

**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:** 331054305021300

**A. Applicant Information**

**Name of Owner** DUSTIN HAW

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 451 WEST RIVER AVE ATR  
Town and Postal Code AYR NOB1E0  
Phone Number 416 930 1982  
Cell Number \_\_\_\_\_  
Email DUSTINHAW@GMAIL.COM

**Name of Applicant** JOHN HAW  
Address 81 ERIE BLVD  
Town and Postal Code PORT ROWAN NOR1M0  
Phone Number \_\_\_\_\_  
Cell Number 519 861 0085  
Email JHAW12@GMAIL.COM

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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:

NA

**B. Location, Legal Description and Property Information**

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

SWAL CON A PT LOT 14, IRREG, 2.12 AC FRD  
N17

Municipal Civic Address: N17 BOATHOUSE LANE - LONG POINT

Present Official Plan Designation(s): HAZARD LAND

Present Zoning: HAZARD LAND

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:

BOATHOUSES AND BOATSLIPS/DOCKS.

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:

EXISTING BATHHOUSES ON INDIVIDUAL UNITS

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.

N/A

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:

BUILD BATHHOUSE OVER EXISTING BOAT SLIP  
SEE ATTACHED DRAWINGS

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:

JAN. 20, 1958

9. Existing use of abutting properties:

RESORT RESIDENTIAL / PSW

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:

NOTE: REQUEST RELIEF TO BUILD A BOAT HOUSK  
IN HL ZONE.

### 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                    |          |           |           |          |            |
| Lot depth                       |          |           |           |          |            |
| Lot width                       |          |           |           |          |            |
| Lot area                        |          |           |           |          |            |
| Lot coverage                    |          |           |           |          |            |
| Front yard                      |          |           |           |          |            |
| Rear yard                       |          |           |           |          |            |
| Height                          |          |           |           |          |            |
| Left Interior side yard         |          |           |           |          |            |
| Right Interior side yard        |          |           |           |          |            |
| Exterior side yard (corner lot) |          |           |           |          |            |
| Parking Spaces (number)         |          |           |           |          |            |
| 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:

NEW BOATHOUSE NOT PERMITTED IN HL ZONE.

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:

ALWAYS USED FOR BOATMOUSE &  
BOAT SLIPS

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

**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:

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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:

SEE ATTACHED MNR WORK PERMIT, SITE EVALUATION,  
LPRCA APPROVAL.

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:

NA ?

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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  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

NA

Sewage Treatment

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

NA

Storm Drainage

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

NA

2. Existing or proposed access to subject lands:

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

Name of road/street:

PRIVATE LANE.

**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.

HAVE APPROVAL FROM MNR / LPRCA / DFO TO  
CONSTRUCT A BOATHOUSE ON SUBJECT LAND  
SEE ATTACHED APPROVALS.

## I. Transfers, Easements and Postponement of Interest

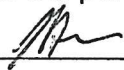
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

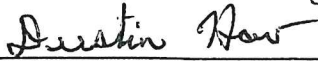
5/26/25  
Date

## 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 DUSTIN HAW am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize JOHN HAW 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

5/26/25  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
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, JOHN HAW of LONG POINT

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:


SIMCOE, ONT.

  
Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 27<sup>th</sup> day of May 2025

A.D., 2025

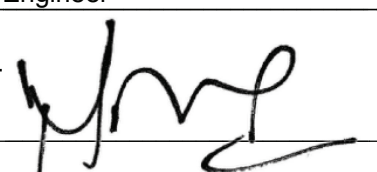
  
A Commissioner, etc.

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County,  
Expires March 16, 2026.



## Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

|                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>A. Project Information</b>                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| Building number, street name<br>N17 Boathouse Lane (Private Lane) - Long Point                                                                                                                                                                                                                             |  |                                                                                                                                                                                           |                                                     | Unit no.                                                                                                                                                                                                     | Lot/con. |
| Municipality<br>Norfolk County                                                                                                                                                                                                                                                                             |  | Postal code                                                                                                                                                                               | Plan number/ other description                      |                                                                                                                                                                                                              |          |
| <b>B. Individual who reviews and takes responsibility for design activities</b>                                                                                                                                                                                                                            |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| Name<br>Madana Vasantha, P.Eng.                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                           | Firm<br>2478153 Ontairo Inc. o/a Girard Engineering |                                                                                                                                                                                                              |          |
| Street address<br>212 Main Street West - P.O. Box 98 - Otterville                                                                                                                                                                                                                                          |  |                                                                                                                                                                                           |                                                     | Unit no.                                                                                                                                                                                                     | Lot/con. |
| Municipality<br>Norwich Township                                                                                                                                                                                                                                                                           |  | Postal code<br>N0J 1R0                                                                                                                                                                    | Province<br>Ontario                                 | E-mail<br>info@girardengineering.ca                                                                                                                                                                          |          |
| Telephone number<br>( 519 ) 879-6875                                                                                                                                                                                                                                                                       |  | Fax number<br>(     )                                                                                                                                                                     |                                                     | Cell number<br>(     )                                                                                                                                                                                       |          |
| <b>C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]</b>                                                                                                                                                                                 |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| <input type="checkbox"/> House<br><input checked="" type="checkbox"/> Small Buildings<br><input type="checkbox"/> Large Buildings<br><input type="checkbox"/> Complex Buildings                                                                                                                            |  | <input type="checkbox"/> HVAC – House<br><input type="checkbox"/> Building Services<br><input type="checkbox"/> Detection, Lighting and Power<br><input type="checkbox"/> Fire Protection |                                                     | <input checked="" type="checkbox"/> Building Structural<br><input type="checkbox"/> Plumbing – House<br><input type="checkbox"/> Plumbing – All Buildings<br><input type="checkbox"/> On-site Sewage Systems |          |
| Description of designer's work<br>Part 9 and Strucutral Review of Proposed Boat House Plans as prepared by Charrette Design Solutions for Dustin Haw                                                                                                                                                       |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| <b>D. Declaration of Designer</b>                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| I <u>Madana Vasantha</u> declare that (choose one as appropriate):<br>(print name)                                                                                                                                                                                                                         |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| <input type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.<br>Individual BCIN: _____<br>Firm BCIN: _____ |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| <input type="checkbox"/> I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.<br>Individual BCIN: _____<br>Basis for exemption from registration: _____                        |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| <input checked="" type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code.<br>Basis for exemption from registration and qualification: <u>Professional Engineer</u>                                                                          |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| I certify that:                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| 1. The information contained in this schedule is true to the best of my knowledge.                                                                                                                                                                                                                         |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| 2. I have submitted this application with the knowledge and consent of the firm.                                                                                                                                                                                                                           |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |
| <u>August 22, 2024</u>                                                                                                                                                                                                                                                                                     |  | <br>Signature of Designer                                                                            |                                                     |                                                                                                                                                                                                              |          |
| Date                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                           |                                                     |                                                                                                                                                                                                              |          |

**NOTE:**

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.



# **Long Point Region Conservation Authority**

**PERMIT No. LPRCA-195/24**  
**PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS**  
(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 41/24)

4 Elm Street  
Tillsonburg, ON  
N4G 0C4  
Phone (519) 842-4242  
Fax (519) 842-7123  
www.lprca.on.ca

Permission has been granted to:

|                                                                                   |                                                                                     |                      |                                 |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|---------------------------------|
| <b>Applicant:</b>                                                                 | <u>Dustin Haw</u>                                                                   | <b>Telephone:</b>    | <u>519-861-0085</u>             |
| <b>Address:</b>                                                                   | <u>81 Erie Blvd, Port Rowan,</u>                                                    | <b>Email:</b>        | <u>jhaw12@gmail.com</u>         |
|                                                                                   | <u>N0E 1M0</u>                                                                      |                      |                                 |
| <b>Agent:</b>                                                                     | <u>George Summers</u>                                                               | <b>Telephone:</b>    | <u>226-688-7901</u>             |
| <b>Address:</b>                                                                   | <u>46533 Southdale Line (RR#2)</u>                                                  | <b>Email:</b>        | <u>gsummers@oldcutmarina.ca</u> |
|                                                                                   | <u>St Thomas, N5P 3S6</u>                                                           |                      |                                 |
| <b>Location/Address of works:</b> <u>Unit N17 Boathouse Lane. 331054305021300</u> |                                                                                     |                      |                                 |
| <b>Lot:</b>                                                                       | <u>14</u>                                                                           | <b>Concession:</b>   | <u>A</u>                        |
|                                                                                   |                                                                                     | <b>Municipality:</b> | <u>Norfolk County</u>           |
| <b>Description of Works:</b>                                                      | <u>to construct a 74m<sup>2</sup> (796 ft<sup>2</sup>) single-storey boathouse.</u> |                      |                                 |
|                                                                                   |                                                                                     |                      |                                 |
|                                                                                   |                                                                                     |                      |                                 |
| <b>Type of fill:</b>                                                              | <u>n/a</u>                                                                          |                      |                                 |

**This permit is valid on the above location only for the period of:**

**DATE: November 7, 2024 to November 7, 2026**

**This permit shall be subject to the following conditions:**

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

**GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)**

**SPECIFIC CONDITIONS:**

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated September 23, 2024 and the associated information.

**GENERAL CONDITIONS:**

1. This permit does not preclude any approvals required by any other laws or regulations.
2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
6. This permit is not assignable.
7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
9. The applicant agrees to maintain all existing drainage patterns.
10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.



# Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4

Tel: (519) 842-4242 Fax: (519) 842-7123

Email: [planning@lprca.on.ca](mailto:planning@lprca.on.ca) Website: [www.lprca.on.ca](http://www.lprca.on.ca)

## Permit Application – Schedule A

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND  
ALTERATIONS TO SHORELINES AND WATERCOURSES (R.R.O. 1990 REG.178/06)

Application #

LPRCA -

Office Use Only

Owner's Name: Dustin Haw

Mailing Address: 81 Erie Blvd

Street Address

P.O. Box

Apartment/Unit#

Port Rowan

Ontario

N0E 1M0

City/Town

Province

Postal Code

Primary Phone: 519-861-0085

Alternate Phone: 519-861-0085

Email: [jhaw12@gmail.com](mailto:jhaw12@gmail.com)

Applicant's Name: George Summers

☐ Check if the same as above

Mailing Address: 46533 Southdale Line (RR#2)

Street Address

P.O. Box

Apartment/Unit#

St. Thomas

Ontario

N5P 3S6

City/Town

Province

Postal Code

Primary Phone: 226-688-7901

Alternate Phone: 226-688-7901

Email: [gsummers@oldcutmarina.ca](mailto:gsummers@oldcutmarina.ca)

### Location of Proposed Work

Lot: Pt 14

Concession/Plan: A

Municipality: Norfolk

Municipal Address: Pt. Lot 14, Conc. A, Walsingham Twp., County of Norfolk, Boathouse Lot N17, 0410-50-252 Boathouse Lane

Street Address

Tax Assessment Roll Number: 3310543050213000000

### Proposed work: (Check all appropriate boxes)

- ☐ Place, dump, or remove fill
- ☐ Site grading
- ☐ Construct a new building or structure
- ☐ Alter or renovate an existing building or structure
- ☐ Construct a septic system
- ☒ Construct erosion control or shoreline protection
- ☐ Construct new or replace existing watercourse crossing
- ☒ Other: (please describe)

Quantity of fill: \_\_\_\_\_

Proposed square footage: 74.4 sq.m. (800 sq.ft.)

Existing square footage: \_\_\_\_\_

### Description of Proposed Works:

Construct a new elevated post & beam boathouse on a crown lease water lot .

PROPOSED START DATE: October 1, 2024

PROPOSED COMPLETION DATE October 1, 2025

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

[See Pg 2](#)

Applicant Signature

Date

Applicant Signature

Date



**Development, Interference with Wetlands and Alterations to Shorelines and Watercourses  
Ontario Regulation 178/06**

**PROPERTY OWNER AUTHORIZATION**

Subject Property

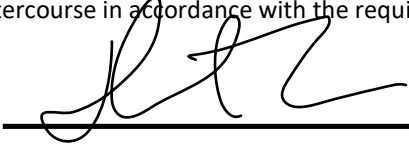
Property Location Pt. Lot 14, Conc. A, Walsingham Twp., County of Norfolk, Boathouse Lot N15, 0390-50-250-50 Boathouse  
Municipal Address or Lot and Concession or Lot and Plan

Municipality Walsingham Community Long Point

I/We Dustin Haw

Hereby authorize George Summers

To provide as my agent any required authorizations or consents, to submit the enclosed application to the Long Point Region Conservation Authority, and to appear on my behalf at any hearing(s) of the application and to provide any information or material required by the Board relevant to the application for the purposes of obtaining permission to develop, interfere with a wetland or alter a shoreline or watercourse in accordance with the requirements of Ontario Regulation 178/06 as amended.

Signature of Owner:  Date: Sept - 23 / 2024

**APPLICATION FORM INSTRUCTIONS**

|                         |                                                                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner</b>            | The legal owner(s) of the property where the proposed development or alteration will be carried out.                                                                                                                                     |
| <b>Applicant</b>        | If the applicant is not the same as the property owner, written authorization is required from all property owners on whose property the proposed work will be carried out. The authorization(s) must be submitted with the application. |
| <b>Agent</b>            | If the applicant has assigned another party as an agent to act on the applicant's behalf for the project, written authorization from the applicant is required so stating.                                                               |
| <b>Quantity of Fill</b> | Approximate quantity expressed in cubic metres, cubic yards, truck loads (12 yards) or tandem truck loads (18 yards)                                                                                                                     |
| <b>Floor area</b>       | For residential development, area of living space including full height basement and additional storeys, but not including attached garage, non-habitable crawl space, open breezeways, decks or porches.                                |

## APPLICATION CHECKLIST

**Submission:** LPRCA permit applications along with supporting information may be submitted in person to our office, or by fax, email or mail.

|                             |
|-----------------------------|
| Office Use Only             |
| Application # <u>LPRCA-</u> |
| List Issued: _____          |

**Pre-consultation:** Please contact LPRCA staff regarding the requirements specific to your proposal. Also, please make sure your contractors and consultants contact LPRCA staff before completing detailed drawings or technical studies.

**Complete application:** A complete application package includes (check all applicable):

| Applicable | Submitted                |                                                                                                        |
|------------|--------------------------|--------------------------------------------------------------------------------------------------------|
| ✓          | <input type="checkbox"/> | A completed, signed and dated application form;                                                        |
| ✓          | <input type="checkbox"/> | Written authorization (if the applicant is not the owner of the property where the work is being done) |
| ✓          | <input type="checkbox"/> | Written authorization (if the property owner is assigning another party as an agent for the project);  |
| ✓          | <input type="checkbox"/> | Application fee (see fee schedule, fees subject to change without notice);                             |
| ✓          | <input type="checkbox"/> | A scaled and detailed site plan;                                                                       |
| ✓          | <input type="checkbox"/> | A scaled cross-sectional drawing and floor plans;                                                      |

**Drawings:** One copy of all project drawings, reports, unless otherwise requested. Hardcopy drawings must be provided and readable on sheets no larger than 11" x 17". Electronic submission of drawings and reports is preferred. The drawings should include (either as part of the illustration or as notes):

|   |                          |                                                                                                                                                                                                                                                 |
|---|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ | <input type="checkbox"/> | Legal description of the property (e.g. roll number, lot, concession, municipality);                                                                                                                                                            |
| ✓ | <input type="checkbox"/> | Scale, date, and directional arrow;                                                                                                                                                                                                             |
| ✓ | <input type="checkbox"/> | Dimensions of the property (a copy of a legal survey may be required);                                                                                                                                                                          |
| ✓ | <input type="checkbox"/> | Location, dimensions and geodetic elevations of all existing and proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes on or adjacent to the property; |
| ✓ | <input type="checkbox"/> | Location and type of sediment and erosion control measures (e.g. silt fence) and soil stabilization measures (e.g. seeding, sodding, planting)                                                                                                  |

**Technical reports:** One or more of the following technical reports may be required (as advised by LPRCA staff).

|                          |                          |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Design drawings and description of the design elements for flood-proofing measures, stamped and certified by a qualified professional engineer (for development in floodplains and flood hazard areas)                                                                                                                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | Slope stability study and erosion analysis, prepared by a qualified professional with expertise in geotechnical engineering, to determine the stable top-of-bank, the minimum development setback to address the potential erosion hazards, and associated foundation, construction, grading and drainage recommendations, in accordance with the Provincial Technical Guidelines (for development in erosion hazard areas) |
| <input type="checkbox"/> | <input type="checkbox"/> | Coastal engineering assessment prepared by a qualified professional with expertise in coastal engineering in accordance with LPRCA's Shoreline Management Plan and the Provincial Technical Guidelines addressing hydrodynamic forces affecting the design and indicating how the aggravation of erosion on neighbouring properties is avoided (for shoreline alterations).                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Environmental Impact Study (EIS) clearly indicating that there will be no negative impact to the form or function of the wetland to the satisfaction of LPRCA (for development near wetlands)                                                                                                                                                                                                                               |
| <input type="checkbox"/> | <input type="checkbox"/> | Hydraulic analysis by a qualified professional engineer addressing flood conveyance, storage-discharge, and changes in flood levels on-site and on adjacent properties (for development in floodplains, watercourse alterations).                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | Complex and large-scale proposals may require additional technical studies and plans.                                                                                                                                                                                                                                                                                                                                       |

|                                                      |             |
|------------------------------------------------------|-------------|
| <b>For Office Use Only</b>                           |             |
| Application Submitted: _____                         |             |
| Complete Application: _____                          |             |
| Application Fee: _____                               | Paid: _____ |
| Board Approval Required Date of Board Meeting: _____ |             |

## GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
  - a) to indemnify and save harmless, the Long Point Region Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
  - b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements, requirements and liabilities imposed by law.
  - c) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Long Point Region Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
5. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
6. The Long Point Region Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
  - a) the works are not in conformance with the intent of the permission granted;
  - b) the information presented to obtain a permit is false;
  - c) the works or method of construction has detrimental impacts on the environment.
7. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure.
8. The applicant agrees to maintain all existing drainage patterns except as expressly identified in this permit.
9. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
10. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
11. This permit shall not be assigned (non-transferable).
12. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
13. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
14. The Long Point Region Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

### NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue comment. The name of the applicant, location of the work and a description of the project may be published in LPRCA documents, including agendas, reports and meeting minutes which are posted on the LPRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, Ontario, N4G 0C4, (519) 842-4242.



# Deer Leap Forestry Services



Research



Woodland  
Management  
Services

Seawall/Boathouse  
Application  
for  
Old Cut Marina Ltd  
George Summers  
(Dustin Haw N17  
Boathouse Lane)



Management Planning Services



Wetland Evaluations



Seed Collection



Wildlife



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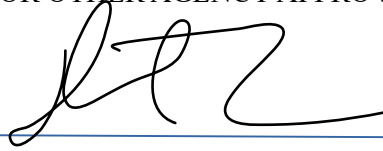
# Agent Authorization Form

TO WHOM IT MAY CONCERN:

JOHN HAW IS AUTHORIZED TO MAKE  
APPLICATION ON OUR/MY BEHALF FOR A WORK PERMIT FROM THE MINISTRY OF  
NATURAL RESOURCES, AND APPLY FOR OTHER AGENCY APPROVALS AS  
NECESSARY.

Dustin Haw

Print Name



Signature

Sept. 23 / 2024

Date

## Contact Information:

John Haw

Ph.#: 519-861-0085

Email: [jhaw12@gmail.com](mailto:jhaw12@gmail.com)



# Deer Leap Forestry Services

39 Millridge Road  
London, Ontario  
N5Z 4P2  
Ph: 519-671-3649  
E-mail: ron.drabick@hotmail.com

January 23, 2023

Dustin Haw  
81 Erie Blvd  
Port Rowan, Ontario  
N0E 1M0

Dear: Mr. Haw

Subject: Seawall/Boathouse Restoration Application  
Lot Pt. 14, Concession A,  
Geographic Twp of Walsingham  
County of Norfolk

As per the request of your contractor, please find attached our report on your property located on: Part of Lot Pt. of 14, Concession A, know as N17, Geographic Twp of Walsingham, County of Norfolk. A site visit was conducted on August 28, 2024 to verify/identify the extent of the Boathouse renovation project within your property. As the report indicates, the areas outlined in yellow on the attached maps indicate the extent of the work to occur on your property at N17, 50-252 - 0410, Boathouse Lane, Long Point. Application for permit/review of the work will be forwarded to the appropriate agencies, Ministry of Natural Resources and Forestry, Environment, Parks and Conservation, SAR branch, Department of Fisheries and Oceans and the Long Point Region Conservation Authority as well as the County of Norfolk.

Once we receive conformation of agency reviews and the issuance of appropriate permits works can proceed.

Yours truly,

Ron Drabick

## Field Notes

**Landowner:** Dustin Haw **Date:** August 28, 2024  
**Weather :** Clear and sunny with cloudy periods  
**Site Survey Time Period:** 10:00am

### **Site Description:**

Existing boathouse on crown channel measuring:

Unit (Lot 17N) 0410-50-252: approx. 6.1m(20.0ft)X 12.2m(40.0ft)

- empty boat lot facing recently added new seawall
- boat wells clear of vegetation at the time of the site inspection

### **Construction Details:**

Construction proposed start date: October 1, 2024

proposed end date : October 1 , 2025

Equipment: Floating barge Hydrolic dredge unit with attached backhoe  
Excavator/backhoe

- Construct a new elevated post & beam boathouse on a crown lease water lot .
- Construction and placement of the nine (9) 6 5/8" O.D. steel post or helical piles will begin by:
  - jetting the posts into position with the floating barge hydrolic dredge unit or depending on the substrate if jetting is not an option the posts will be driven into the substrate to the point of resistance with the hydrolic vibratory pile driver.
- Steel support beams will be welded to installed pilings/posts prior to boathouse construction. (see attached plans)
- In-water construction activities will occur outside of the Provincial Fisheries Timing Windows of:
  - March 15 to July 15 of any year
- Turbidity curtains will be placed at the front, southern facing perimeter of the boathouse when any in-water work is occurring to prevent sediment plumes from entering the channel.

### **Soils:**

- Soil Texture: Sand - Sandy Loam (vfs)

### **Species at Risk**

Herps of Ontario - no reported Amphibians and Reptiles sightings at this location

Ebird - no reported bird sighting at this location

NHIC - see attached, Appendix 5

Best Management Practices for bulkhead/seawall construction as prescribed in MOEE "*B-6 Guidelines for Evaluating Construction Activities Impacting on Water Resources*" and DFO's "*Best Management Practices for conducting maintenance dredging activities in Long Point Bay*" will be followed as site and conditions dictate.

### **Shoreline stabilization structures include bulkheads, revetment walls, groynes and breakwaters.**

#### **Bulkheads**

Bulkheads are vertical or near-vertical structural walls designed primarily to retain fill. They do provide some protection against waves, primarily through reflection of waves rather than dissipation of wave energy. As such their ability to withstand wave action over the long-term is poor.

Bulkheads can be constructed of a variety of materials such as timber, concrete, masonry, or steel sheet pile.

Since bulkheads effectively isolate the backfill material from the water, the quality of the material used need only meet the conditions for backfill as described in the MOEE document "*Guidelines for Management of Soil, Rock and Like*

Material" (in preparation). Materials used behind impermeable barriers on the shore are not subject to the Lakefill Quality Guidelines.

### **Recommendations for Bulkhead construction**

- Construction should be carried out during the low water, calm period.
- The structure should be designed against failure, which could result in water quality effects where contaminated backfill has been used.
- The design should minimize off-site impacts, particularly downdrift erosion. The size of the area should be kept as small as possible. Construction equipment should operate only from the shore and should be kept out of the water.

### **SARA permitting requirements**

SARA permits will not be required for maintenance activities associated with boatwells and/or boatslips if the following BMPs are followed.

### **BMPs for maintenance activities associated with boatwells/boatslips:**

- There should be no increase in the footprint of the existing boatwells/boatslips.
- Due to the small size of most boatwells/boatslips, the dredged material (if uncontaminated) can be spread adjacent to the boatwells/boatslips but not in water or wetland habitat. Any dredged material that is disposed of on land should meet Conservation Authority requirements where they have jurisdiction.
- Dredged material should be suitably contained/stabilized to prevent the dredged material from re-entering the water so that it does not create a new berm or impair water quality.
- Work should start from shore and move out to deeper water.
- Work should be conducted as slowly as possible at onset of the dredging to encourage fish to leave the area.
- Note that fish relocations will not be required for boatwells/boatslips maintenance; however, if small fish are observed a small mesh seine net should be dragged through the area from the shore to deeper water before work commences so that fish are excluded from the work zone.
- Timing windows: dredging should be completed as late in the year as possible to allow young-of-the-year fish to grow and improve their ability to move away from work sites. Work should occur between August 1 and March 15. In water works should be conducted between August 1st and March 15th to provide for the best protection of spawning and larval SARA fishes. Furthermore, works are encouraged to be completed prior to November 1st to avoid incidental harm to turtles and amphibians.
- Effective sediment, turbidity and erosion control measures should be in place.
- Operate machinery on land or on water (i.e., from a barge or vessel) in a manner that minimizes disturbance to the banks or bed of the water body.
- Machinery is to arrive on site in a clean condition and is to be maintained free of fluid leaks.
- Wash, refuel and service machinery and store fuel and other materials for the machinery away from the water to prevent any deleterious substance from entering the water.
- Keep an emergency spill kit on site in case of fluid leaks or spills from machinery.
- Restore banks to original condition if any disturbance occurs.
- Aquatic vegetation in the surrounding area should not be disturbed.

Ron Drabick



Ron Drabick  
Forestry Technician\Wetland Evaluator  
Deer Leap Forestry Service



**Site Photos:**



**Crown Lease Boat well area**

**Crown Lease Boat well area**



**Existing vegetation within the lease lot**





|  |                                                                                                                                                                                    |                                                                                                                                                            |          |                     |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------|
|  | <div>Deer Leap Forestry Services</div> <div>Seawall/Post/Boathouse Construction Site</div> <div>2023 Ortho Aerial Imagery</div> <div>September 9, 2023</div> <div>Dustin Haw</div> | Published September 9, 2024 by Deer Leap Forestry Services                                                                                                 | Lot      | Pt 14               |
|  |                                                                                                                                                                                    | This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. | Conc.    | A                   |
|  |                                                                                                                                                                                    |                                                                                                                                                            | Twp.     | Walsingham          |
|  |                                                                                                                                                                                    |                                                                                                                                                            | County   | Norfolk             |
|  |                                                                                                                                                                                    |                                                                                                                                                            | Roll No. | 3310543050213000000 |
|  |                                                                                                                                                                                    |                                                                                                                                                            |          |                     |
|  | Scale: 1: 300                                                                                                                                                                      | Appendix 1: Map1                                                                                                                                           |          |                     |



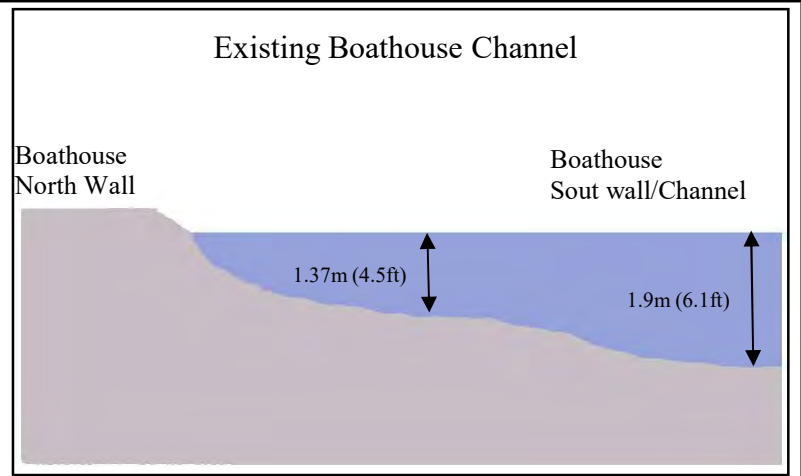
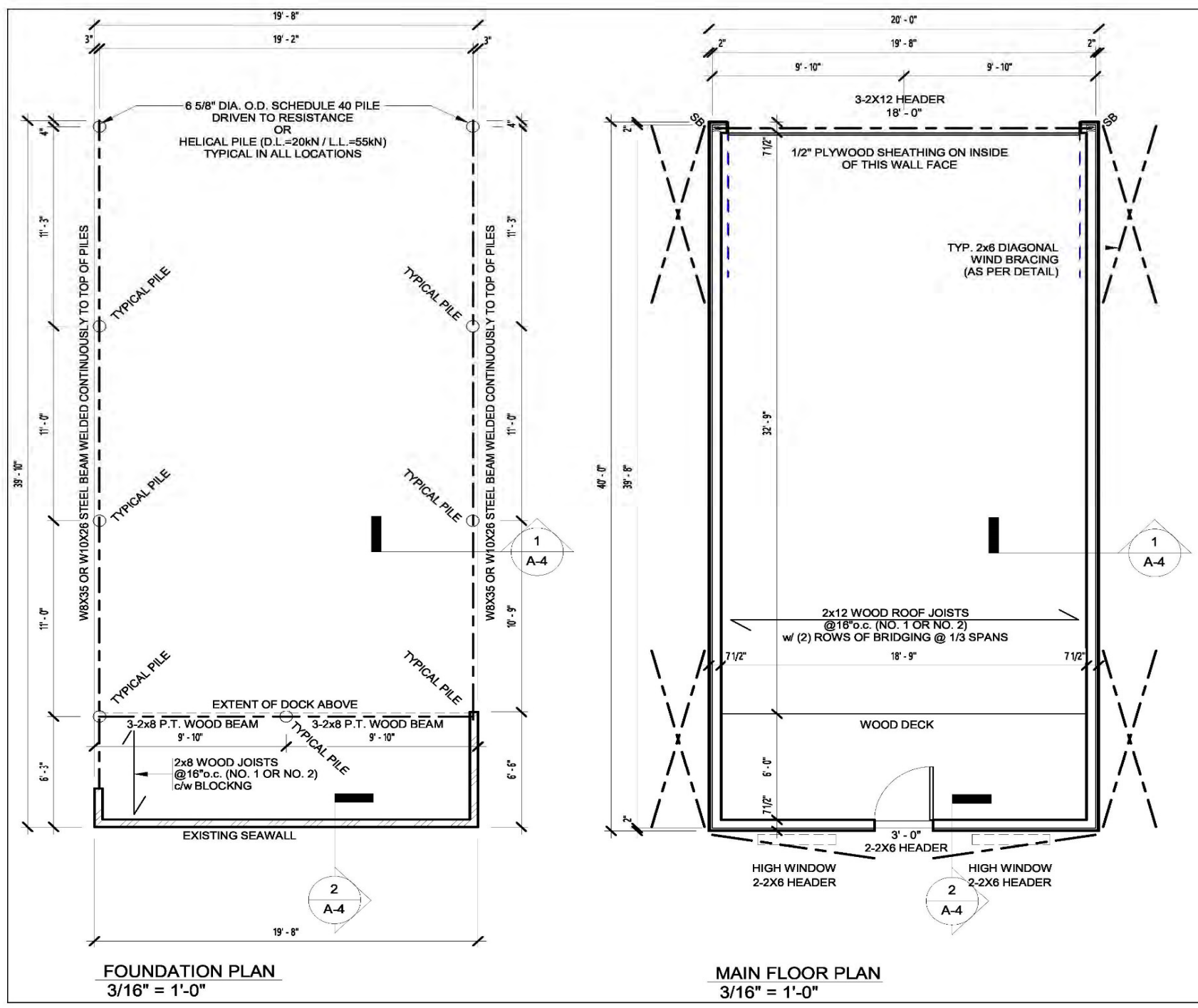




|        |                                                       |                                                                                                                                                            |                    |
|--------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Legend | Deer Leap Forestry Services                           | Published September 9, 2024 by Deer Leap Forestry Services                                                                                                 | Appendix 2 : Map 2 |
|        | Site Plan : Proposed Seawall, & Post/Piling Locations | This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. |                    |
|        | September 9, 2023                                     |                                                                                                                                                            |                    |
|        | Dustin Haw                                            | Scale: 1 : 300                                                                                                                                             |                    |







|               |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                           |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legend</b> | <p><b>Deer Leap Forestry Services</b></p> <p><b>Boathouse Construction Plan</b></p> <p><b>Charrette Design Solutions</b></p> <p><b>June 5, 2022 See Attached Permit &amp; Construction Drawings</b></p> <p><b>September 9, 2023</b></p> <p><b>Dustin Haw</b></p> | <p>Published September 9, 2024 by Deer Leap Forestry Services</p> <p>This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.</p> <p>Scale: 1 : 300</p> |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Appendix 3: Map 3**





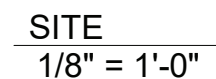
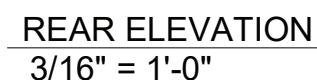


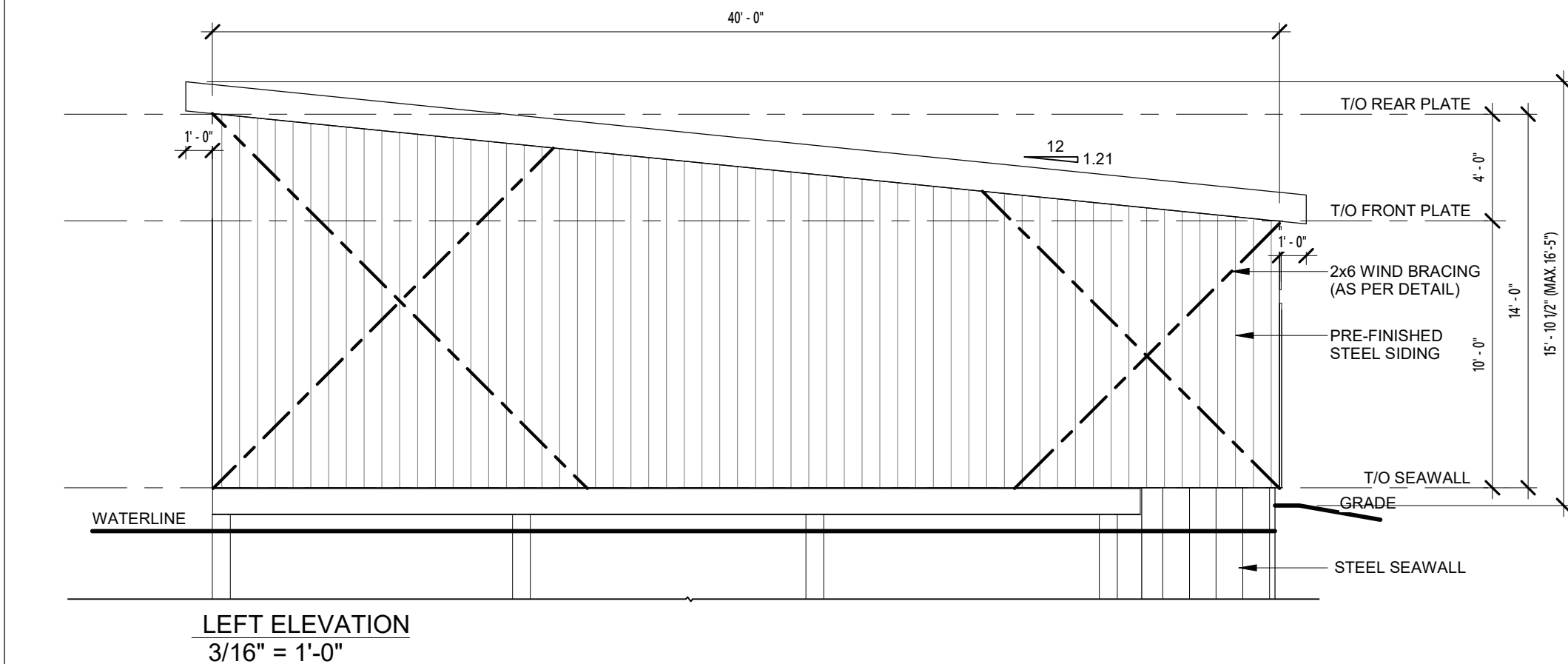
THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONCIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN  
THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

| NAME | BCIN |
|------|------|
|------|------|

SIGNATURE \_\_\_\_\_

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|





**CHARRETTE**  
DESIGN SOLUTIONS

848 Pavey St. Woodstock, ON, N4S 2M4  
T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN  
THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

## QUALIFICATION INFORMATION

TRACY ARCHER 119990

| NAME | BCIN |
|------|------|
|------|------|

SIGNATURE

[illegible]

## GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE  
(PRIVATE LANE) LONG  
POINT

RIGHT/LEFT ELEVATION

|           |          |
|-----------|----------|
| Project # | 006-0102 |
|-----------|----------|

|      |              |
|------|--------------|
| Date | JUNE 5, 2022 |
|------|--------------|

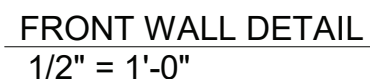
|          |    |
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| Drawn by | TA |
|----------|----|

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|------------|----|
| Checked by | TA |
|------------|----|

A-2

|       |               |
|-------|---------------|
| Scale | 3/16" = 1'-0" |
|-------|---------------|





|       |              |
|-------|--------------|
| Scale | 1/2" = 1'-0" |
|-------|--------------|















Ontario

## Statement / Relevé

1 / 1

|                                                                          |                                                                                |                                                                      |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Customer # / N° du client<br><b>916365</b>                               | HST Registration No. / No d'inscription aux fins de la TVH<br><b>124668666</b> | Statement Date<br>Date du relevé<br><b>February 28, 2019</b>         |
| Payment Information / Renseignements sur la facture<br>TO / DESTINATAIRE |                                                                                | Billing Enquiry<br>Renseignements -<br>facturation<br>1-877-535-0554 |
| DUSTIN HAW<br>81 ERIE BLVD<br>PORT ROWNA ON N0E 1M0                      |                                                                                | Finance Charge<br>Frais financiers<br><b>.329167 %</b>               |

| Invoice<br>No<br>N° de la<br>facture | Invoice Date<br>Date de la<br>facture | Due Date<br>Date<br>d'échéance | Ministry / Program<br>Ministère / Programme | Type<br>Type                    | Finance<br>Charge<br>Frais financiers | Amount<br>Montant |
|--------------------------------------|---------------------------------------|--------------------------------|---------------------------------------------|---------------------------------|---------------------------------------|-------------------|
| 2084038                              | 21-FEB-19                             | 23-MAR-19                      | MNR-LANDS-TENANT TAX-NS-IMP                 | INV                             |                                       | 240.11            |
| Current<br>Actuel                    | 1-30 Days<br>1-30 jours               | 31-60 Days<br>31-60 jours      | 61-90 Days<br>61-90 jours                   | Over 90 Days<br>Plus de 90 Jour | 0.00                                  | 240.11            |
| 240.11                               | 0.00                                  | 0.00                           | 0.00                                        | 0.00                            | Amount Due / Montant dû<br>CAD\$      | 240.11            |

06-5102 (2009/12)  
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INV: Invoice / facture CM: Credit Memo / note de crédit PMT: Payment / remise  
ADJ: Adjustment / redressement FC: Finance Charge / frais financiers

Interest will be charged on all past due accounts.  
Des intérêts seront exigés sur tout compte en souffrance.

| Species List:                                            |                                   |                          |       |             |                |                   |                   |
|----------------------------------------------------------|-----------------------------------|--------------------------|-------|-------------|----------------|-------------------|-------------------|
| Element Type                                             | Common Name                       | Scientific Name          | SRank | SARO Status | COSEWIC Status | ATLAS NAD83 IDENT | COMMENTS          |
| SPECIES                                                  | Bald Eagle                        | Haliaeetus leucocephalus |       | SC          | NAR            | 17NH4714          |                   |
| SPECIES                                                  | Barn Swallow                      | Hirundo rustica          |       | THR         | THR            | 17NH4614          |                   |
| SPECIES                                                  | Barn Swallow                      | Hirundo rustica          |       | THR         | THR            | 17NH4514          |                   |
| NATURAL AREA                                             | Big Creek National Wildlife Area  |                          |       |             |                | 17NH4514          |                   |
| SPECIES                                                  | Black Tern                        | Chlidonias niger         |       | SC          | NAR            | 17NH4514          |                   |
| SPECIES                                                  | Blanding's Turtle                 | Emydoidea blandingii     |       | THR         | END            | 17NH4614          | No onsite Records |
| SPECIES                                                  | Blanding's Turtle                 | Emydoidea blandingii     |       | THR         | END            | 17NH4714          |                   |
| SPECIES                                                  | Blanding's Turtle                 | Emydoidea blandingii     |       | THR         | END            | 17NH4514          |                   |
| WILDLIFE CONCENTRATION AREA                              | Colonial Waterbird Nesting Area   |                          | SNR   |             |                | 17NH4614          |                   |
| WILDLIFE CONCENTRATION AREA                              | Colonial Waterbird Nesting Area   |                          | SNR   |             |                | 17NH4714          |                   |
| WILDLIFE CONCENTRATION AREA                              | Colonial Waterbird Nesting Area   |                          | SNR   |             |                | 17NH4514          |                   |
| SPECIES                                                  | Crowned Beggarticks               | Bidens trichosperma      |       |             |                | 17NH4614          |                   |
| SPECIES                                                  | Crowned Beggarticks               | Bidens trichosperma      |       |             |                | 17NH4514          |                   |
| SPECIES                                                  | Eastern Meadowlark                | Sturnella magna          |       | THR         | THR            | 17NH4614          |                   |
| SPECIES                                                  | Eastern Meadowlark                | Sturnella magna          |       | THR         | THR            | 17NH4714          |                   |
| SPECIES                                                  | Eastern Meadowlark                | Sturnella magna          |       | THR         | THR            | 17NH4514          |                   |
| SPECIES                                                  | Eastern Prickly-pear Cactus       | Opuntia cespitosa        |       | END         | END            | 17NH4614          |                   |
| SPECIES                                                  | Eastern Prickly-pear Cactus       | Opuntia cespitosa        |       | END         | END            | 17NH4714          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Eastern Sand Darter               | Ammocrypta pellucida     | S2    | END         | THR            | 17NH4614          | No onsite Records |
| DFO Critical Habitat for federal Aquatic Species at Risk | Eastern Sand Darter               | Ammocrypta pellucida     | S2    | END         | THR            | 17NH4714          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Eastern Sand Darter               | Ammocrypta pellucida     | S2    | END         | THR            | 17NH4514          |                   |
| SPECIES                                                  | Engelmann's Spikerush             | Eleocharis engelmannii   |       |             |                | 17NH4614          |                   |
| SPECIES                                                  | Engelmann's Spikerush             | Eleocharis engelmannii   |       |             |                | 17NH4514          |                   |
| SPECIES                                                  | Fowler's Toad                     | Anaxyrus fowleri         |       | END         | END            | 17NH4614          |                   |
| SPECIES                                                  | Fowler's Toad                     | Anaxyrus fowleri         |       | END         | END            | 17NH4714          |                   |
| SPECIES                                                  | Fowler's Toad                     | Anaxyrus fowleri         |       | END         | END            | 17NH4514          |                   |
| SPECIES                                                  | Grass Pickerel                    | Esox americanus          |       | SC          | SC             | 17NH4614          | No onsite Records |
| SPECIES                                                  | Grass Pickerel                    | Esox americanus          |       | SC          | SC             | 17NH4714          |                   |
| SPECIES                                                  | Grass Pickerel                    | Esox americanus          |       | SC          | SC             | 17NH4514          |                   |
| SPECIES                                                  | Hooker's Bugseed                  | Corispermum hookeri      |       |             |                | 17NH4514          |                   |
| SPECIES                                                  | Jefferson Salamander              | Ambystoma jeffersonianum |       | END         | END            | 17NH4614          |                   |
| SPECIES                                                  | Jefferson Salamander              | Ambystoma jeffersonianum |       | END         | END            | 17NH4514          |                   |
| SPECIES                                                  | King Rail                         | Rallus elegans           |       | END         | END            | 17NH4714          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Lake Chubsucker                   | Erimyzon sucetta         | S2    | THR         | END            | 17NH4614          | No onsite Records |
| SPECIES                                                  | Lake Chubsucker                   | Erimyzon sucetta         |       | THR         | END            | 17NH4614          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Lake Chubsucker                   | Erimyzon sucetta         | S2    | THR         | END            | 17NH4714          |                   |
| SPECIES                                                  | Lake Chubsucker                   | Erimyzon sucetta         |       | THR         | END            | 17NH4714          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Lake Chubsucker                   | Erimyzon sucetta         | S2    | THR         | END            | 17NH4514          |                   |
| SPECIES                                                  | Lake Chubsucker                   | Erimyzon sucetta         |       | THR         | END            | 17NH4514          |                   |
| <b>SPECIES</b>                                           | Least Bittern                     | Ixobrychus exilis        |       | THR         | THR            | 17NH4614          |                   |
| SPECIES                                                  | Least Bittern                     | Ixobrychus exilis        |       | THR         | THR            | 17NH4714          |                   |
| SPECIES                                                  | Least Bittern                     | Ixobrychus exilis        |       | THR         | THR            | 17NH4514          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4614          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4614          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4714          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4714          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4514          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4514          |                   |
| NATURAL AREA                                             | Long Point Peninsula and Marshes  |                          |       |             |                | 17NH4614          |                   |
| NATURAL AREA                                             | Long Point Peninsula and Marshes  |                          |       |             |                | 17NH4714          |                   |
| NATURAL AREA                                             | Long Point Peninsula and Marshes  |                          |       |             |                | 17NH4514          |                   |
| NATURAL AREA                                             | Long Point Wetland Complex (LP 1) |                          |       |             |                | 17NH4614          |                   |
| NATURAL AREA                                             | Long Point Wetland Complex (LP 1) |                          |       |             |                | 17NH4714          |                   |
| NATURAL AREA                                             | Long Point Wetland Complex (LP 1) |                          |       |             |                | 17NH4514          |                   |



|                                                          |                                                               |                               |      |     |     |          |                   |
|----------------------------------------------------------|---------------------------------------------------------------|-------------------------------|------|-----|-----|----------|-------------------|
| NATURAL AREA                                             | Long Point World Biosphere Reserve                            |                               |      |     |     | 17NH4614 |                   |
| NATURAL AREA                                             | Long Point World Biosphere Reserve                            |                               |      |     |     | 17NH4714 |                   |
| NATURAL AREA                                             | LONGPOINT                                                     |                               |      |     |     | 17NH4614 |                   |
| NATURAL AREA                                             | LONGPOINT                                                     |                               |      |     |     | 17NH4714 |                   |
| NATURAL AREA                                             | LONGPOINT                                                     |                               |      |     |     | 17NH4514 |                   |
| SPECIES                                                  | Midland Painted Turtle                                        | Chrysemys picta marginata     |      |     | SC  | 17NH4614 | No onsite Records |
| SPECIES                                                  | Midland Painted Turtle                                        | Chrysemys picta marginata     |      |     | SC  | 17NH4714 |                   |
| SPECIES                                                  | Midland Painted Turtle                                        | Chrysemys picta marginata     |      |     | SC  | 17NH4514 |                   |
| SPECIES                                                  | Northern Map Turtle                                           | Graptemys geographica         |      | SC  | SC  | 17NH4614 | No onsite Records |
| SPECIES                                                  | Northern Map Turtle                                           | Graptemys geographica         |      | SC  | SC  | 17NH4714 |                   |
| SPECIES                                                  | Northern Map Turtle                                           | Graptemys geographica         |      | SC  | SC  | 17NH4514 |                   |
| SPECIES                                                  | Piping Plover                                                 | Charadrius melodus            |      | END | END | 17NH4614 |                   |
| SPECIES                                                  | Piping Plover                                                 | Charadrius melodus            |      | END | END | 17NH4714 |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Pugnose Shiner                                                | Notropis anogenus             | S2   | END | THR | 17NH4614 | No onsite Records |
| SPECIES                                                  | Pugnose Shiner                                                | Notropis anogenus             |      | THR | THR | 17NH4614 |                   |
| SPECIES                                                  | Pugnose Shiner                                                | Notropis anogenus             |      | THR | THR | 17NH4714 |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Pugnose Shiner                                                | Notropis anogenus             | S2   | END | THR | 17NH4514 |                   |
| SPECIES                                                  | Pugnose Shiner                                                | Notropis anogenus             |      | THR | THR | 17NH4514 |                   |
| SPECIES                                                  | Purple Martin                                                 | Progne subis                  |      |     |     | 17NH4514 |                   |
| RESTRICTED SPECIES                                       | Restricted Species                                            | Restricted Species            |      |     |     | 17NH4614 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4614 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | THR | THR | 17NH4614 |                   |
| <b>RESTRICTED SPECIES</b>                                | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4614 |                   |
| RESTRICTED SPECIES                                       | Restricted Species                                            | Restricted Species            |      |     |     | 17NH4714 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4714 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4714 |                   |
| RESTRICTED SPECIES                                       | Restricted Species                                            | Restricted Species            |      |     |     | 17NH4514 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4514 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4514 |                   |
| SPECIES                                                  | Rigid Sedge                                                   | Carex tetanica                |      |     |     | 17NH4714 |                   |
| PLANT COMMUNITY                                          | Sea Rocket Sand Beach Type                                    |                               | S2S3 |     |     | 17NH4614 |                   |
| PLANT COMMUNITY                                          | Sea Rocket Sand Beach Type                                    |                               | S2S3 |     |     | 17NH4714 |                   |
| SPECIES                                                  | Seaside Grasshopper                                           | Trimerotropis maritima        |      |     |     | 17NH4714 |                   |
| SPECIES                                                  | Silver Lamprey (Great Lakes - Upper St. Lawrence populations) | Ichthyomyzon unicuspis pop. 1 |      | SC  | SC  | 17NH4614 |                   |
| SPECIES                                                  | Silver Lamprey (Great Lakes - Upper St. Lawrence populations) | Ichthyomyzon unicuspis pop. 1 |      | SC  | SC  | 17NH4714 |                   |
| SPECIES                                                  | Silver Lamprey (Great Lakes - Upper St. Lawrence populations) | Ichthyomyzon unicuspis pop. 1 |      | SC  | SC  | 17NH4514 |                   |
| SPECIES                                                  | Snapping Turtle                                               | Chelydra serpentina           |      | SC  | SC  | 17NH4614 | No onsite Records |
| SPECIES                                                  | Snapping Turtle                                               | Chelydra serpentina           |      | SC  | SC  | 17NH4714 |                   |
| SPECIES                                                  | Snapping Turtle                                               | Chelydra serpentina           |      | SC  | SC  | 17NH4514 |                   |
| SPECIES                                                  | Spiny Softshell                                               | Apalone spinifera             |      | END | END | 17NH4514 |                   |
| SPECIES                                                  | Spotted Gar                                                   | Lepisosteus oculatus          |      | END | END | 17NH4614 | No onsite Records |
| SPECIES                                                  | Spotted Gar                                                   | Lepisosteus oculatus          |      | END | END | 17NH4714 |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Spotted Gar                                                   | Lepisosteus oculatus          | S1   | THR | THR | 17NH4514 |                   |
| SPECIES                                                  | Spotted Gar                                                   | Lepisosteus oculatus          |      | END | END | 17NH4514 |                   |
| SPECIES                                                  | Swamp Rose-mallow                                             | Hibiscus moscheutos           |      | SC  | SC  | 17NH4514 |                   |
| SPECIES                                                  | Texas Stiff Yellow Flax                                       | Linum medium var. texanum     |      |     |     | 17NH4614 |                   |
| SPECIES                                                  | Texas Stiff Yellow Flax                                       | Linum medium var. texanum     |      |     |     | 17NH4714 |                   |
| SPECIES                                                  | Walter's Barnyard Grass                                       | Echinochloa walteri           |      |     |     | 17NH4614 |                   |
| SPECIES                                                  | Walter's Barnyard Grass                                       | Echinochloa walteri           |      |     |     | 17NH4514 |                   |
| SPECIES                                                  | Warmouth                                                      | Lepomis gulosus               |      | END | END | 17NH4614 | No onsite Records |
| SPECIES                                                  | Warmouth                                                      | Lepomis gulosus               |      | END | END | 17NH4714 |                   |
| SPECIES                                                  |                                                               | Abagrotis orbis               |      |     |     | 17NH4614 |                   |
| SPECIES                                                  |                                                               | Abagrotis orbis               |      |     |     | 17NH4514 |                   |

Appendix 5

## **References:**

- i. Natural Heritage Information Centre  
Ontario Ministry of Natural Resources  
Mike Oldham**
- ii. B-6 Guidelines for Evaluating Construction Activities Impacting on Water Resources  
MOEE's update: *Evaluating Construction Activities Impacting on Water Resources*  
published in 1976 and updated in 1984.**
- iii. Best Management Practices for conducting maintenance dredging activities in Long Point Bay  
Prepared by Fisheries and Oceans Canada, June 25, 2013**
- iv. Ontario Public Lands Act RSO 1990 Chapter P.43**
- v. Ontario Regulation 161/17 - Occupation of Public Lands Under Section 21.1 of This Act.**
- vi. Ontario Regulation 239/13 - Activities on Public Lands and Shore Lands - Work Permits and Exemptions**



John Haw &lt;jhaw12@gmail.com&gt;

**RE: 24-HCAA-02378 - Boathouse Construction 17N Boathouse Lane Long Point**

1 message

**OP Habitat (DFO/MPO)** <DFO.OPHabitat.MPO@dfo-mpo.gc.ca>

Fri, Nov 22, 2024 at 10:26 AM

To: John Haw &lt;jhaw12@gmail.com&gt;

Cc: "Old Cut Marina Ltd." &lt;georgesummers68@live.com&gt;, Ron Drabick &lt;ron.drabick@hotmail.com&gt;

Fisheries and Oceans Canada

Pêches et Océans Canada

Ontario and Prairie Region

Région de l'Ontario et des Prairies

Fish and Fish Habitat Protection  
ProgramProgramme de protection du poisson et de son  
habitat[867 Lakeshore Rd.](#)

867 chemin Lakeshore

[Burlington, ON](#)

Burlington, ON

[L7S 1A1](#)

L7S 1A1



Dear Dustin Haw:

**Subject: Boathouse Installation, Long Point Bay, Lake Erie, Walsingham (24-HCAA-02378) – Implementation of Measures to Avoid and Mitigate the Potential for Prohibited Effects to Fish and Fish Habitat**

The Fish and Fish Habitat Protection Program (the Program) of Fisheries and Oceans Canada (DFO) received your proposal on September 26, 2024. We understand that you propose to:

- Install an elevated post and beam boathouse, resulting in a footprint of approximately 1.35m<sup>2</sup> below the ordinary highwater mark;
- Exclude fish from the work area using a seine net dragged outward from shore, anchor in place on outer edge of work zone; and,
- Complete all works from either dry stable land or from a barge.

We understand the following aquatic species listed under the Species at Risk Act may use the area in the vicinity of where your proposal is to be located:

- Spotted Gar listed as Endangered
- Lake Chubsucker listed as Endangered
- Pugnose Shiner listed as Threatened
- Eastern Sand Darter listed as Threatened
- Grass Pickerel listed as Special Concern
- Warmouth listed as Special Concern

Our review considered the following information:

- Request for Review form and associated documents
- Email correspondence with Ron Drabick on November 22, 2024

Your proposal has been reviewed to determine whether it is likely to result in:

- the death of fish by means other than fishing and the harmful alteration, disruption or destruction of fish habitat which are prohibited under subsections 34.4(1) and 35(1) of the *Fisheries Act*;
- effects to listed aquatic species at risk, any part of their critical habitat or the residences of their individuals in a manner which is prohibited under sections 32, 33 and subsection 58(1) of the *Species at Risk Act*.

The aforementioned impacts are prohibited unless authorized under their respective legislation and regulations.

Provided that you incorporate these measures into your plans, the Program is of the view that your proposal is not likely to result in the contravention of the above mentioned prohibitions and requirements. Additional information on measures to protect fish and fish habitat can be found in the attached document.

Should your plans change or if you have omitted some information in your proposal, further review by the Program may be required. Consult our website ([Projects near water \(dfo-mpo.gc.ca\)](https://www.dfo-mpo.gc.ca/projects-near-water)) or consult with a qualified environmental consultant to determine if further review may be necessary. It remains your responsibility to remain in compliance with the *Fisheries Act*, the *Species at Risk Act*.

It is also your *Duty to Notify* DFO if you have caused, or are about to cause, the death of fish by means other than fishing and/or the harmful alteration, disruption or destruction of fish habitat. Such notifications should be directed to [DFO.OPHabitat.MPO@dfo-mpo.gc.ca](mailto:DFO.OPHabitat.MPO@dfo-mpo.gc.ca) or 1-855-852-8320.

**Please notify this office at least 10 days before starting any in-water works.** Send your notification to the assessor (contact information below) and the DFO 10 notification mailbox: [DFO.OP.10DayNotification-Notification10Jours.OP.MPO@dfo-mpo.gc.ca](mailto:DFO.OP.10DayNotification-Notification10Jours.OP.MPO@dfo-mpo.gc.ca). We recommend that a copy of this letter be kept on site while the work is in progress. It remains your responsibility to meet all other federal, territorial, provincial and municipal requirements that apply to your proposal.

If you have any questions with the content of this letter, please contact Jenica Pires at [Jenica.Pires@dfo-mpo.gc.ca](mailto:Jenica.Pires@dfo-mpo.gc.ca). Please refer to the file number referenced above when corresponding with the Program.

Yours sincerely,



Jenica Pires

Biologist, Triage and Planning

Fish and Fish Habitat Protection Program

---

**From:** Ron Drabick <[ron.drabick@hotmail.com](mailto:ron.drabick@hotmail.com)>

**Sent:** Thursday, September 26, 2024 4:10 PM

**To:** OP Habitat (DFO/MPO) <[DFO.OPHabitat.MPO@dfo-mpo.gc.ca](mailto:DFO.OPHabitat.MPO@dfo-mpo.gc.ca)>

**Cc:** John Haw <[jhaw12@gmail.com](mailto:jhaw12@gmail.com)>; Old Cut Marina Ltd. <[georgesummers68@live.com](mailto:georgesummers68@live.com)>; Doherty, Andrea (DFO/MPO) <[Andrea.Doherty@dfo-mpo.gc.ca](mailto:Andrea.Doherty@dfo-mpo.gc.ca)>

**Subject:** 24-HCAA-02378 - Boathouse Construction 17N Boathouse Lane Long Point

Attention Fish and Fish Habitat Staff

Find attached for permit/review the proposed seawall/boathouse construction projects for properties located at Lot N15-0390-50-250-50 & N17-0410-50-252, Boathouse Lane, Long Point, Ontario.

As part of the review process under the Ministry of Natural Resources and Forestry Public Lands Act we are required to contact those agencies that may have permit/review obligations on works carried out on/adjacent to crown lands and waters to ensure that the above proposal complies with those agencies by-laws and planning requirements.

If you have any questions/comments regarding the proposed application please forward those to [ron.drabick@hotmail.com](mailto:ron.drabick@hotmail.com) or contact me at 519-671-3649

Thank you  
Ron Drabick



Ron Drabick, Associate R.P.F.

Forestry Technician\Wetland Evaluator

Deer Leap Forestry Service

[deerleapforestry@outlook.com](mailto:deerleapforestry@outlook.com)

519-671-3649

---

**2 attachments**



# Deer Leap Forestry Services



Research



Woodland  
Management  
Services

Seawall/Boathouse  
Application  
for  
Old Cut Marina Ltd  
George Summers  
(Dustin Haw N17  
Boathouse Lane)



Management Planning Services



Wetland Evaluations



Seed Collection



Wildlife



# Deer Leap Forestry Services

39 Millridge Road  
London, Ontario  
N5Z 4P2  
Ph: 519-671-3649  
E-mail: ron.drabick@hotmail.com

January 23, 2023

Dustin Haw  
81 Erie Blvd  
Port Rowan, Ontario  
N0E 1M0

Dear: Mr. Haw

Subject: Seawall/Boathouse Restoration Application  
Lot Pt. 14, Concession A,  
Geographic Twp of Walsingham  
County of Norfolk

As per the request of your contractor, please find attached our report on your property located on: Part of Lot Pt. of 14, Concession A, know as N15, Geographic Twp of Walsingham, County of Norfolk. A site visit was conducted on August 28, 2024 to verify/identify the extent of the Boathouse renovation project within your property. As the report indicates, the areas outlined in yellow on the attached maps indicate the extent of the work to occur on your property at N17, 50-252 - 0410, Boathouse Lane, Long Point. Application for permit/review of the work will be forwarded to the appropriate agencies, Ministry of Natural Resources and Forestry, Environment, Parks and Conservation, SAR branch, Department of Fisheries and Oceans and the Long Point Region Conservation Authority as well as the County of Norfolk.

Once we receive conformation of agency reviews and the issuance of appropriate permits works can proceed.

Yours truly,

Ron Drabick

## Field Notes

**Landowner:** Dustin Haw **Date:** August 28, 2024  
**Weather :** Clear and sunny with cloudy periods  
**Site Survey Time Period:** 10:00am

### **Site Description:**

Existing boathouse on crown channel measuring:

Unit (Lot 17) 0390-50-250-50: approx. 6.1m(20.0ft)X 12.2m(40.0ft)

- empty boat lot facing recently added new seawall
- boat wells clear of vegetation at the time of the site inspection

### **Construction Details:**

Construction proposed start date: October 1, 2024

proposed end date : October 1 , 2025

Equipment: Floating barge Hydrolic dredge unit with attached backhoe  
Excavator/backhoe

- Construct a new elevated post & beam boathouse on a crown lease water lot .
- Construction and placement of the nine (9) 6 5/8" O.D. steel post or helical piles will begin by:
  - jetting the posts into position with the floating barge hydrolic dredge unit or depending on the substrate if jetting is not an option the posts will be driven into the substrate to the point of resistance with the hydrolic vibratory pile driver.
- Steel support beams will be welded to installed pilings/posts prior to boathouse construction. (see attached plans)
- In-water construction activities will occur outside of the Provincial Fisheries Timing Windows of:
  - March 15 to July 15 of any year
- Turbidity curtains will be placed at the front, southern facing perimeter of the boathouse when any in-water work is occurring to prevent sediment plumes from entering the channel.

### **Soils:**

- Soil Texture: Sand - Sandy Loam (vfs)

### **Species at Risk**

Herps of Ontario - no reported Amphibians and Reptiles sightings at this location

Ebird - no reported bird sighting at this location

NHIC - see attached, Appendix 5

Best Management Practices for bulkhead/seawall construction as prescribed in MOEE "*B-6 Guidelines for Evaluating Construction Activities Impacting on Water Resources*" and DFO's "*Best Management Practices for conducting maintenance dredging activities in Long Point Bay*" will be followed as site and conditions dictate.

### **Shoreline stabilization structures include bulkheads, revetment walls, groynes and breakwaters.**

#### **Bulkheads**

Bulkheads are vertical or near-vertical structural walls designed primarily to retain fill. They do provide some protection against waves, primarily through reflection of waves rather than dissipation of wave energy. As such their ability to withstand wave action over the long-term is poor.

Bulkheads can be constructed of a variety of materials such as timber, concrete, masonry, or steel sheet pile.

Since bulkheads effectively isolate the backfill material from the water, the quality of the material used need only meet the conditions for backfill as described in the MOEE document "*Guidelines for Management of Soil, Rock and Like*

Material" (in preparation). Materials used behind impermeable barriers on the shore are not subject to the Lakefill Quality Guidelines.

### **Recommendations for Bulkhead construction**

- Construction should be carried out during the low water, calm period.
- The structure should be designed against failure, which could result in water quality effects where contaminated backfill has been used.
- The design should minimize off-site impacts, particularly downdrift erosion. The size of the area should be kept as small as possible. Construction equipment should operate only from the shore and should be kept out of the water.

### **SARA permitting requirements**

SARA permits will not be required for maintenance activities associated with boatwells and/or boatslips if the following BMPs are followed.

### **BMPs for maintenance activities associated with boatwells/boatslips:**

- There should be no increase in the footprint of the existing boatwells/boatslips.
- Due to the small size of most boatwells/boatslips, the dredged material (if uncontaminated) can be spread adjacent to the boatwells/boatslips but not in water or wetland habitat. Any dredged material that is disposed of on land should meet Conservation Authority requirements where they have jurisdiction.
- Dredged material should be suitably contained/stabilized to prevent the dredged material from re-entering the water so that it does not create a new berm or impair water quality.
- Work should start from shore and move out to deeper water.
- Work should be conducted as slowly as possible at onset of the dredging to encourage fish to leave the area.
- Note that fish relocations will not be required for boatwells/boatslips maintenance; however, if small fish are observed a small mesh seine net should be dragged through the area from the shore to deeper water before work commences so that fish are excluded from the work zone.
- Timing windows: dredging should be completed as late in the year as possible to allow young-of-the-year fish to grow and improve their ability to move away from work sites. Work should occur between August 1 and March 15. In water works should be conducted between August 1st and March 15th to provide for the best protection of spawning and larval SARA fishes. Furthermore, works are encouraged to be completed prior to November 1st to avoid incidental harm to turtles and amphibians.
- Effective sediment, turbidity and erosion control measures should be in place.
- Operate machinery on land or on water (i.e., from a barge or vessel) in a manner that minimizes disturbance to the banks or bed of the water body.
- Machinery is to arrive on site in a clean condition and is to be maintained free of fluid leaks.
- Wash, refuel and service machinery and store fuel and other materials for the machinery away from the water to prevent any deleterious substance from entering the water.
- Keep an emergency spill kit on site in case of fluid leaks or spills from machinery.
- Restore banks to original condition if any disturbance occurs.
- Aquatic vegetation in the surrounding area should not be disturbed.

Ron Drabick



Ron Drabick  
Forestry Technician\Wetland Evaluator  
Deer Leap Forestry Service



**Site Photos:**



**Crown Lease Boat well area**



**Crown Lease Boat well area**



**Existing vegetation within the lease lot**





|  |                                                                                                                                                                                    |                                                                                                                                                                                                                                             |          |                     |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------|
|  | <div>Deer Leap Forestry Services</div> <div>Seawall/Post/Boathouse Construction Site</div> <div>2023 Ortho Aerial Imagery</div> <div>September 9, 2023</div> <div>Dustin Haw</div> | <div>Published September 9, 2024 by Deer Leap Forestry Services</div> <div>This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.</div> | Lot      | Pt 14               |
|  |                                                                                                                                                                                    |                                                                                                                                                                                                                                             | Conc.    | A                   |
|  |                                                                                                                                                                                    |                                                                                                                                                                                                                                             | Twp.     | Walsingham          |
|  |                                                                                                                                                                                    |                                                                                                                                                                                                                                             | County   | Norfolk             |
|  |                                                                                                                                                                                    |                                                                                                                                                                                                                                             | Roll No. | 3310543050213000000 |
|  |                                                                                                                                                                                    |                                                                                                                                                                                                                                             |          |                     |
|  | Appendix 1: Map1                                                                                                                                                                   |                                                                                                                                                                                                                                             |          |                     |


Scale: 1: 300





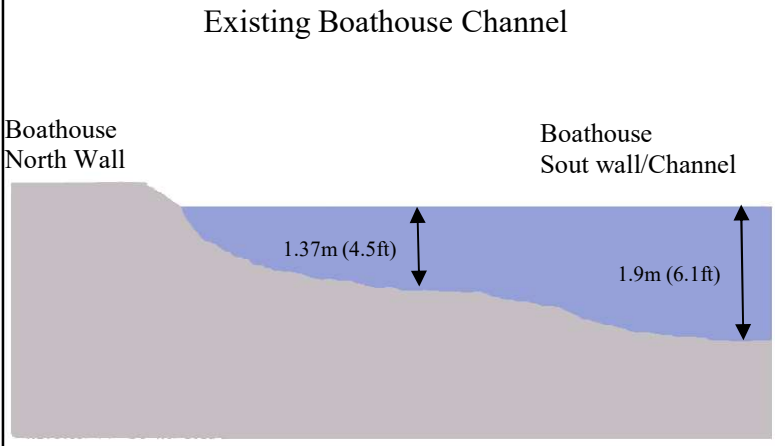


|        |                                                       |                                                                                                                                                            |                    |
|--------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Legend | Deer Leap Forestry Services                           | Published September 9, 2024 by Deer Leap Forestry Services                                                                                                 | Appendix 2 : Map 2 |
|        | Site Plan : Proposed Seawall, & Post/Piling Locations | This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. |                    |
|        | September 9, 2023                                     |                                                                                                                                                            |                    |
|        | Dustin Haw                                            | Scale: 1 : 300                                                                                                                                             |                    |









|               |                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                              |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legend</b> | <b>Deer Leap Forestry Services</b><br><br><b>Boathouse Construction Plan</b><br><b>Charrette Design Solutions</b><br><b>June 5, 2022 See Attached Permit &amp;</b><br><b>Construction Drawings</b><br><b>September 9, 2023</b><br><br><b>Dustin Haw</b> | Published September 9, 2024 by Deer Leap Forestry Services<br><br>This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. |
|               |                                                                                                                                                                                                                                                         | Scale: 1 : 300                                                                                                                                                                                                               |





## Statement / Relevé

1 / 1

|                                                                          |                                                                                |                                                                      |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Customer # / N° du client<br><b>916365</b>                               | HST Registration No. / No d'inscription aux fins de la TVH<br><b>124668666</b> | Statement Date<br>Date du relevé<br><b>February 28, 2019</b>         |
| Payment Information / Renseignements sur la facture<br>TO / DESTINATAIRE |                                                                                | Billing Enquiry<br>Renseignements -<br>facturation<br>1-877-535-0554 |
| DUSTIN HAW<br>81 ERIE BLVD<br>PORT ROWNA ON N0E 1M0                      |                                                                                | Finance Charge<br>Frais financiers<br><b>.329167 %</b>               |

| Invoice<br>No<br>N° de la<br>facture | Invoice Date<br>Date de la<br>facture | Due Date<br>Date<br>d'échéance | Ministry / Program<br>Ministère / Programme | Type<br>Type                    | Finance<br>Charge<br>Frais financiers | Amount<br>Montant |
|--------------------------------------|---------------------------------------|--------------------------------|---------------------------------------------|---------------------------------|---------------------------------------|-------------------|
| 2084038                              | 21-FEB-19                             | 23-MAR-19                      | MNR-LANDS-TENANT TAX-NS-IMP                 | INV                             |                                       | 240.11            |
| Current<br>Actuel                    | 1-30 Days<br>1-30 jours               | 31-60 Days<br>31-60 jours      | 61-90 Days<br>61-90 jours                   | Over 90 Days<br>Plus de 90 Jour |                                       | 240.11            |
| 240.11                               | 0.00                                  | 0.00                           | 0.00                                        | 0.00                            | Amount Due / Montant dû<br>CAD\$      | 240.11            |

06-5102 (2009/12)  
© Queen's Printer for Ontario, 2009

INV: Invoice / facture CM: Credit Memo / note de crédit PMT: Payment / remise  
ADJ: Adjustment / redressement FC: Finance Charge / frais financiers

Interest will be charged on all past due accounts.  
Des intérêts seront exigés sur tout compte en souffrance.

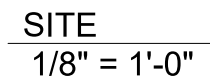
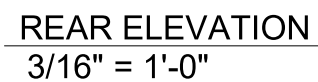
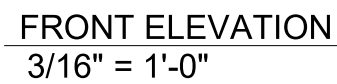
| Species List:                                            |                                   |                          |       |             |                |                   |                   |
|----------------------------------------------------------|-----------------------------------|--------------------------|-------|-------------|----------------|-------------------|-------------------|
| Element Type                                             | Common Name                       | Scientific Name          | SRank | SARO Status | COSEWIC Status | ATLAS NAD83 IDENT | COMMENTS          |
| SPECIES                                                  | Bald Eagle                        | Haliaeetus leucocephalus |       | SC          | NAR            | 17NH4714          |                   |
| SPECIES                                                  | Barn Swallow                      | Hirundo rustica          |       | THR         | THR            | 17NH4614          |                   |
| SPECIES                                                  | Barn Swallow                      | Hirundo rustica          |       | THR         | THR            | 17NH4514          |                   |
| NATURAL AREA                                             | Big Creek National Wildlife Area  |                          |       |             |                | 17NH4514          |                   |
| SPECIES                                                  | Black Tern                        | Chlidonias niger         |       | SC          | NAR            | 17NH4514          |                   |
| SPECIES                                                  | Blanding's Turtle                 | Emydoidea blandingii     |       | THR         | END            | 17NH4614          | No onsite Records |
| SPECIES                                                  | Blanding's Turtle                 | Emydoidea blandingii     |       | THR         | END            | 17NH4714          |                   |
| SPECIES                                                  | Blanding's Turtle                 | Emydoidea blandingii     |       | THR         | END            | 17NH4514          |                   |
| WILDLIFE CONCENTRATION AREA                              | Colonial Waterbird Nesting Area   |                          | SNR   |             |                | 17NH4614          |                   |
| WILDLIFE CONCENTRATION AREA                              | Colonial Waterbird Nesting Area   |                          | SNR   |             |                | 17NH4714          |                   |
| WILDLIFE CONCENTRATION AREA                              | Colonial Waterbird Nesting Area   |                          | SNR   |             |                | 17NH4514          |                   |
| SPECIES                                                  | Crowned Beggarticks               | Bidens trichosperma      |       |             |                | 17NH4614          |                   |
| SPECIES                                                  | Crowned Beggarticks               | Bidens trichosperma      |       |             |                | 17NH4514          |                   |
| SPECIES                                                  | Eastern Meadowlark                | Sturnella magna          |       | THR         | THR            | 17NH4614          |                   |
| SPECIES                                                  | Eastern Meadowlark                | Sturnella magna          |       | THR         | THR            | 17NH4714          |                   |
| SPECIES                                                  | Eastern Meadowlark                | Sturnella magna          |       | THR         | THR            | 17NH4514          |                   |
| SPECIES                                                  | Eastern Prickly-pear Cactus       | Opuntia cespitosa        |       | END         | END            | 17NH4614          |                   |
| SPECIES                                                  | Eastern Prickly-pear Cactus       | Opuntia cespitosa        |       | END         | END            | 17NH4714          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Eastern Sand Darter               | Ammocrypta pellucida     | S2    | END         | THR            | 17NH4614          | No onsite Records |
| DFO Critical Habitat for federal Aquatic Species at Risk | Eastern Sand Darter               | Ammocrypta pellucida     | S2    | END         | THR            | 17NH4714          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Eastern Sand Darter               | Ammocrypta pellucida     | S2    | END         | THR            | 17NH4514          |                   |
| SPECIES                                                  | Engelmann's Spikerush             | Eleocharis engelmannii   |       |             |                | 17NH4614          |                   |
| SPECIES                                                  | Engelmann's Spikerush             | Eleocharis engelmannii   |       |             |                | 17NH4514          |                   |
| SPECIES                                                  | Fowler's Toad                     | Anaxyrus fowleri         |       | END         | END            | 17NH4614          |                   |
| SPECIES                                                  | Fowler's Toad                     | Anaxyrus fowleri         |       | END         | END            | 17NH4714          |                   |
| SPECIES                                                  | Fowler's Toad                     | Anaxyrus fowleri         |       | END         | END            | 17NH4514          |                   |
| SPECIES                                                  | Grass Pickerel                    | Esox americanus          |       | SC          | SC             | 17NH4614          | No onsite Records |
| SPECIES                                                  | Grass Pickerel                    | Esox americanus          |       | SC          | SC             | 17NH4714          |                   |
| SPECIES                                                  | Grass Pickerel                    | Esox americanus          |       | SC          | SC             | 17NH4514          |                   |
| SPECIES                                                  | Hooker's Bugseed                  | Corispermum hookeri      |       |             |                | 17NH4514          |                   |
| SPECIES                                                  | Jefferson Salamander              | Ambystoma jeffersonianum |       | END         | END            | 17NH4614          |                   |
| SPECIES                                                  | Jefferson Salamander              | Ambystoma jeffersonianum |       | END         | END            | 17NH4514          |                   |
| SPECIES                                                  | King Rail                         | Rallus elegans           |       | END         | END            | 17NH4714          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Lake Chubsucker                   | Erimyzon sucetta         | S2    | THR         | END            | 17NH4614          | No onsite Records |
| SPECIES                                                  | Lake Chubsucker                   | Erimyzon sucetta         |       | THR         | END            | 17NH4614          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Lake Chubsucker                   | Erimyzon sucetta         | S2    | THR         | END            | 17NH4714          |                   |
| SPECIES                                                  | Lake Chubsucker                   | Erimyzon sucetta         |       | THR         | END            | 17NH4714          |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Lake Chubsucker                   | Erimyzon sucetta         | S2    | THR         | END            | 17NH4514          |                   |
| SPECIES                                                  | Lake Chubsucker                   | Erimyzon sucetta         |       | THR         | END            | 17NH4514          |                   |
| <b>SPECIES</b>                                           | Least Bittern                     | Ixobrychus exilis        |       | THR         | THR            | 17NH4614          |                   |
| SPECIES                                                  | Least Bittern                     | Ixobrychus exilis        |       | THR         | THR            | 17NH4714          |                   |
| SPECIES                                                  | Least Bittern                     | Ixobrychus exilis        |       | THR         | THR            | 17NH4514          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4614          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4614          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4714          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4714          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4514          |                   |
| NATURAL AREA                                             | Long Point                        |                          |       |             |                | 17NH4514          |                   |
| NATURAL AREA                                             | Long Point Peninsula and Marshes  |                          |       |             |                | 17NH4614          |                   |
| NATURAL AREA                                             | Long Point Peninsula and Marshes  |                          |       |             |                | 17NH4714          |                   |
| NATURAL AREA                                             | Long Point Peninsula and Marshes  |                          |       |             |                | 17NH4514          |                   |
| NATURAL AREA                                             | Long Point Wetland Complex (LP 1) |                          |       |             |                | 17NH4614          |                   |
| NATURAL AREA                                             | Long Point Wetland Complex (LP 1) |                          |       |             |                | 17NH4714          |                   |
| NATURAL AREA                                             | Long Point Wetland Complex (LP 1) |                          |       |             |                | 17NH4514          |                   |



|                                                          |                                                               |                               |      |     |     |          |                   |
|----------------------------------------------------------|---------------------------------------------------------------|-------------------------------|------|-----|-----|----------|-------------------|
| NATURAL AREA                                             | Long Point World Biosphere Reserve                            |                               |      |     |     | 17NH4614 |                   |
| NATURAL AREA                                             | Long Point World Biosphere Reserve                            |                               |      |     |     | 17NH4714 |                   |
| NATURAL AREA                                             | LONGPOINT                                                     |                               |      |     |     | 17NH4614 |                   |
| NATURAL AREA                                             | LONGPOINT                                                     |                               |      |     |     | 17NH4714 |                   |
| NATURAL AREA                                             | LONGPOINT                                                     |                               |      |     |     | 17NH4514 |                   |
| SPECIES                                                  | Midland Painted Turtle                                        | Chrysemys picta marginata     |      |     | SC  | 17NH4614 | No onsite Records |
| SPECIES                                                  | Midland Painted Turtle                                        | Chrysemys picta marginata     |      |     | SC  | 17NH4714 |                   |
| SPECIES                                                  | Midland Painted Turtle                                        | Chrysemys picta marginata     |      |     | SC  | 17NH4514 |                   |
| SPECIES                                                  | Northern Map Turtle                                           | Graptemys geographica         |      | SC  | SC  | 17NH4614 | No onsite Records |
| SPECIES                                                  | Northern Map Turtle                                           | Graptemys geographica         |      | SC  | SC  | 17NH4714 |                   |
| SPECIES                                                  | Northern Map Turtle                                           | Graptemys geographica         |      | SC  | SC  | 17NH4514 |                   |
| SPECIES                                                  | Piping Plover                                                 | Charadrius melodus            |      | END | END | 17NH4614 |                   |
| SPECIES                                                  | Piping Plover                                                 | Charadrius melodus            |      | END | END | 17NH4714 |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Pugnose Shiner                                                | Notropis anogenus             | S2   | END | THR | 17NH4614 | No onsite Records |
| SPECIES                                                  | Pugnose Shiner                                                | Notropis anogenus             |      | THR | THR | 17NH4614 |                   |
| SPECIES                                                  | Pugnose Shiner                                                | Notropis anogenus             |      | THR | THR | 17NH4714 |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Pugnose Shiner                                                | Notropis anogenus             | S2   | END | THR | 17NH4514 |                   |
| SPECIES                                                  | Pugnose Shiner                                                | Notropis anogenus             |      | THR | THR | 17NH4514 |                   |
| SPECIES                                                  | Purple Martin                                                 | Progne subis                  |      |     |     | 17NH4514 |                   |
| RESTRICTED SPECIES                                       | Restricted Species                                            | Restricted Species            |      |     |     | 17NH4614 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4614 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | THR | THR | 17NH4614 |                   |
| <b>RESTRICTED SPECIES</b>                                | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4614 |                   |
| RESTRICTED SPECIES                                       | Restricted Species                                            | Restricted Species            |      |     |     | 17NH4714 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4714 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4714 |                   |
| RESTRICTED SPECIES                                       | Restricted Species                                            | Restricted Species            |      |     |     | 17NH4514 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4514 |                   |
| RESTRICTED SPECIES                                       | RESTRICTED SPECIES                                            | RESTRICTED SPECIES            |      | END | END | 17NH4514 |                   |
| SPECIES                                                  | Rigid Sedge                                                   | Carex tetanica                |      |     |     | 17NH4714 |                   |
| PLANT COMMUNITY                                          | Sea Rocket Sand Beach Type                                    |                               | S2S3 |     |     | 17NH4614 |                   |
| PLANT COMMUNITY                                          | Sea Rocket Sand Beach Type                                    |                               | S2S3 |     |     | 17NH4714 |                   |
| SPECIES                                                  | Seaside Grasshopper                                           | Trimerotropis maritima        |      |     |     | 17NH4714 |                   |
| SPECIES                                                  | Silver Lamprey (Great Lakes - Upper St. Lawrence populations) | Ichthyomyzon unicuspis pop. 1 |      | SC  | SC  | 17NH4614 |                   |
| SPECIES                                                  | Silver Lamprey (Great Lakes - Upper St. Lawrence populations) | Ichthyomyzon unicuspis pop. 1 |      | SC  | SC  | 17NH4714 |                   |
| SPECIES                                                  | Silver Lamprey (Great Lakes - Upper St. Lawrence populations) | Ichthyomyzon unicuspis pop. 1 |      | SC  | SC  | 17NH4514 |                   |
| SPECIES                                                  | Snapping Turtle                                               | Chelydra serpentina           |      | SC  | SC  | 17NH4614 | No onsite Records |
| SPECIES                                                  | Snapping Turtle                                               | Chelydra serpentina           |      | SC  | SC  | 17NH4714 |                   |
| SPECIES                                                  | Snapping Turtle                                               | Chelydra serpentina           |      | SC  | SC  | 17NH4514 |                   |
| SPECIES                                                  | Spiny Softshell                                               | Apalone spinifera             |      | END | END | 17NH4514 |                   |
| SPECIES                                                  | Spotted Gar                                                   | Lepisosteus oculatus          |      | END | END | 17NH4614 | No onsite Records |
| SPECIES                                                  | Spotted Gar                                                   | Lepisosteus oculatus          |      | END | END | 17NH4714 |                   |
| DFO Critical Habitat for federal Aquatic Species at Risk | Spotted Gar                                                   | Lepisosteus oculatus          | S1   | THR | THR | 17NH4514 |                   |
| SPECIES                                                  | Spotted Gar                                                   | Lepisosteus oculatus          |      | END | END | 17NH4514 |                   |
| SPECIES                                                  | Swamp Rose-mallow                                             | Hibiscus moscheutos           |      | SC  | SC  | 17NH4514 |                   |
| SPECIES                                                  | Texas Stiff Yellow Flax                                       | Linum medium var. texanum     |      |     |     | 17NH4614 |                   |
| SPECIES                                                  | Texas Stiff Yellow Flax                                       | Linum medium var. texanum     |      |     |     | 17NH4714 |                   |
| SPECIES                                                  | Walter's Barnyard Grass                                       | Echinochloa walteri           |      |     |     | 17NH4614 |                   |
| SPECIES                                                  | Walter's Barnyard Grass                                       | Echinochloa walteri           |      |     |     | 17NH4514 |                   |
| SPECIES                                                  | Warmouth                                                      | Lepomis gulosus               |      | END | END | 17NH4614 | No onsite Records |
| SPECIES                                                  | Warmouth                                                      | Lepomis gulosus               |      | END | END | 17NH4714 |                   |
| SPECIES                                                  |                                                               | Abagrotis orbis               |      |     |     | 17NH4614 |                   |
| SPECIES                                                  |                                                               | Abagrotis orbis               |      |     |     | 17NH4514 |                   |

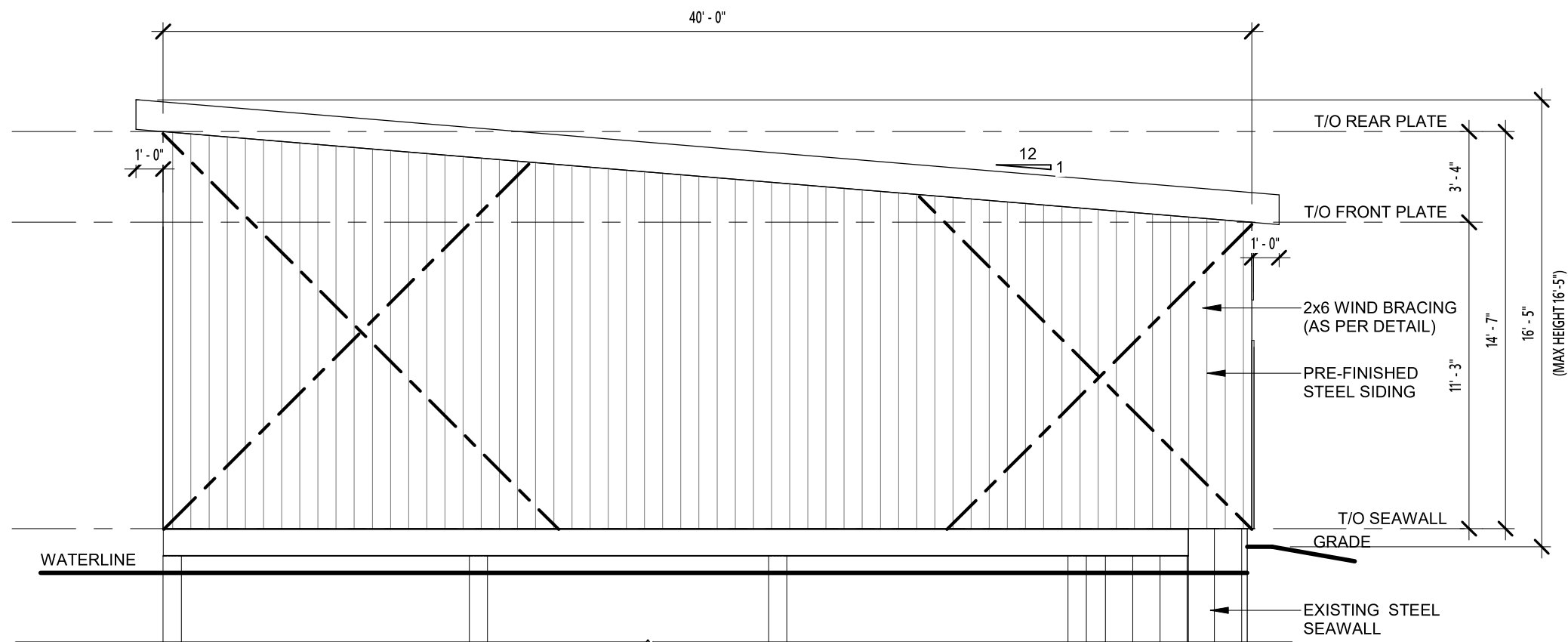
## **References:**

- i. **Natural Heritage Information Centre**  
**Ontario Ministry of Natural Resources**  
**Mike Oldham**
- ii. **B-6 Guidelines for Evaluating Construction Activities Impacting on Water Resources**  
**MOEE's update: *Evaluating Construction Activities Impacting on Water Resources***  
**published in 1976 and updated in 1984.**
- iii. **Best Management Practices for conducting maintenance dredging activities in Long Point Bay**  
Prepared by Fisheries and Oceans Canada, June 25, 2013
- iv. **Ontario Public Lands Act RSO 1990 Chapter P.43**
- v. **Ontario Regulation 161/17 - Occupation of Public Lands Under Section 21.1 of This Act.**
- vi. **Ontario Regulation 239/13 - Activities on Public Lands and Shore Lands - Work Permits and Exemptions**

[illegible]

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|

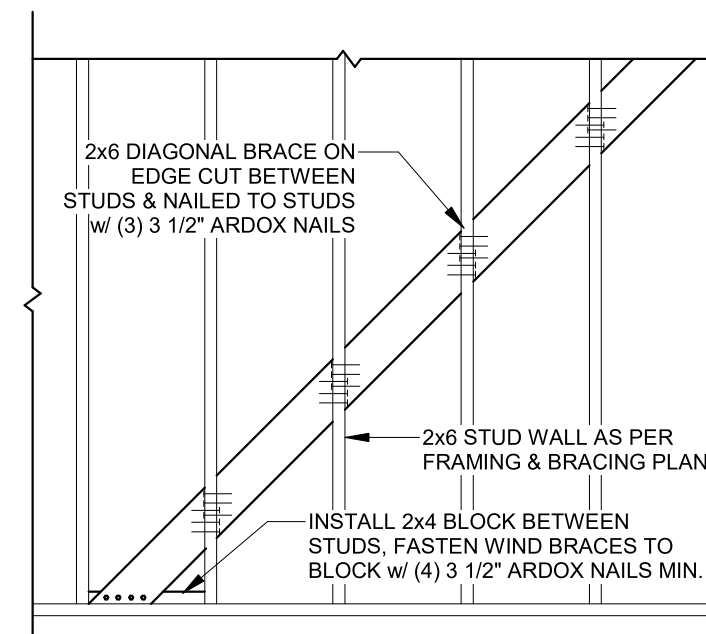
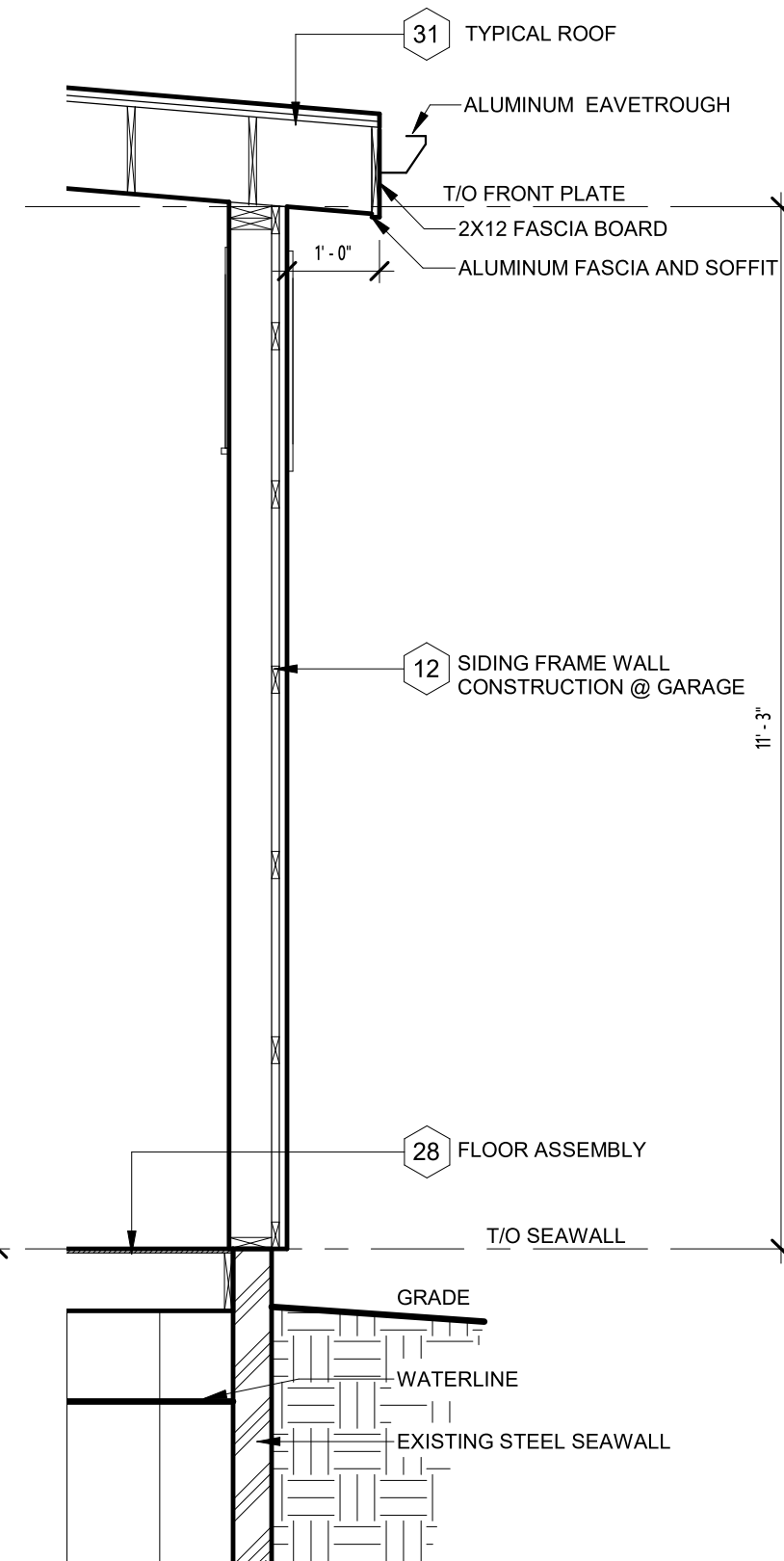
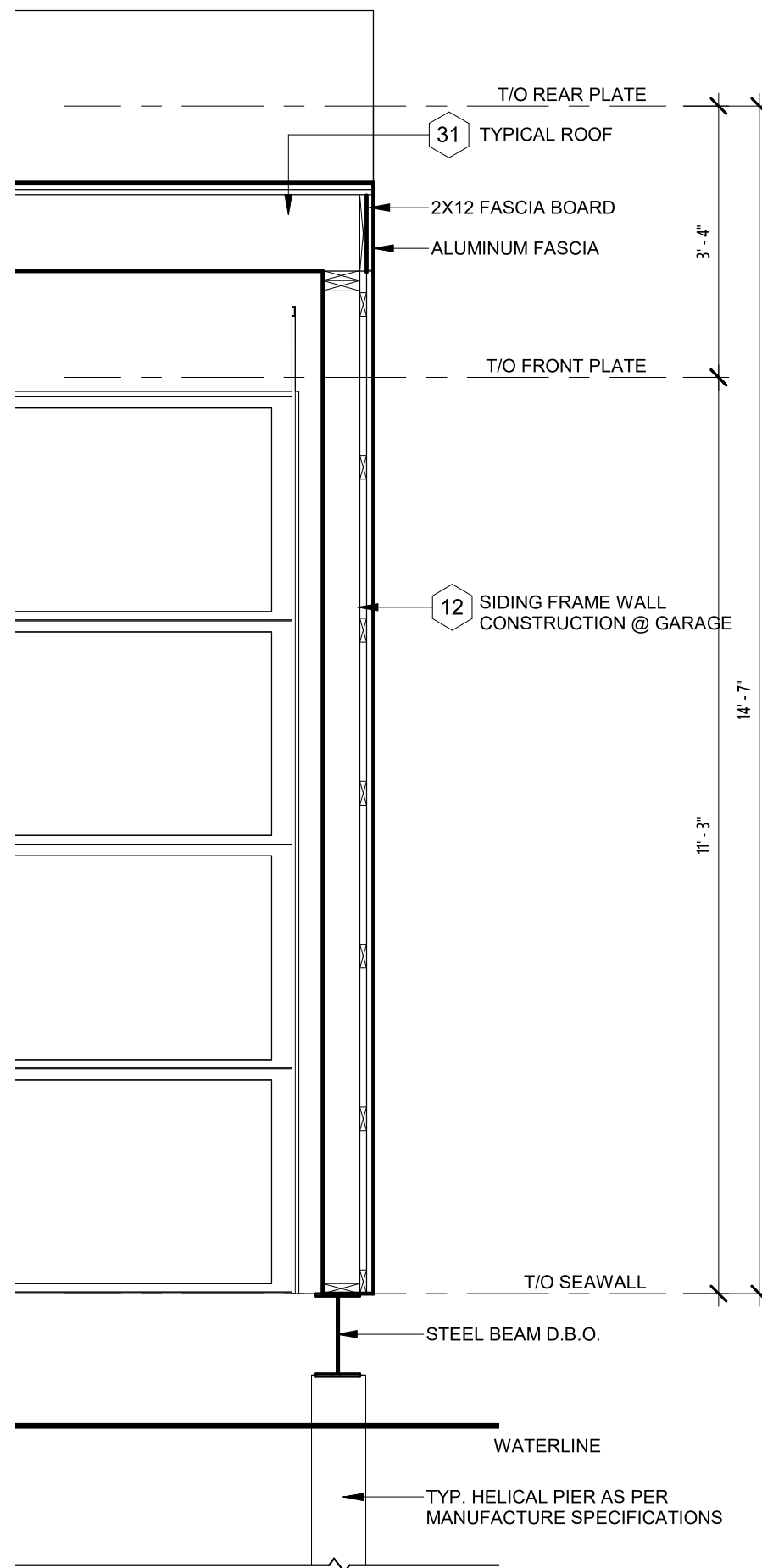


[illegible]

|       |               |
|-------|---------------|
| Scale | 3/16" = 1'-0" |
|-------|---------------|







NOTE: THE WIND BRACES ARE NOT TO BE CUT INTO THE STUDS - ADDITIOINAL REINFORCING WILL BE REQUIRED IF THE INTEGRITY OF THE STUD IS COMPROMISED

2x6 WIND BRACING DETAIL  
1/2" = 1'-0"



848 Pavey St. Woodstock, ON, N4S 2M4  
T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN  
THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

## QUALIFICATION INFORMATION

|              |        |
|--------------|--------|
| TRACY ARCHER | 119990 |
|--------------|--------|

| NAME | BC |
|------|----|
|------|----|

SIGNATURE \_\_\_\_\_

DESIGN DATA LOCATION:  
LONG POINT, ON

GROUND SNOW LOAD: Ss 1.30KPA (27.15PSF),  
Ss(0.8) 1.04KPA (21.72PSF), Sr 0.40KPA (8.35PSF)  
ROOF DEAD LOAD: 0.53KPA (11.07PSF) INCLUDES TOP AND  
BOTTOM CHORD TRUSS LOADING+ MECHANICAL/ELECTRICAL  
ALLOWANCE  
WIND LOADS: 1/50 - 0.45KPA (9.40PSF), 1/10 FOR  
DEFLECTION - 0.35KPA (7.31PSF)

[illegible]

## DUSTIN HAW'S BOAT HOUSE

N17 BOATHOUSE LANE  
(PRIVATE LANE) LONG  
POINT

## SECTIONS/DETAILS

|            |              |
|------------|--------------|
| Project #  | 025-001-01   |
| Date       | AUG 20, 2024 |
| Drawn by   | TA           |
| Checked by | TA           |

A-4

|       |              |
|-------|--------------|
| Scale | 1/2" = 1'-0" |
|-------|--------------|

SIDE WALL DETAIL  
1/2" = 1'-0"

FRONT WALL DETAIL  
1/2" = 1'-0"













Friday, December 20, 2024

AYGU-2024-PLA-06233-WP-001

Dustin Haw  
81 Erie Blvd  
Port Rowan, ON, N0E 1M0  
CA

Dear Permittee,

**RE: Work Permit AYGU-2024-PLA-06233-WP-001**

---

Enclosed is the subject work permit which authorizes you to install an erosion control structure at the location specified on the permit. Please familiarize yourself with the conditions of the work permit prior to undertaking the work. The contractor and the equipment operator must be provided with a copy of this work permit and be familiar with the conditions prior to proceeding with any work. A copy of the work permit must be available on site while the work is being conducted.

**No in-water work is permitted between March 15 and July 15.** This authorization does not release you of the responsibility for obtaining any other permits that may be required under federal, provincial or municipal legislation. This includes any requirements under the *Endangered Species Act* which is now administered by the Ministry of Environment, Conservation, and Parks.

The *Ontario Heritage Act* regulates archaeological resources in Ontario. During the course of your project work, should you accidentally discover archaeological artefacts, please stop all work, secure the site and contact the Ministry of Heritage, Sport, Tourism and Culture Industries, by email at [Archaeology@ontario.ca](mailto:Archaeology@ontario.ca), or by phone at 416-212-8886. Also, please notify the Ministry of Natural Resources and Forestry (MNRF) cultural Heritage Specialist Renée Bellini by email at [Renee.Bellini@ontario.ca](mailto:Renee.Bellini@ontario.ca).

In accordance with the *Cemeteries Act*, R.S.O. 1990 c. C.4, should you accidentally discover human remains during the course of your project work, you are required to stop all work, secure the site and notify the Ontario Provincial Police along with the MNRF.

You may contact Mark Villemare, Integrated Resource Management Technical Specialist, by phone at 226-962-7791 or by email to [lands.aylmer@ontario.ca](mailto:lands.aylmer@ontario.ca), if you have any further questions regarding this matter.

Sincerely,

Mark Villemare  
Integrated Resource Management Technical Specialist

Ministry of Natural Resources and Forestry - /encl





Ministry of Natural Resources  
Ministère des ressources naturelles

Work Permit /  
Permis de travail

Permit No./Permis No.  
AYGU-2024-PLA-06233-  
WP-001

This permit is issued under the authority and provisions of the following indicated Provincial Acts and their regulations, and is subject to the limitations and provisions thereof and is also subject to the terms and conditions herein.

Ce permis est émis conformément aux dispositions des lois provinciales ci-après et des règlements y afférents et est sujet aux restrictions et dispositions de ce lois et règlements ainsi qu'aux conditions ci-énoncées.

[X] Section 2(1), Regulation 975, as amended, Public Lands Act/Loi sur les terres publiques, Règlement 975 tel que modifié, article 2(1)

**Note: The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc. approval as may be required nor does it relieve the permittee from the requirements of any other legislation.**

**Remarque : La délivrance d'un permis n'exonère pas le demandeur de l'obligation d'obtenir l'autorisation de tout autre organisme, commission, gouvernement, etc. qui pourrait être exigée, non plus qu'elle exempte le détenteur des dispositions des lois.**

The Permit is issued to: Ce Permis est délivré à:

Name of Permittee/Nom du détenteur: Dustin Haw

Post Office Address/Adresse postale: 81 Erie Blv, Port Rowan ON, N0E 1M0, CA

To conduct an operation from December 21, 2024 to and including the October 1, 2025

Pour effectuer des travaux du December 21, 2024 jusqu'au October 1, 2025

at location/à l'emplacement: Shorelands of Lake Erie, Walsingham Twp., Norfolk, Cty, Boathouse lane, Lot 17

As per your application dated/conformément à la / Demande de permis en date du:

2024-11-25

For the purpose of / Aux fins de: Installation of an erosion control structure

**Subject to the following conditions:/Et sous les conditions suivantes:**

1. The Permittee shall keep this permit or a true copy thereof on the work permit area./ Le détenteur conservera ce permis ou une copie conforme sur les lieux des travaux.

2. The person in charge of the operation conducted under this permit shall produce and show this permit or the true copy kept on the work permit area to any officer whenever requested by the officer. /

Le responsable des travaux couverts par ce permis doit produire le permis ou sa copie conforme si un agent lui demande.

3. Other conditions as listed on the reverse side of this permit as well as those contained in Schedule(s) D attached.

Autres conditions énoncées au verso de ce permis ainsi que celles apparaissant aux annexes suivantes .

Place of Issue/Emis à: Vineland, Ontario

Date/Date de délivrance:

December 20, 2024

Signature of Issuing Officer/Signature du délivreur:

Personal Information on this form is collected under the authority of Section 13 of the Public Lands Act, R.S.O. 1990, the Lakes and Rivers Improvement Act, R.S.O. 1990, and Regulation 975 as amended, and the information will be used for the purposes of the Act and Regulations. Questions about this information should be directed to the local NDMNRF office.

Les renseignements personnels exigés dans les présentes sont recueillis en vertu de la Loi sur l'aménagement des lacs et des rivières et du règlement 975 de l'Ontario tel que modifié. Ils seront utilisés selon les termes de la Loi et des règlements. Veuillez adresser toute question à ce sujet au bureau du DNMRNF. Une liste des bureaux du DNMRNF avec adresses et numéros de téléphone en français est disponible.

## Conditions

It is agreed by the parties hereto that:

1) This Work Permit gives the permittee only the right to carry out work on the described site for the purpose specified in this permit and does not convey any right, title or interest in the land.

2) The permittee covenants to indemnify and forever save and keep harmless the Crown, its officers, servants and agents from and against any and all claims, demands, suits, actions, damages, loss, cost or expenses arising out of any injury to persons, including death, or loss or damage to property of others which may be or be alleged to be caused by or suffered as a result of or in any manner associated with the exercise of any right or privilege granted to the permittee by this Work Permit.

3) a) A permittee is an occupier under the Trespass to Property Act and the Occupier's Liability Act and shall take such care as in all circumstances of the case is reasonable to see that persons entering on the premises, and the property brought on the premises by these persons, are reasonably safe while on the premises. b) Any posting of signs or notices pursuant to the Trespass to Property Act and the Occupier's Liability Act, on the work permit area, shall be subject to prior approval of the issuing officer. The location and format of all signs and notices must be approved by an officer. c) The permittee agrees to remove all signs or notices on termination of the permit, or at the direction of the issuing officer. d) The permittee agrees to post any signs or notices as required or directed by an officer.

4) This Work Permit shall not be assigned or transferred.

5) The permittee may, with the approval of the District Manager, or will, at the District Manager's request, remove the improvements, property or other assets from the public lands and leave the site in a clean and safe condition, restored as much as possible to its original state except where the requirement to restore is waived in writing by the District Manager.

6) a) Upon termination of this permit, the permittee has no right to, or reasonable expectation of, the issuance of a new permit based on prior work on the land. b) The successive issuance of any permit or permits for work on the land described herein will not create any future rights or interests whatsoever in the land.

7) Violations of any of the conditions constitutes an offence.

## Conditions

Les parties conviennent que:

1) Ce permis de travail autorise le détenteur à effectuer les travaux sur le terrain décrit aux fins énoncées dans ce permis. Il ne confère aucun droit, titre ou intérêt sur le terrain.

2) Le détenteur indemnifiera et protégera la Couronne, ses agents, fonctionnaires et représentants de toute poursuite, demande, procès, dommages, perte ou coûts découlant de blessures, décès ou dommages matériels à autrui qui pourrait être causés ou infligés, ou présumer être causés ou infligés de quelque façon que ce soit, par l'exercice des droits ou privilèges accordés par ce permis à son détenteur.

3) a) Le détenteur est considéré comme un occupant aux termes de la Loi sur l'entrée sans autorisation et de la Loi sur la responsabilité des occupants et il doit prendre toute mesure qui, dans la situation, est considérée raisonnable afin que les personnes entrant sur les lieux, et les biens apportés par ces personnes, soient raisonnablement sécuritaires lorsqu'ils sont sur les lieux. b) Les avis ou panneaux exigés par la Loi sur l'entrée sans autorisation et la Loi sur la responsabilité des occupants et installés sur les lieux de travail couverts par le permis doivent être préalablement approuvés par le délivreur. L'emplacement et le format des affiches ou des avis doivent être approuvés par le délivreur. c) Le détenteur convient d'enlever ces avis ou panneaux conformément à la Loi sur l'entrée sans autorisation à l'expiration du permis ou sur l'ordre du délivreur. d) Le détenteur accepte de poser des affiches ou des avis à la demande du délivreur.

4) Ce permis ne peut être ni cédé ni transféré.

5) Le détenteur peut, sous réserve de l'approbation du chef de district, ou doit à sa demande, enlever les aménagements, les biens ou autres avoirs des terres publiques et laisser le site propre et sûr, restauré dans toute la mesure du possible à sa condition originale sauf s'il en est dispensé par écrite par le chef de district.

6) a) À l'expiration de ce permis, il sera décidé de délivrer un nouveau permis conformément aux règlements afférents à la Loi sur les terres publiques et le détenteur n'a aucun droit, ni ne peut raisonnablement s'attendre, à ce qu'un nouveau permis lui soit accordé uniquement parce que des travaux ont été effectués sur le site. b) La délivrance successive de permis d'effectuer des travaux sur le terrain décrit ici ne confère aucun droit ou intérêt futur sur ce terrain.

7) Les infractions à ces conditions sont punies par la Loi.

## Schedule "D" Work Permit Conditions Report

**Submission ID:** AYGU-2024-PLA-06233

**Approval Number:** AYGU-2024-PLA-06233-WP-002

**Proponent:** Deer Leap Forestry Services

- 
- The extent of the project must front lands owned by the permit holder and in no way encroach upon neighbouring properties
  - All work shall be carried out within the approved Work Permit Area (WPA) only. Any work outside the approved WPA will require separate approval or an amendment to this Work Permit.
  - Wheeled or tracked machinery or equipment used in connection with the activity must be operated from dry land, on ice surface or operated from a barge or vessel, and must be stored on dry land or stored on a barge or vessel.
  - The Permit Holder shall not undertake any work in the water between the following dates March 15 - July 15
  - Sediment controls containing the work area must be installed before the work begins, must be maintained for the duration of the work, and must not be removed until after the area has stabilized.
  - Any material that results from the activity, including sediment, debris and aquatic vegetation, must be immediately disposed of on dry land and in a manner that prevents it from entering or re-entering the water body.
  - The Permit Holder shall maintain effective sediment and erosion control measures until re-vegetation of disturbed areas is achieved.
  - The Permit Holder shall ensure that no machinery is used in the water. All in-water work must be completed manually.
  - The Permit Holder shall ensure machinery arrives on the work permit area site in a clean condition and is to be maintained throughout all work activities free of fluid leaks.
  - The Permit Holder shall wash, refuel and service machinery and store fuel and other materials for the machinery away from the water to prevent entry into the water.
  - The Permit Holder shall keep an emergency spill kit on site in case of fluid leaks or spills from machinery.
  - The Permit Holder shall restore banks to original condition if any disturbance occurs.
  - The permit holder shall submit photos to the district on the completion of work.
  - The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc. approval as may be required. Applicants are responsible for ensuring compliance with any other applicable legislation, including requirements under the Fisheries Act (Canada).



- The attached application is provided for your convenience; works are to be completed as set out in this application, unless contrary to any terms or conditions of this permit. In the event of conflict between the application and any terms or conditions of this permit, the terms and conditions set out in this permit shall prevail.
- If archaeological remains or human burials or other Cultural Heritage Resources are discovered on site at any time stop work immediately, secure the site from further alternation and public access and contact the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSPI). In the event that human remains are encountered during project implementation contact your local enforcement services and MHSPI staff.



### 1. Applicant Information

Applicant (e. g., landowner, licensee, permittee, etc.) (Cannot be a subcontractor)

|                                                                               |                                                                           |                                 |         |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------|---------|
| Last Name <b>Haw</b>                                                          | First Name <b>Dustin</b>                                                  | Middle Initial                  |         |
| Business Telephone Number<br><del>519-681-0085</del> <b>519 861-0085</b> ext. | Residence Telephone Number<br><del>519-681-0085</del> <b>519 861-0085</b> |                                 |         |
| Mailing Address<br>Unit Number                                                | Street Number<br><b>81</b>                                                | Street Name<br><b>Erie Blvd</b> | P.O.Box |
| City/Town <b>Port Rowan</b>                                                   | Province <b>Ontario</b>                                                   | Postal Code<br><b>N0E 1M0</b>   |         |

### 2. Site Contractor or Person in Charge

|                                                       |                               |                                                                                                |         |
|-------------------------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------|---------|
| Last Name <b>Summers</b>                              | First Name <b>George</b>      | Middle Initial                                                                                 |         |
| Business Telephone Number<br><b>226-688-7901</b> ext. | Residence Telephone Number    | Radio Contact Available<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |         |
| Mailing Address<br>Unit Number                        | Street Number<br><b>46533</b> | Street Name<br><b>Southdale Line (RR#2)</b>                                                    | P.O.Box |
| City/Town <b>St. Thomas</b>                           | Province <b>Ontario</b>       | Postal Code<br><b>N5P 3S6</b>                                                                  |         |

Indicate and complete the appropriate additional part(s)

☒ Building Construction ☒ Work on Shorelands ☒ Work within a Waterbody ☐ Roads or Trails or Water Crossing

### 4. Location of Work Permit Area

Township, Municipality, Basemap No. or Lot and Concession, Location, Subdivision or Mining Claim or U.T.M. No.

**Pt. Lot 14, Conc. A, Walsingham Twp., County of Norfolk, Boathouse Lot ~~N15, 0390-50-250-50~~ Boathouse Lane N17,0410-50-252**

Other (i.e. Waterbody) describe

**Channel off of Long Point Bay**

|               |                           |
|---------------|---------------------------|
| Camp Location | Number of Workers on Site |
|               |                           |

### 5. Private Land

Private Lands of - Applicant

☒ Yes ☐ No ☒ Other (specify) **Crown Land**

### 6. Effective Date (s)

|                                                   |                                                    |
|---------------------------------------------------|----------------------------------------------------|
| Start Date (yyyy/mm/dd)<br><b>October 1, 2024</b> | Finish Date (yyyy/mm/dd)<br><b>October 1, 2025</b> |
|---------------------------------------------------|----------------------------------------------------|

### 7. Equipment Information

Equipment to be used (specify)

**Excavator, Floating barge Hydrolic dredge unit with attached backhoe**

### 8. Signature

Personal Information on this form is collected under the authority of Section 13 of the *Public Lands Act*, R.S.O. 1990 and Ontario Regulation 453/96 as amended and Ontario Regulation 975 as amended, and the information will be used for the purposes of the Act and Regulations. Questions about this information should be directed to the local MNRF office. MNRF office addresses and phone numbers are listed on the reverse of this form.

I/We hereby agree to rely solely upon the terms and conditions of the written work permit issued pursuant to this application. Any changes, amendments to the written work permit must be approved in writing by MNRF.

I certify the information given in this application is true.

|                                                  |                          |                                        |
|--------------------------------------------------|--------------------------|----------------------------------------|
| Signature of Applicant<br>                       | Position<br><b>owner</b> | Date (yyyy/mm/dd)<br><b>2024/09/23</b> |
| Signature of Contractor (if applicable)          | Position                 | Date (yyyy/mm/dd)                      |
| Date Application Received in office (yyyy/mm/dd) |                          |                                        |

Note: The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, or other approvals as may be required.

If an applicant requires a copy of this application, the applicant should retain copy prior to submitting.

#### Instructions

1. Complete applicable sections.
2. Include proof of ownership (e.g. copy of deed and, if available, a copy of survey plan) or indicate property lines.
3. Include sketches/drawings/survey plans as indicated on the reverse of this form.

**Note: Application will not be processed unless the sketches have been completed and attached to the application.**

4. Applications may be required to include evidence that notice of the work has been provided to at least the two immediately adjacent neighbours and that they have been provided reasonable opportunity to comment on the proposed work.
5. Include municipality's comments of the project, where applicable, (i.e. for dredging or constructing improvements).

#### 1. Filling

##### a. Purpose

**Construct Erosion Control structure, steel seawall for shoreline protection/ 9 boathouse pilings**

|                                    |                                |                                |                                       |
|------------------------------------|--------------------------------|--------------------------------|---------------------------------------|
| b. Dimensions of Area to be Filled | Length<br><b>9.7m (32.0ft)</b> | Width<br><b>12.7cm (5.0in)</b> | Depth of Water<br><b>1.9m (6.1ft)</b> |
|------------------------------------|--------------------------------|--------------------------------|---------------------------------------|

##### c. Type of Material to be Used

☒ Sand ☒ Earth ☐ Gravel ☐ Armour Stone ☐ Rock Rubble ☐ Other (specify) On-site material

##### d. Manner of Preventing Erosion or Silting

**Sediment (burlap) fencing will be placed between the water and any shoreline seawall work to prevent sediment from entering the water. , turbidity curtains will be placed in-between the boathouse and channel.**

#### 2. Dredging

##### a. Purpose

|                       |        |       |                |
|-----------------------|--------|-------|----------------|
| b. Area to be Dredged | Length | Width | Depth of Water |
|-----------------------|--------|-------|----------------|

##### c. Type of Material (select check box and indicate approximate %)

☐ Sand \_\_\_\_\_ % ☐ Marsh \_\_\_\_\_ % ☐ Silt \_\_\_\_\_ % ☐ Gravel \_\_\_\_\_ % ☐ Clay \_\_\_\_\_ % ☐ Rock \_\_\_\_\_ %

##### d. Indicate Disposal Location of Dredged Material

##### e. Proposed Method of Siltation/Erosion Protection (i.e. straw bales, silt curtain, etc.)

#### 3. Boat Launch/Ramp

##### a. Dimensions

##### b. Materials to be Used

#### 4. Construction of Dock, Boathouse, Breakwall

##### a. Purpose

**Demolish/Construct New Boathouse**

|               |                                  |                                 |                                 |
|---------------|----------------------------------|---------------------------------|---------------------------------|
| b. Dimensions | Length<br><b>9.98m (32.75ft)</b> | Width<br><b>6.02m (19.75ft)</b> | Height<br><b>4.26m (14.0ft)</b> |
|---------------|----------------------------------|---------------------------------|---------------------------------|

##### c. Materials Used in Construction (if material has a preservative, also indicate what type)

**Wood frame with pre-finished steel siding on beams and support pilings (9)**

##### d. Construction Details (i.e. type of support - concrete, wooden crib)

**See attached construction drawings**

#### 5. Other Works

Other Works (specify)



**Site Photos:**



**Crown Lease Boat well area**

**Crown Lease Boat well area**



**Existing vegetation within the lease lot**





|  |                                                                                                                                                                                    |                                                                                                                                                            |          |                     |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------|
|  | <div>Deer Leap Forestry Services</div> <div>Seawall/Post/Boathouse Construction Site</div> <div>2023 Ortho Aerial Imagery</div> <div>September 9, 2023</div> <div>Dustin Haw</div> | Published September 9, 2024 by Deer Leap Forestry Services                                                                                                 | Lot      | Pt 14               |
|  |                                                                                                                                                                                    | This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. | Conc.    | A                   |
|  |                                                                                                                                                                                    |                                                                                                                                                            | Twp.     | Walsingham          |
|  |                                                                                                                                                                                    |                                                                                                                                                            | County   | Norfolk             |
|  |                                                                                                                                                                                    |                                                                                                                                                            | Roll No. | 3310543050213000000 |
|  |                                                                                                                                                                                    |                                                                                                                                                            |          |                     |
|  | Scale: 1: 300                                                                                                                                                                      | Appendix 1: Map1                                                                                                                                           |          |                     |





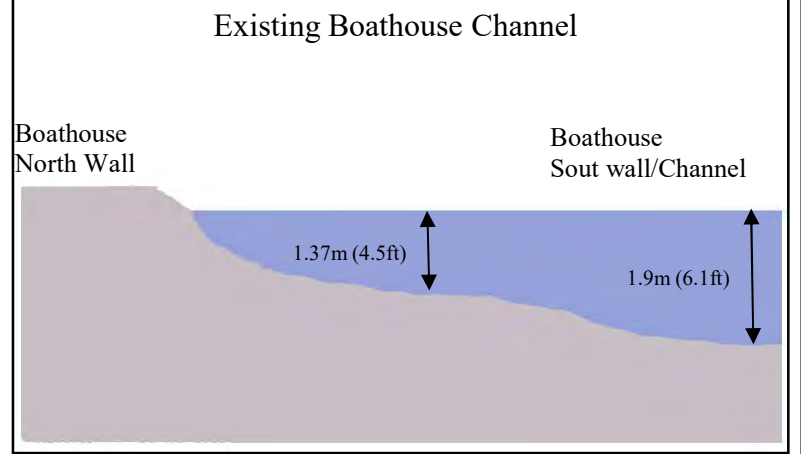
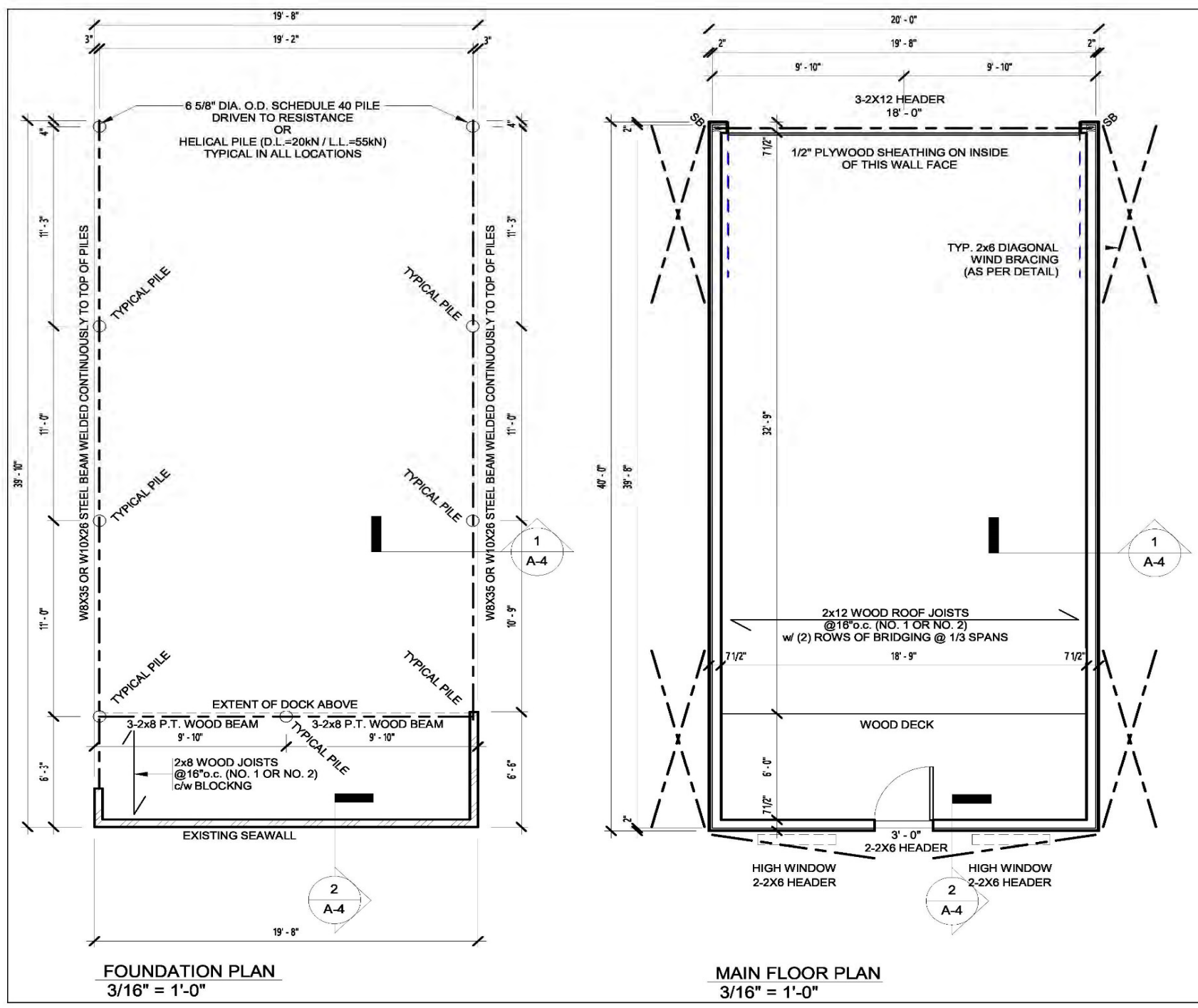


|        |                                                                                                                                                       |                                                                                                                                                                                                                          |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Legend | <b>Deer Leap Forestry Services</b><br><br><b>Site Plan : Proposed Seawall, &amp; Post/Piling Locations</b><br><br>September 9, 2023<br><br>Dustin Haw | Published September 9, 2024 by Deer Leap Forestry Services<br>This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. |
|        |                                                                                                                                                       | Scale: 1 : 300                                                                                                                                                                                                           |

Appendix 2 : Map 2

N





|               |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                           |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legend</b> | <p><b>Deer Leap Forestry Services</b></p> <p><b>Boathouse Construction Plan</b></p> <p><b>Charrette Design Solutions</b></p> <p><b>June 5, 2022 See Attached Permit &amp; Construction Drawings</b></p> <p><b>September 9, 2023</b></p> <p><b>Dustin Haw</b></p> | <p>Published September 9, 2024 by Deer Leap Forestry Services</p> <p>This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.</p> <p>Scale: 1 : 300</p> |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Appendix 3: Map 3**



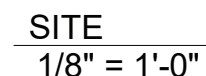
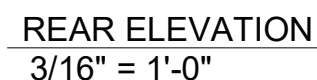


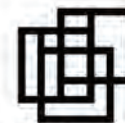
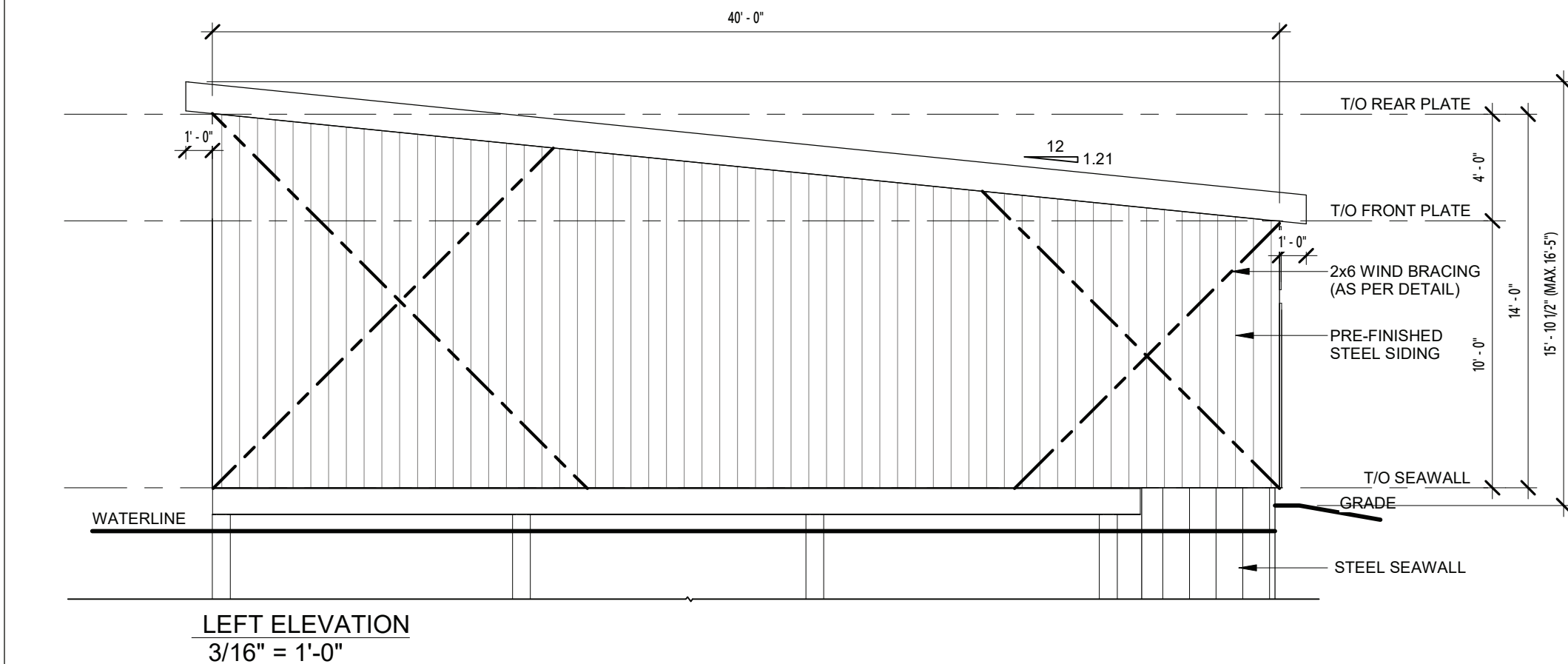
THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONCIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN  
THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

| NAME | BCIN |
|------|------|
|------|------|

SIGNATURE \_\_\_\_\_

|       |              |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|





**CHARRETTE**  
DESIGN SOLUTIONS

848 Pavey St. Woodstock, ON, N4S 2M4  
T: 519-221-4364 email:charretteds@gmail.com

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN AND HAS THE  
QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN  
THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

### QUALIFICATION INFORMATION

TRACY ARCHER 119990

| NAME | BCIN |
|------|------|
|------|------|

SIGNATURE

[illegible]

## GRILLI'S BOATHOUSE

N15 BOATHOUSE LANE  
(PRIVATE LANE) LONG  
POINT

RIGHT/LEFT ELEVATION

|           |          |
|-----------|----------|
| Project # | 006-0102 |
|-----------|----------|

Date JUNE 5, 2022

|          |    |
|----------|----|
| Drawn by | TA |
|----------|----|

|            |    |
|------------|----|
| Checked by | TA |
|------------|----|

A-2

|       |               |
|-------|---------------|
| Scale | 3/16" = 1'-0" |
|-------|---------------|





11









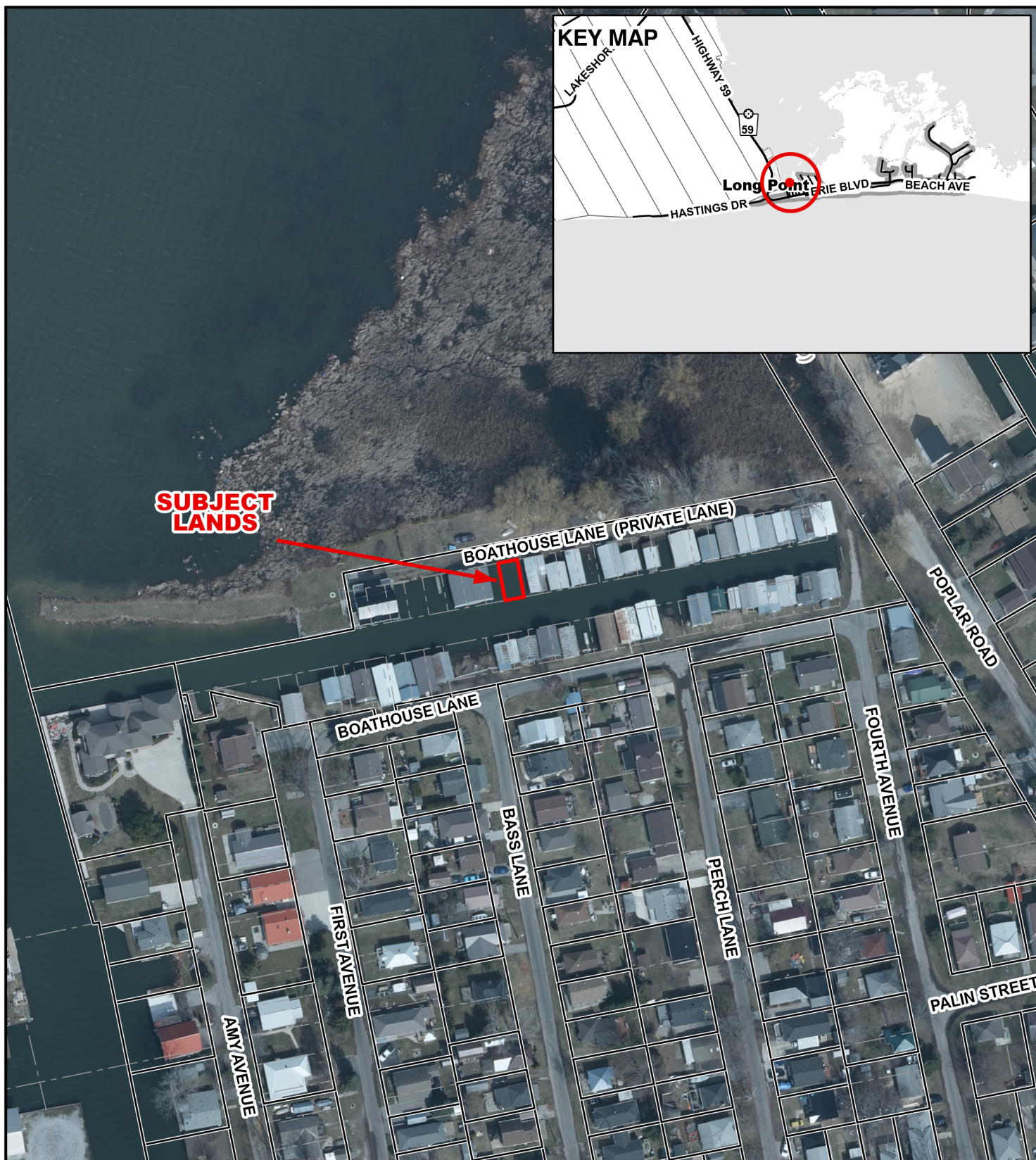







**MAP A**  
**CONTEXT MAP**  
Geographic Township of SOUTH WALSINGHAM

ANPL2025191



**Legend**

 Subject Lands

2020 Air Photo

7/31/2025



10 5 0 10 20 30 40  
Meters

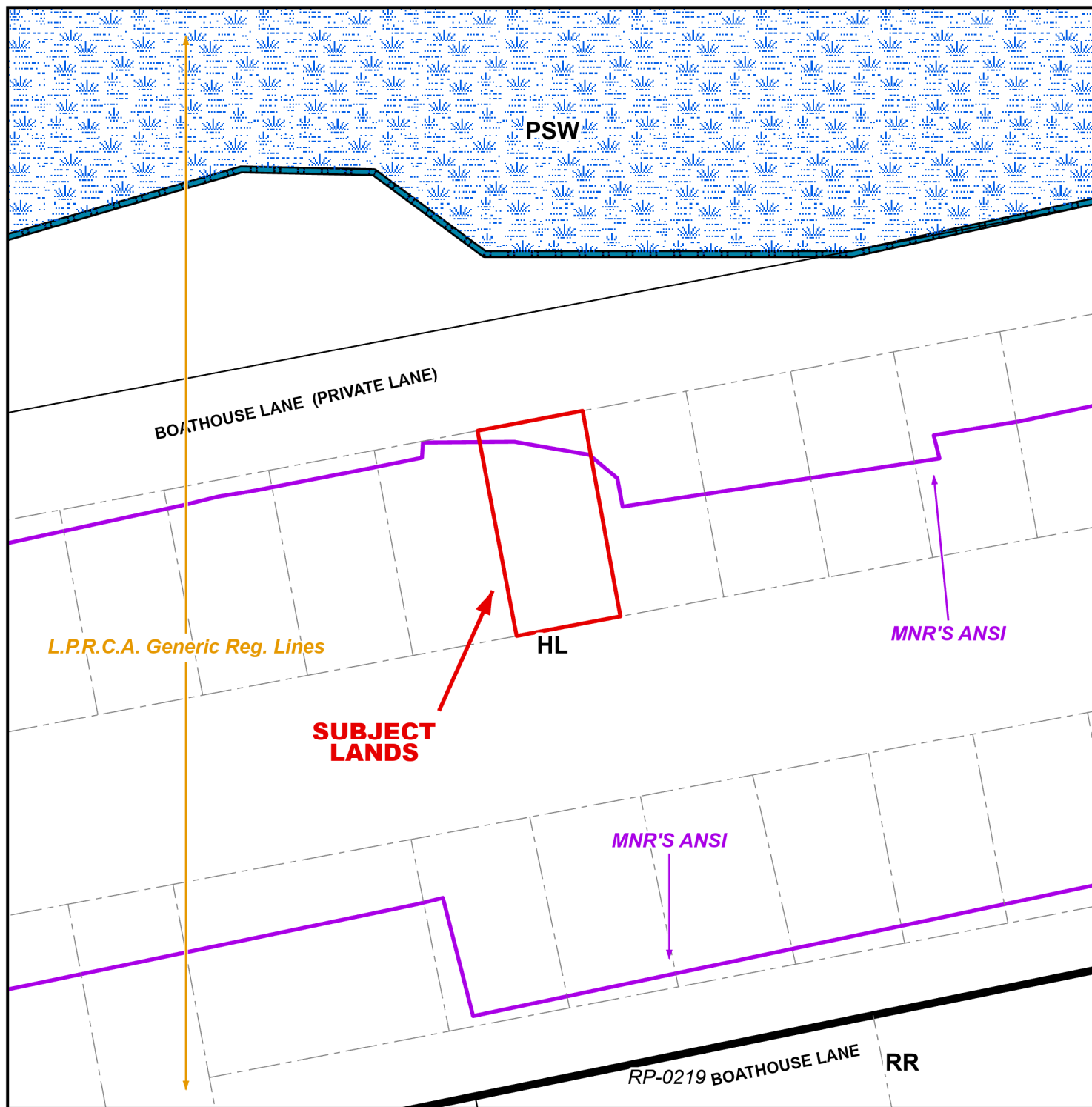


# MAP B

## ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2025191



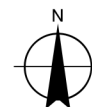
### LEGEND

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

ZONING BY-LAW 1-Z-2014

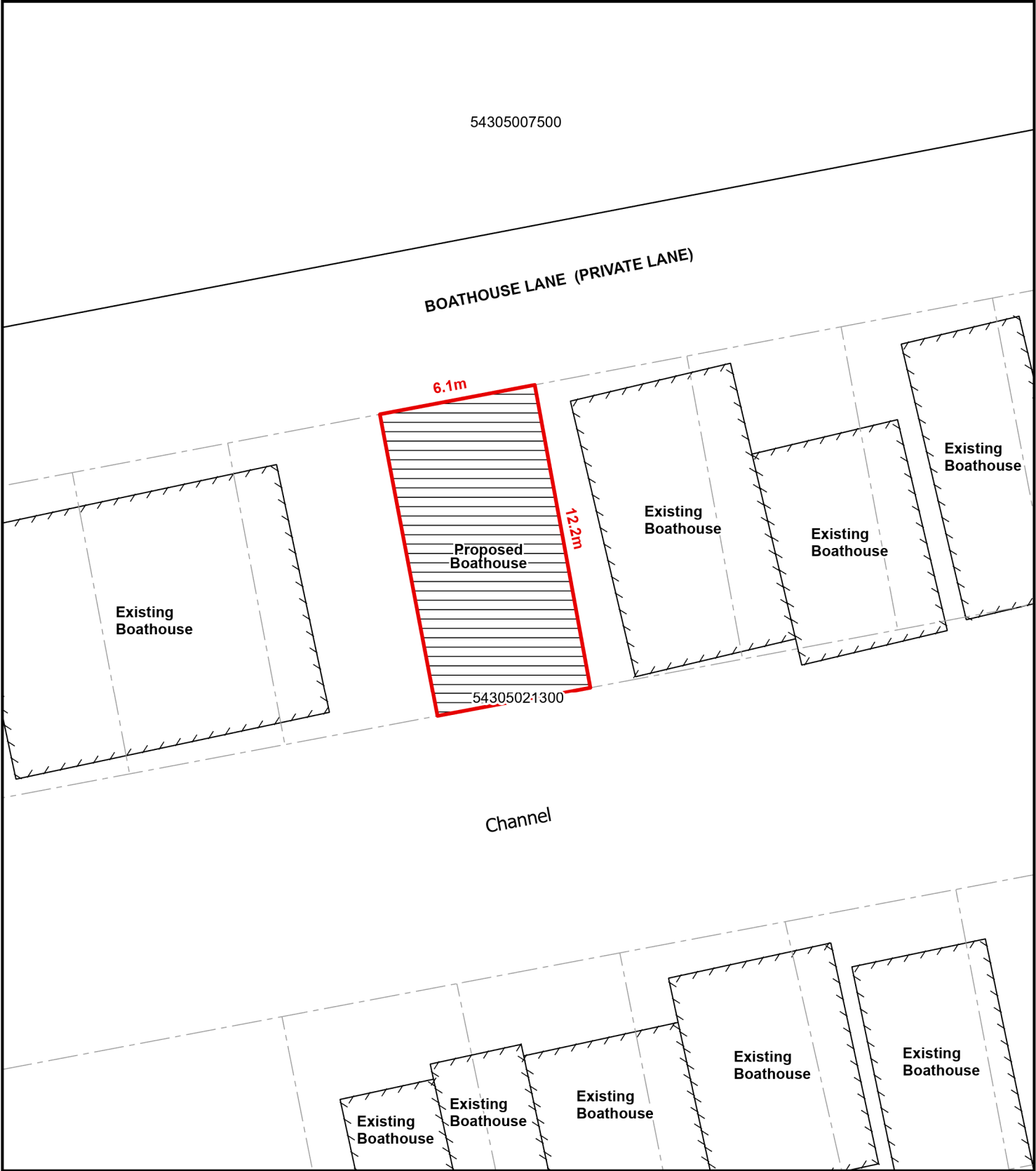
7/31/2025

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




2.5 1.25 0 2.5 5 7.5 10 Meters

CONCEPTUAL PLAN  
Geographic Township of SOUTH WALSINGHAM



Legend

 Subject Lands

