTE: DISTANCE FROM T.F.W. TO U.S.F. IS 2.03m OR 6'8".
6'2" FOUNDATION WALL HEIGHT ON 6" FOOTINGS.
TO BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
NOTE: A MINIMUM DISTANCE OF 1.22m OR 4'0" MUST BE MAINTAINED
FROM FINAL GRADE TO UNDERSIDE OF FOOTINGS IN ALL LOCATIONS.

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KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 24-19197SP

HEG HOMES	REF:	DWG.	RDH
373 CEDAR DRIVE, TURKEY POINT	FF6	CKD.	KSH

MARCH 13, 2024

"THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSSED WITH
SEAL"

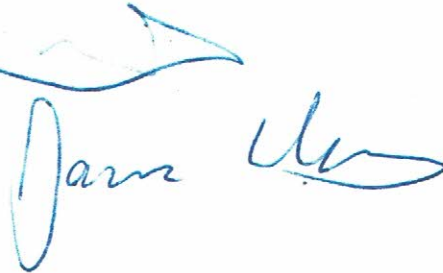
Planning Application

Under E point 2

The owners are aware of and will comply with all relevant federal or provincial legislation , municipal by-laws or other agency , including the Endangered Species Act , 2007 . The owners have screened the subject lands have been screened to ensure that development or site alterations will Not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7

Scott Utter Owner

Joanne Utter Owner

The block contains two handwritten signatures in blue ink. The first signature, corresponding to Scott Utter, is a stylized, cursive 'S' followed by 'utter'. The second signature, corresponding to Joanne Utter, is a cursive 'Joanne' followed by 'Utter'.



16 Young Street
Woodstock, ON N4S 3L4
Tel: (519) 266-4680 Fax: (519) 266-3666
Webpage: www.AAenvironmental.ca

Offices in: Woodstock North Bay Toronto Simcoe

September 5, 2024

ref: #8557

Henry Goor
519-537-1839
henrygoor@execulink.com

Re: Species at Risk Preliminary Screening for the Subject Property located at 373 Cedar Drive, Turkey Point, Ontario

The study area is located within ecoregion 7E (MNR, 2015), identified as the Mixedwood Plains Ecozone bounded by the southern Great Lakes, and otherwise known as the Lake Erie-Lake Ontario Ecoregion. Ecoregions are areas of Ontario in which vegetation responds to landform and climate in a consistent pattern. This ecoregion is characterized by its Silurian and Devonian limestone bedrock and extends from Windsor and Sarnia to the Niagara Peninsula and Toronto, with shoreline on Lakes Huron, Erie, and Ontario. This ecoregion is largely composed of flat terrain and overlain by deep undulating deposits of ground moraine. There are hundred of small aquifers in sand and gravel deposits throughout this ecoregion. Although most wetlands have been eliminated, some coastal marshes, deciduous and coniferous swamps, and open fens remained scattered throughout.

This ecoregion is located within Rowe's Niagara Forest Region, characterized by its diverse vegetation. Carolinian forests contain tulip tree (*Liriodendron tulipifera*), black gum (*Nyssa sylvatica*), sycamore (*Plantanus occidentalis*), Kentucky coffeetree (*Gymnocladus dioicus*), pawpaw (*Asimina triloba*), common hackberry (*Celtis occidentalis*), in addition to more widespread sugar maple (*Acer saccharum*), American Beech (*Fagus grandifolia*), White ash (*Fraxinus americana*), Eastern Hemlock (*Tsuga canadensis*), and Eastern white pine (*Pinus strobus*). Additionally, this ecoregion sustains the largest remnants of tall-grass prairies in the

province. Many of Ontario's species at risk (SAR) are commonly found within ecoregion 7E include but are not limited to the Acadian flycatcher (*Empidonax virescens*), King rail (*Rallus elegans*), Prothonotary warbler (*Protonotaria citrea*), Hooded warbler (*Wilsonia citrina*), Spiney softshell turtle (*Apalone spinifera*), Blue racer (*Coluber constrictor foxii*), and Small-mouthed salamander (*Ambystoma texanum*) (MNRF, 2015).

Ecodistricts are finer divisions of Ecoregions; the study area is located within ecodistrict 7E-2. A background search of Ontario's Tree Atlas identified the following species of special interest (Table 1 – Ontario Tree Atlas).

Table 1 – Ontario Tree Atlas Species at Risk Ecodistrict 7E-2

Scientific Name	Common Name	COSEWIC	SARA SCHEDULE 1	SARO
<i>Castanea dentata</i>	American Chestnut	END	END	END
<i>Cornus florida</i>	Eastern Flowering-dogwood	END	END	END
<i>Fraxinus nigra</i>	Black Ash	THR	-	END
<i>Fraxinus profunda</i>	Pumpkin Ash	END	-	END
<i>Fraxinus quadrangulate</i>	Blue Ash	THR	THR	THR
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	THR	THR	THR
<i>Juglans cinerea</i>	Butternut	END	END	END
<i>Magnolia acuminata</i>	Cucumber Tree	END	END	END
<i>Morus rubra</i>	Red Mulberry	END	END	END
<i>Ptelea trifoliata</i>	Common Hoptree	SC	SC	SC
<i>Quercus shumardii</i>	Shumard Oak	SC	-	SC

Subsequent searches of the Ontario mammal, bird, butterfly and amphibian databases reported the following species of interest as relevant to the study area (Table 2 through Table 6).

Table 2 – Ontario Mammals Atlas Species at Risk Ecodistrict 7E-2

Scientific Name	Common Name	COSEWIC	SARA SCHEDULE 1	SARO
<i>Lasionycteris noctivangans</i>	Silver-haired Bat	END	-	-
<i>Lasiurus borealis</i>	Eastern Red Bat	END	-	-
<i>Lasiurus cinereus</i>	Hoary Bat	END	-	-
<i>Microtus pinetorum</i>	Woodland Vole	SC	SC	SC
<i>Myotis leibii</i>	East Sm.-footed Myotis	-	-	END
<i>Myotis lucifugus</i>	Little Brown Myotis	END	END	END
<i>Myotis septentrionalis</i>	Northern Myotis	END	END	END
<i>Perimyotis subflavus</i>	Tricolored Bat	END	END	END
<i>Taxidea taxus jacksoni</i>	American Badger	END	END	END

Table 3 – Ontario Breeding Bird Atlas Endangered Species for Grid Square 17NH52

Scientific Name	Common Name	COSEWIC	Sara SCHEDULE 1	SARO
<i>Antrastomus vociferus</i>	Eastern Whip-poor-will	SC	THR	THR
<i>Chaetura pelagica</i>	Chimney Swift	THR	THR	THR
<i>Chlidonias niger</i>	Black Tern	NAR	-	SC
<i>Chordeiles minor</i>	Common Nighthawk	SC	SC	SC
<i>Contopus virens</i>	Eastern Wood-Pewee	SC	SC	SC
<i>Dolichonyx oryzivorus</i>	Bobolink	SC	THR	THR
<i>Empidonax virens</i>	Acadian Flycatcher	END	END	END
<i>Hirundo rustica</i>	Barn Swallow	SC	THR	THR
<i>Hylocichla mustelina</i>	Wood Thrush	THR	THR	SC
<i>Icteria virens</i>	Yellow-breasted Chat	END	END	END
<i>Ixobrychus exilis</i>	Least Bittern	THR	THR	THR
<i>Melanerpes erythrocephalus</i>	Red-Headed Woodpecker	END	END	END
<i>Parkesia motacilla</i>	Louisiana Waterthrush	THR	THR	THR
<i>Rallus elegans</i>	King Rail	END	END	END
<i>Riparia riparia</i>	Bank Swallow	THR	THR	THR
<i>Sturnella magna</i>	Eastern Meadowlark	THR	THR	THR
<i>Wilsonia canadensis</i>	Canada Warbler	SC	THR	SC

Table 4 – Canadian Butterfly Atlas Endangered Species for Grid Square 17NH52

Scientific Name	Common Name	COSEWIC	SARA SCHEDULE 1	SARO
<i>Danaus plexippus</i>	Monarch	END	SC	SC

Table 5 – Ontario Amphibian Atlas Endangered Species for Grid Square 17NH52

Scientific Name	Common Name	COSEWIC	SARA SCHEDULE 1	SARO
<i>Anaxyrus fowleri</i>	Fowler's Toad	END	END	END
<i>Chelydra serpentina</i>	Snapping Turtle	SC	SC	SC
<i>Chrysemys picta marginata</i>	Midland Painted Turtle	SC	SC	-
<i>Emydoidea blandingii</i>	Blanding's Turtle	END	END	THR
<i>Graptemys geographica</i>	Northern Map Turtle	SC	SC	SC
<i>Heterodon platirhinos</i>	Eastern Hog-nosed Snake	THR	THR	THR
<i>Lampropeltis triangulum</i>	Eastern Milksnake	SC	SC	NAR
<i>Necturus maculosus</i>	Mudpuppy	SC	-	-
<i>Pantherophis vulpinus</i>	Eastern Foxsnake	Non-active	-	THR
<i>Pseudacris triseriata</i>	Western Chorus Frog	THR	THR	NAR
<i>Thamnophis sauritus</i>	Northern Ribbonsnake	SC	SC	-

Table 6 – Natural Heritage Information Centre Data for Grid Square 17NH52

Scientific Name	Common Name	COSEWIC	S-Rank	SARO
<i>Ammocrypta pellucida</i> pop.4	Eastern Sand Darter-Southwestern Ontario Population	THR	S2	THR
<i>Castanea dentata</i>	American Chestnut	END	S1S2	END
<i>Charadrius melodus</i>	Piping Plover	END	S1B	END
<i>Chelydra serpentina</i>	Snapping Turtle	SC	S4	SC
<i>Chrysemys picta marginata</i>	Midland Painted Turtle	SC	S4	-
<i>Contopus virens</i>	Eastern Wood-Pee-wee	SC	S4B	SC
<i>Cornus florida</i>	Eastern Flowering Dogwood	END	S2?	END
<i>Emydoidea blandingii</i>	Blanding's Turtle	END	S3	THR
<i>Erimyzon sucetta</i>	Lake Chubsucker	END	S2S3	END
<i>Esox americanus</i>	Grass Pickerel	SC	S3	SC
<i>Graptemys geographica</i>	Northern Map Turtle	SC	S3	SC
<i>Ixobrychus exilis</i>	Least Bittern	THR	S4B	THR
<i>Lampropeltis triangulum</i>	Eastern Milksnake	SC	S4	NAR
<i>Ligumia nasuta</i>	Eastern Pondmussel	SC	S1	END
<i>Magnolia acuminata</i>	Cucumber Tree	END	S2	END
<i>Melanerpes erythrocephalus</i>	Red-Headed Woodpecker	END	S3	END
<i>Notropis anogenus</i>	Pugnose Shiner	THR	S2	THR
<i>Protonotaria citrea</i>	Prothonotary Warbler	END	S1B	END
<i>Rallus elegans</i>	King Rail	END	S1B	END
<i>Viola pedate</i>	Bird's-foot Violet	END	S1	END

The subject site can be found within grid square 17NH52 within the Natural Heritage Information Center (NHIC) database (Figure 2). Based on the database records the species identified in Table 6 above were observed to occur within the 1 km grid square

A preliminary screening investigation for Significant Wildlife Habitat (SWH) has not been conducted as part of the scope of work. The MNRF *Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E* (2015) is designed to provide recommended criteria for identifying SWH within ecoregion 7E and the associated ecological land classification (ELC) ecosite codes that are described using the ELC for Southern Ontario.

According to the Significant Wildlife Habitat Criteria Schedules (SWHCS) for Ecoregion 7E provided by the MNRF (2015), SWH may consist of:

- Seasonal Concentration Areas of Animals
- Rare Vegetation Communities
- Rare or Specialized Habitat
- Habitat for Species of Conservation Concern (Not including Endangered or Threatened Species)
- Animal Movement Corridors

The subject site is located in a residential area backing onto the channel system for the Turkey Point Mariana. The property is approximately 0.17 acres, of manicured lawn situated between two residences with a small boat house located in the southwest corner of the property. Based on the conditions the property; the following Candidate SWH is most likely to occur on the subject site:

- Shorebird Migratory Stopover Area
- Bat Migratory Stopover Area

Based on the Significant Wildlife Habitat Mitigation Support Tool (MNRF 2014), the following mitigation options are provided for the listed potential Candidate SWH.

Table 7 –Mitigation Options for SWH

Candidate Significant Wildlife Habitat	Mitigation Options
Shorebird Migratory Stopover Area	Set back from the shoreline, sediment control measures, construction activities avoid peak migration periods for sensitive species
Bat Migratory Stopover Area	No high-rise buildings permitted, schedule construction to occur when bats are not in their migration period (August/September)

It is A&A's understanding that a small single-family cottage dwelling would be built on the parcel, likely in line with the already existing residences on the surrounding properties.

If the potential candidate Shorebird and Bat Migratory Stopover Areas SWH were found to be confirmed the proposed development would be setback from the shoreline and would not be a high-rise structure; therefore, causing very minimal disturbance. Following the mitigation options present above for timing of construction would mitigate any potential SWH and SAR species from the minimal risks associated with the development of the subject site.

We trust that this is the information that you require, however, if anything further is required, please advise.

SIGNED:



Victoria Sowden, HBSC. (Geo), Cert. Env. Mgt.
Senior Project Manager

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<https://www.ontarioinsects.org/herp/php/SQLname.php?name=all&records=all&char1=&lowYear=1333&highYear=9999&spIndex=0&areaID=17NH52&areaName=undefined&type=spList&sp=na&area=squares&order=taxonomic>

Ministry of Citizenship and Multiculturalism (MCM)

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Direction du patrimoine
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Jun 20, 2024

Michael Golloher (P1037)
Lincoln Environmental Consulting Corp
1 - 604 Sherbrooke Peterborough ON K9J2P6

RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT OF 373 CEDAR DRIVE, IN PART OF LOT 11, MARSH IN FRONT, FORMER TOWNSHIP OF CHARLOTTEVILLE, NOW VILLAGE OF TURKEY POINT, NORFOLK COUNTY, ONTARIO", Dated Jun 14, 2024, Filed with MCM on N/A, MCM Project Information Form Number P1037-0282-2024, MCM File Number 0021548

Dear Mr. Golloher:

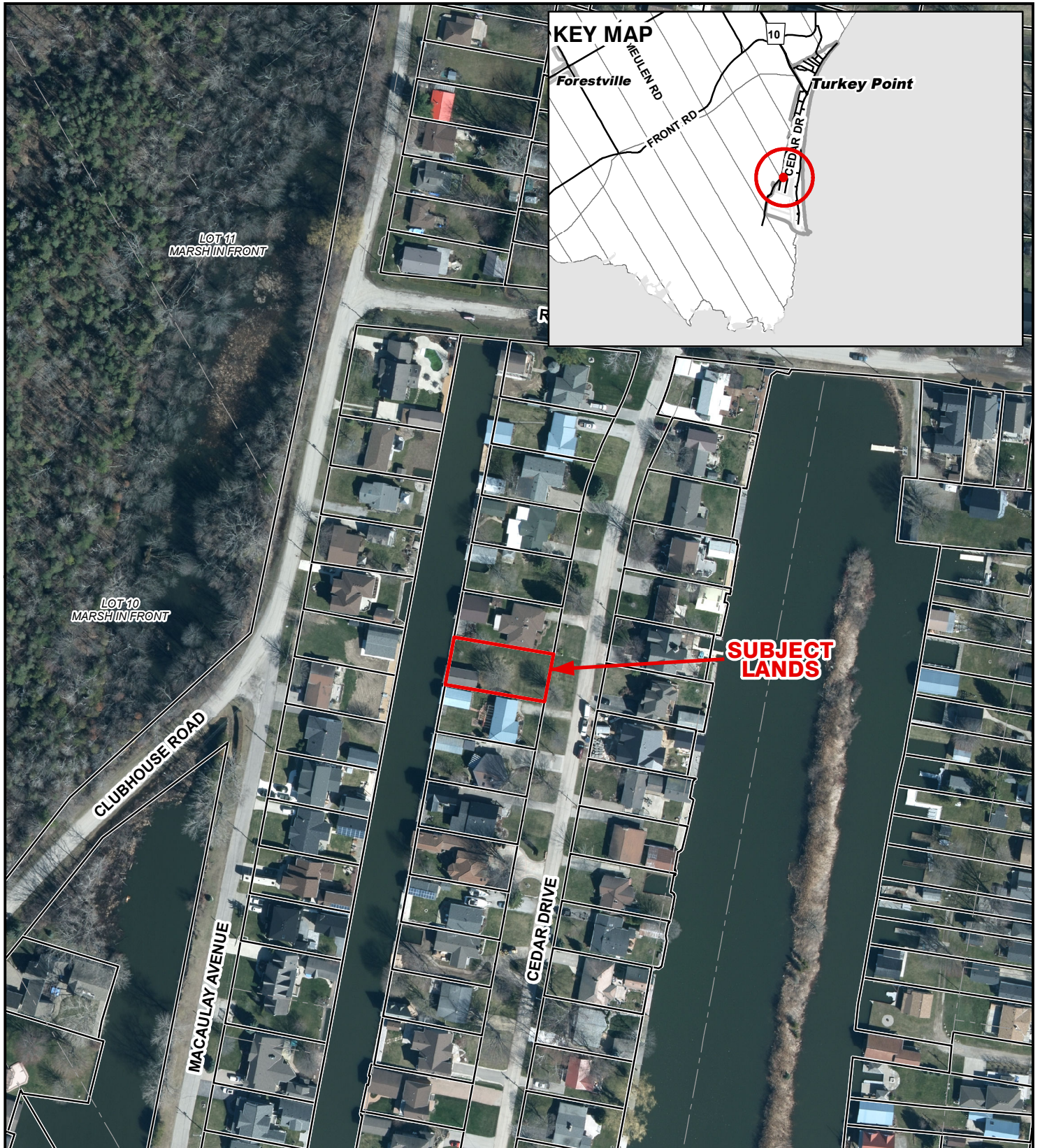
The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18, has been entered into the Ontario Public Register of Archaeological Reports without technical review.¹

Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.


Should you require further information, please do not hesitate to send your inquiry to Archaeology@Ontario.ca

cc. Archaeology Licensing Officer
Gary Van Zeggelaar ,Heg Homes
Hannelore Yager,Norfolk County, Community Planning Division

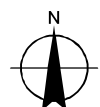
¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.



Legend

 Subject Lands

2020 Air Photo



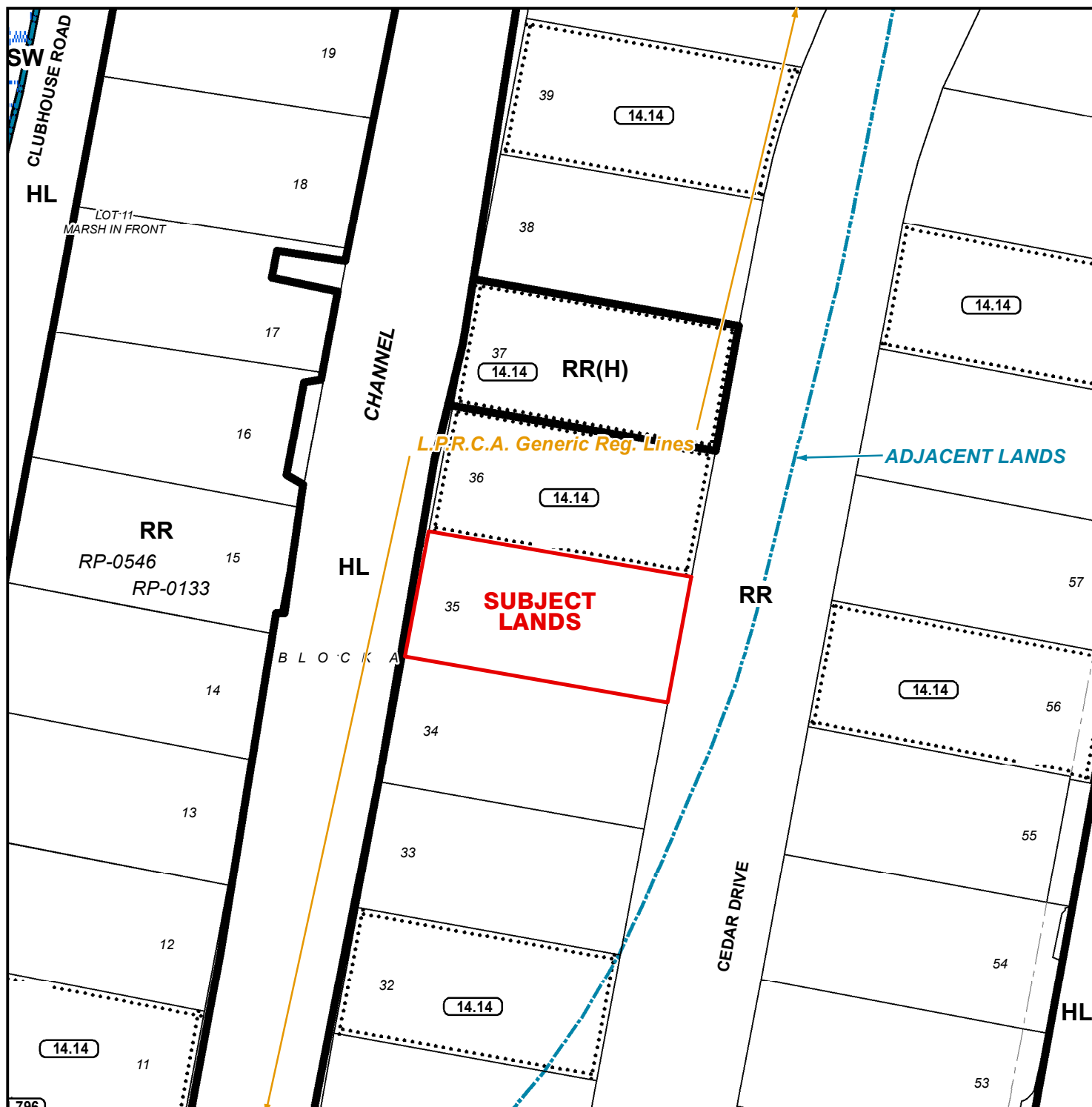
10 5 0 10 20 30 40
Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2024306



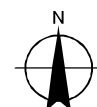
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

2/13/2025

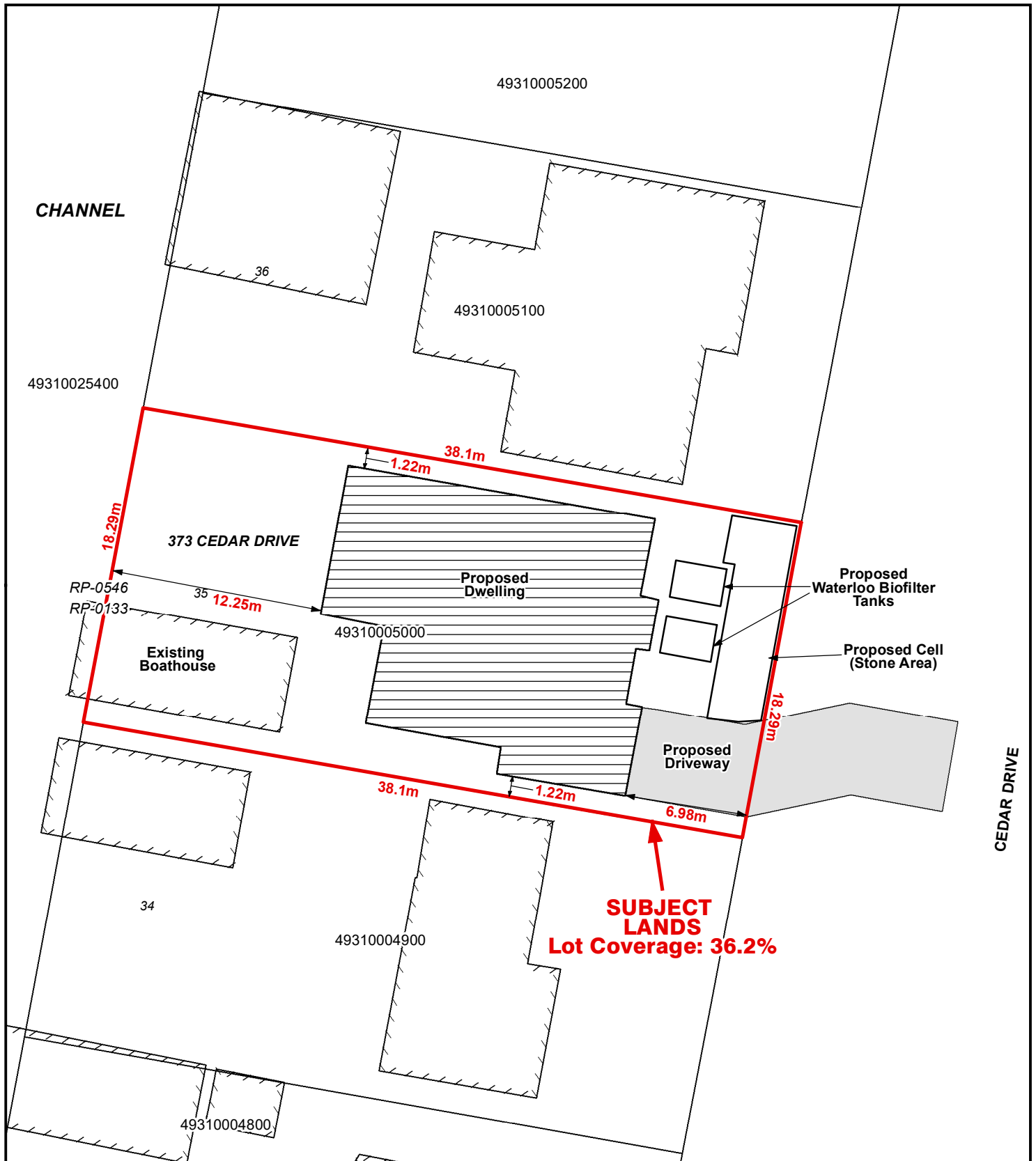
- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone



7.5 3.75 0 7.5 15 22.5 30 Meters

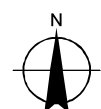
CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

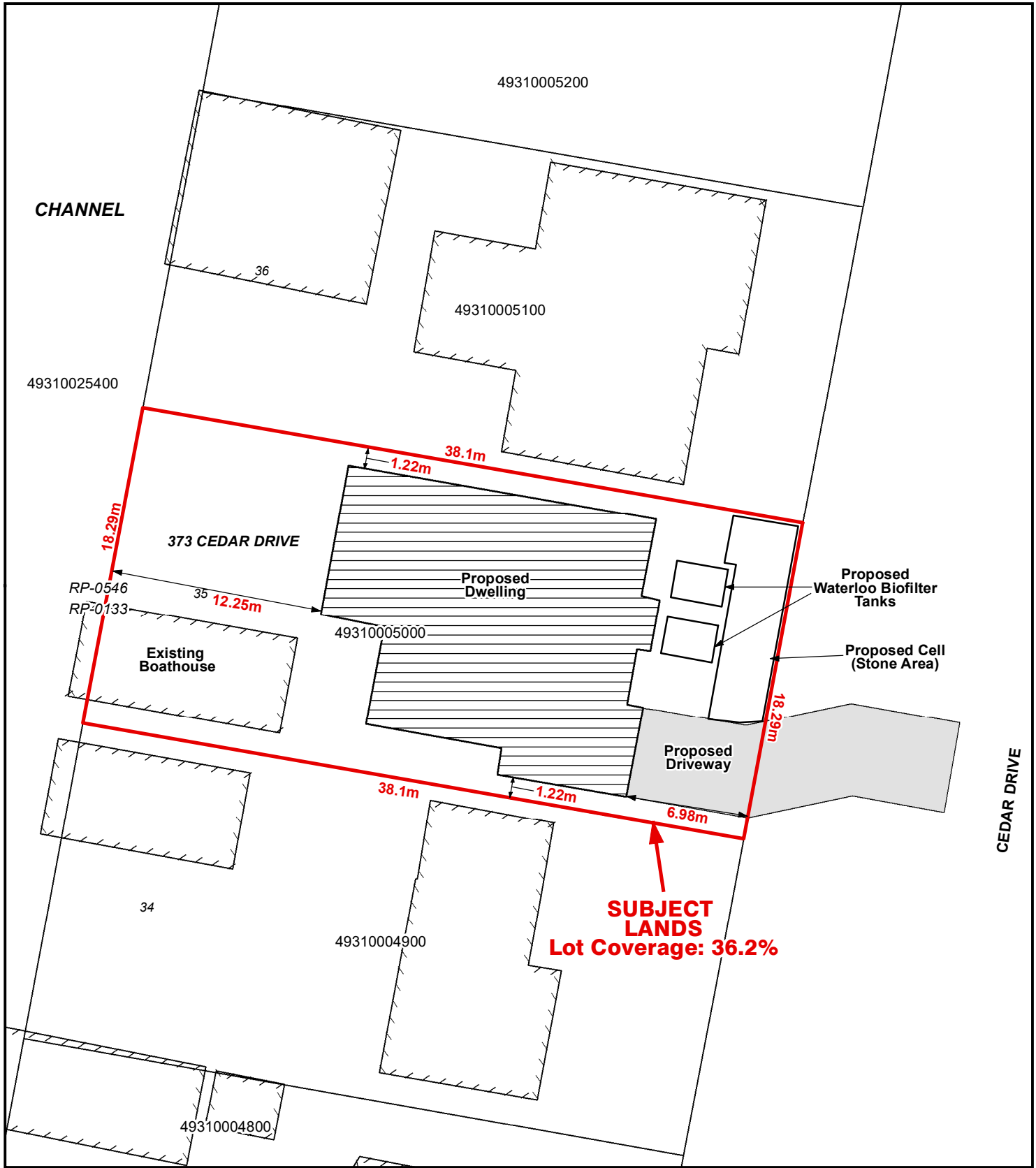


2/13/2025

2.5 1.25 0 2.5 5 7.5 10 Meters

CONCEPTUAL PLAN

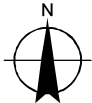
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

2/13/2025



2.5 1.25 0 2.5 5 7.5 10 Meters