

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



Revised April 2023
Committee of Adjustment Development Application

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: 331049300300001000000**A. Applicant Information****Name of Owner** Gary and Donna Gee

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 1690 Forestry Farm Road
Town and Postal Code Simcoe, N3Y 4K5
Phone Number 519-875-2267
Cell Number 519-410-4267
Email garonna@kwic.com

Name of Applicant Melissa Parker
Address 19 Lyndhurst Avenue RR1
Town and Postal Code Simcoe, N3Y 4J9
Phone Number 519-754-5199
Cell Number 519-420-0668
Email melissaparker_@hotmail.com

Name of Agent	<u>Mitchell Baker, LandPro Planning Solutions Inc.</u>
Address	<u>204-110 James Street</u>
Town and Postal Code	<u>St. Catharines, L2R 7E8</u>
Phone Number	<u>289-687- 3730</u>
Cell Number	<u>289-680-6134</u>
Email	<u>mitchell@landproplan.ca</u>

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:

B. Location, Legal Description and Property Information

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

Charlotteville CHR CON 8 PT LOT 1, REG, 130.57 AC FR D

Municipal Civic Address: 1690 Forestry Farm Road, Simcoe, ON

Present Official Plan Designation(s): Hamlet, Agricultural

Present Zoning: Hamlet residential zone

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:

Residential use.

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 residential dwelling, two garages, and three accessory structures.

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:

N/A

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:
-

9. Existing use of abutting properties:

Agricultural uses.

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

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

C. Purpose of Development Application

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

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

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	approx. 1,223.5m	30m		75.88m	45.88 m
Lot depth				61.84m	
Lot width				75.88m to 77.52m	
Lot area	130.57 ac	0.4 ha		4742.1 m2	742.1 m2
Lot coverage					
Front yard					
Rear yard					
Height		11m		<11m	TBD
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

*Please see attached of proposed severance.

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

Proposing severance of new lot that is expected to comply.

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

Frontage: 75.88 m

Depth: 61.84 m

Width: 75.88m to 77.52m

Lot Area: 4742.14 m² (1.17 ac)

Present Use: Agricultural land/Residential use

Proposed Use: Agricultural 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: Approx. 1,147.62 m

Depth: Approx. 431.5 m

Width: approx. 422.5 m

Lot Area: 129.4 ac

Present Use: Residential use.

Proposed Use: Same as current.

Buildings on retained land: Residential dwelling and secondary structures.

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

Frontage: N/A

Depth: N/A

Width: N/A
Area: N/A
Proposed Use: N/A

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

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

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

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

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

E. All Applications: Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|------------------------------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|-------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|----------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Forestry Farm Road

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.

N/A

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

M. Baker

Owner/Applicant/Agent Signature

September 12, 2024

Date

J. Owner's Authorization

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

I/We Gary and Donna Gee am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mitchell Baker, LandPro Planning Solutions Inc. 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.

Donna M. Gee

Owner

[Signature]

Owner

Sept 12, 2024

Date

Sept 12, 2024

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, Mitchell Baker of City of Waterloo

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:

Waterloo

M. Baker

Owner/Applicant/Agent Signature

In the Province of Ontario

This 13 day of September

A.D., 2021

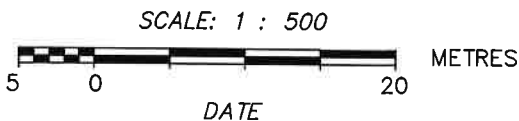
Angela Rose Brown

A Commissioner, etc.

Angela Rose Brown
Barrister & Solicitor
Notary Public and Commissioner of Oaths
in and for the province of Ontario.
My commission is of unlimited duration.
No legal advice given.

Walk-In Notary
22 King Street South, 3rd floor
Waterloo, ON., N2J 1N8
226-899-4479
www.walkinnotary.com

PROPOSED
SEVERANCE SKETCH
FOR:
JACKSON MCCLAY
1690 FORESTRY FARM ROAD



METRIC NOTE:

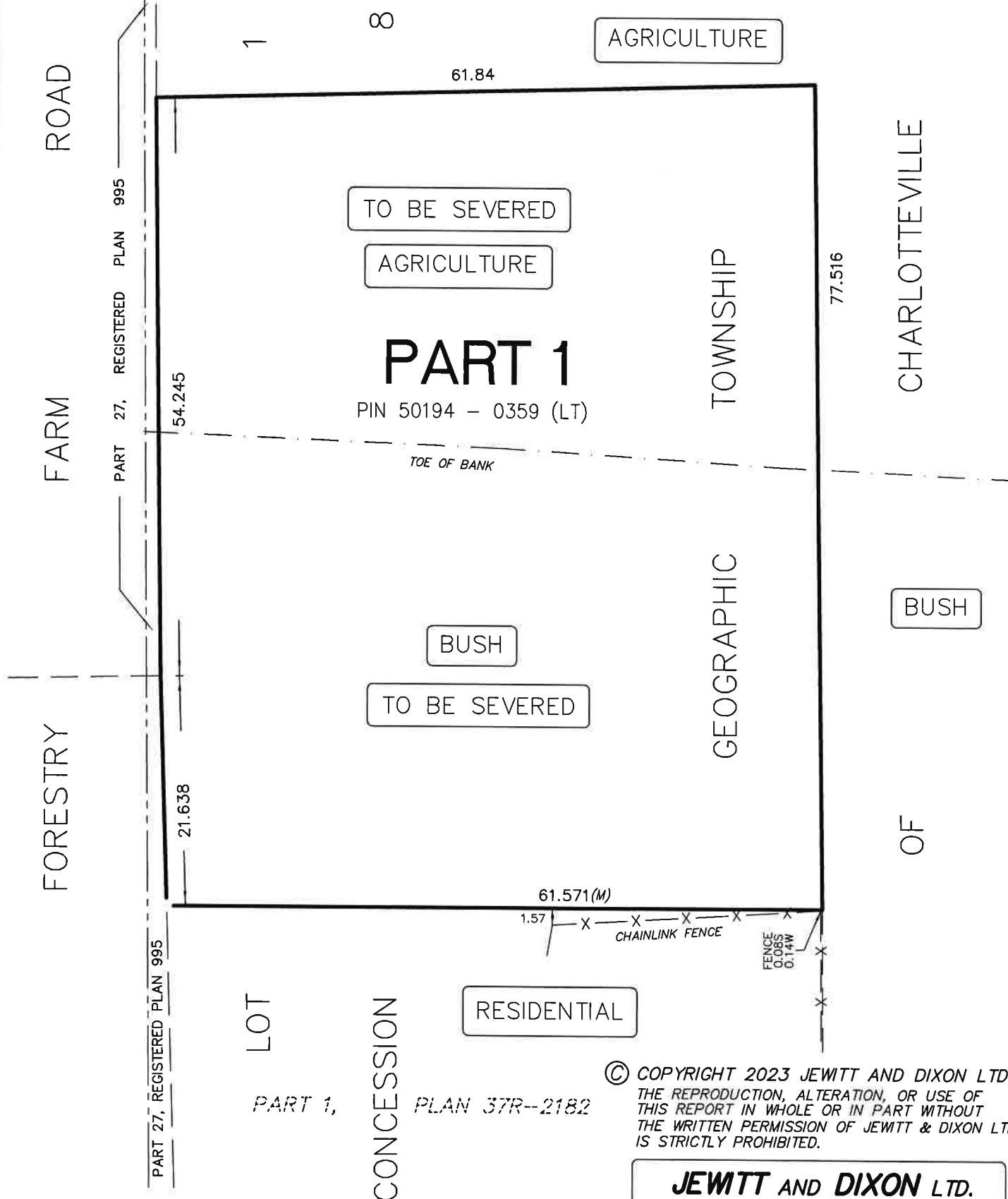
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

- AREA OF PART 1 = 4742.1 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 0 SQ.M
- DWELLING COVERAGE = 0.%

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.



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JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

650 IRELAND ROAD
SIMCOE, ONTARIO, N3Y 4K2
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

PROPERTY DESCRIPTION:

PART OF LOT 1, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE

September 13, 2024

Sherry Mott
Secretary-Treasurer, Committee of Adjustment
Community Development Division
12 Gilbertson Drive
Simcoe, ON, N3Y 3N3

Email: Committee.of.Adjustment@norfolkcounty.ca

Re: **Planning Justification Letter**
Severance (Consent) Application
1690 Forestry Farm Road, Norfolk

1 INTRODUCTION

LandPro Planning Solutions Inc. (“Agent”) was retained by Melissa Parker (“Applicant”) to act as their agent for this consent application for their property located at 1690 Forestry Farm Road, Norfolk or legally described as CHR CON 8 PT LOT 1 REG.

1.1 PURPOSE

The accompanying application seeks permission to sever a residential lot on the southern portion of the property for the future construction of a single detached dwelling.

This letter aims to provide justification for the creation of the new lot and demonstrate the planning merits of this consent application.

1.2 SUBMISSION MATERIALS

This letter introduces the submission of this application which comprises of the following:

1. Planning Justification Letter (LandPro Planning Solutions Inc., September 2024)
2. County Application Form
3. Survey Sketch (Jewitt and Dixon Ltd., April 2024)
4. Scoped Environmental Impact Study (Vroom and Associates, September 2024)
5. Email communications with Planning Staff (2024)
6. All associated application fees (to be paid directly by owner)

2 SITE LOCATION & CONTEXT

The subject property is located at 1690 Forestry Farm Road, Norfolk County. The property is located on the east side of Forestry Farm Road, north of Charlotteville Road 8, and to the south of McDowell Road East.

2.1 SUBJECT PROPERTY

The property is currently used for agricultural purposes with a farm cluster containing a detached dwelling, two detached garages, and three accessory structures is located on the western portion of the property. It is generally flat with some hazard lands located to the east and the west of the property as well as the Silver Hill Hamlet Area located immediately south.

The subject property is serviced by private servicing (i.e. well and septic) and has frontage and entrance on Forestry Farm Road. The existing property dimensions are presented in **Table 1**.

Table 1 - Property Dimensions

Item	Dimension
Lot Frontage	+/- 75.88 m (irregular)
Lot Depth	+/- 61.84 m (irregular)
Lot Area	4742.14 m ² (1.17 ac)

2.2 SURROUNDING LAND USES

The surrounding land uses are predominantly agricultural with some rural residential lots and dwellings throughout. The immediate surrounding land uses are shown in **Figure 1** and are described as the following:

North	=	Agricultural
South	=	Agricultural/Hamlet Residential
East	=	Agricultural/Hazard Land
West	=	Agricultural/Hazard Land

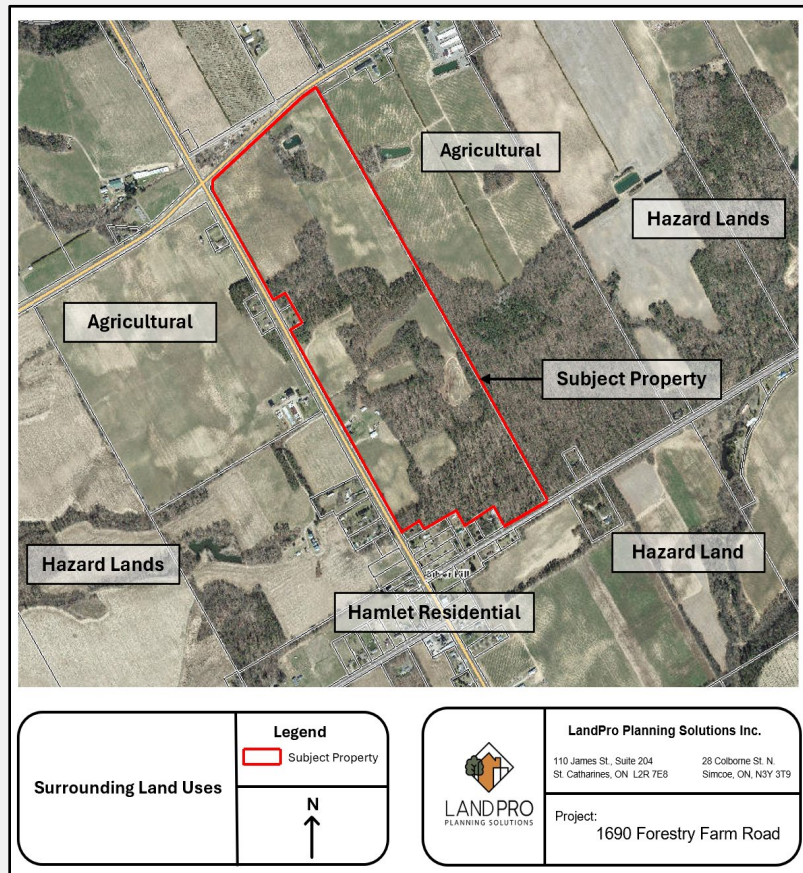


Figure 1: Surrounding Land Uses

3 PROPOSED DEVELOPMENT

The proposed severance intends to create a new lot in the southwest corner of the property separate from the agricultural operations. The proposed severance will create a rectangular lot within the Hamlet of Silver Hill for a single detached dwelling.

The portion of the property to be severed is entirely located within the Settlement Area Boundary of the Silver Hill Hamlet. This severance is permitted under the existing Hamlet Residential land designation and the provisions of the Hamlet Residential (RH) Zone. The proposed dwelling is intended to comply with all zoning provisions and will need to connect to hydro and electrical servicing. Should the dwelling not meet the provisions of the Hamlet Residential (RH) Zone, a separate Planning Act application will be required.

The proposed severance is shown in **Figure 2**.

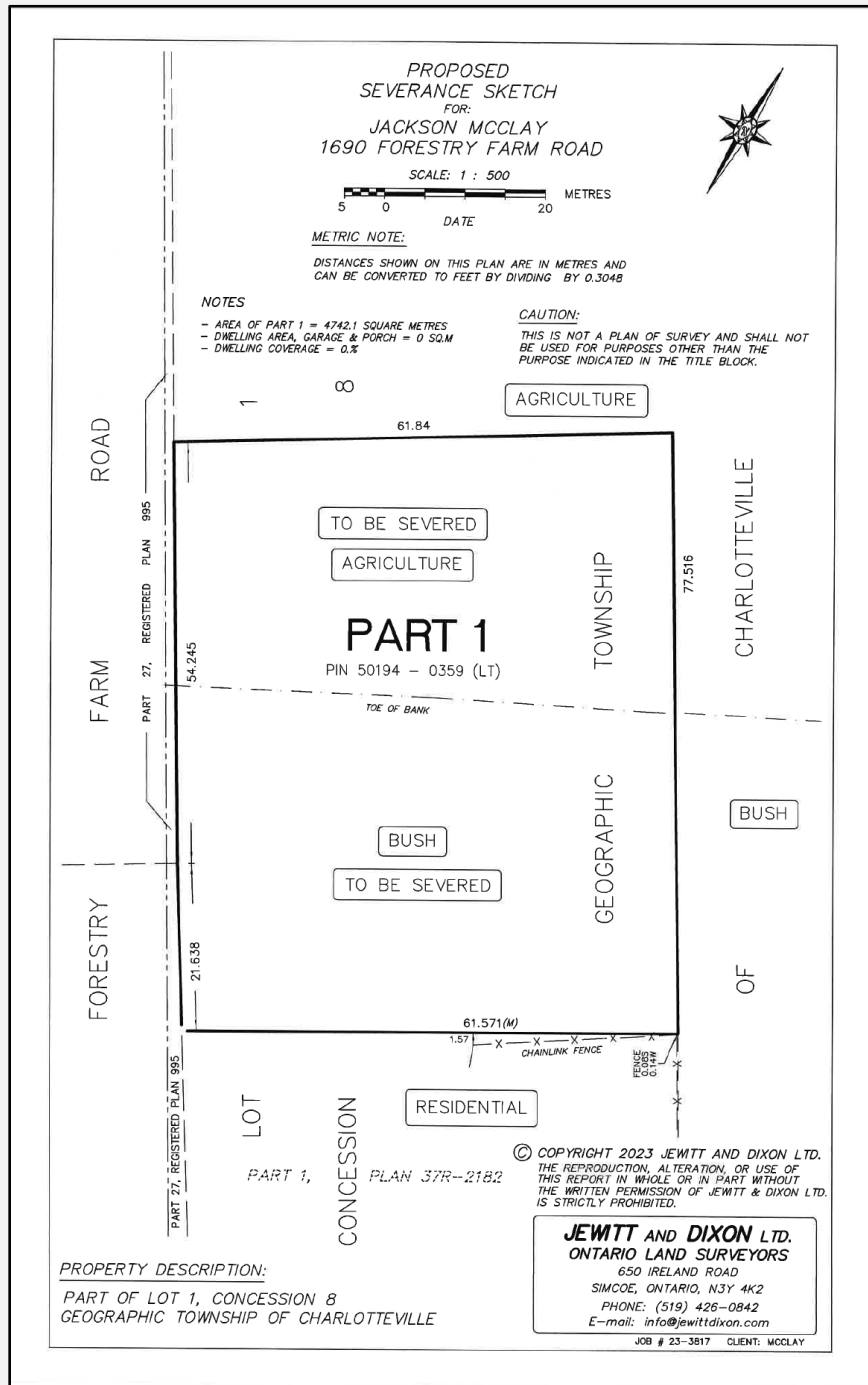


Figure 2: Proposed Concept Plan

4 LAND USE PLANNING FRAMEWORK

The preparation of this application included the review of several policy and regulatory documents to ensure this proposal demonstrates good planning. This includes the following:

1. Planning Act R.S.O. 1990, c.P13
2. Provincial Policy Statement, 2020;
3. Norfolk County Official Plan, 2021;
4. Norfolk County Zoning By-Law 1-Z-2014

The proposed development was assessed against these regulations and associated policies. A detailed presented review is below.

4.1 PLANNING ACT, R.S.O 1990 c.P.13

The *Planning Act* provides the basis for land use planning in Ontario, it identifies tools for managing how, where and when land use change occurs.

The purposes of the *Act* as outline in **Section 1.1** are **(a)** to promote sustainable economic development in a healthy natural environment, **(b)** to provide for a land use planning system led by provincial policy, **(c)** to integrate matters of provincial interest in provincial and municipal decisions, **(d)** to provide for planning processes that are fair, **(e)** to encourage co-operation and coordination among various interests, and **(f)** to recognize the decision-making authority and accountability of municipal councils in planning.

The matters of Provincial Interest are outlined in **Section 2** of the *Act*. This application *shall have regard* to the following matters: *a), b), c), e), f), g), h), l), m), n), and o)*. This application also has regard for the criteria listed in **Section 51(24)**.

This application has regard for the relevant sections of the *Planning Act*.

4.2 PROVINCIAL POLICY STATEMENT, 2020

The *Provincial Policy Statement* ("PPS") provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Settlement areas shall be the focus of growth and development (1.1.3.1). This severance will direct development into an existing settlement area while efficiently using the local infrastructure in order to avoid the uneconomical expansion of municipal services (1.1.3.2.a; 1.1.3.2.b). The subsequent

development on the proposed severed parcel is within a designated growth area and will occur adjacent to an existing built-up area. (1.1.3.6).

The proposed lot boundaries are in line with neighbouring residential parcels thus maintaining the character of the neighbourhood. Additionally, the proposed severed lot is located at the southwest corner of the property minimizing the impact on the existing agricultural operations. This location of the severance is ideal as this portion of the severed parcel has been considered insignificant and is unused in the existing agricultural operation.

A Scoped Environmental Impact Study (EIS) was prepared by Vroom & Associates dated September 2024. The EIS concluded that *“The area in which future development is proposed has been studied for its potential to support species at risk and significant wildlife habitat. No SAR were observed, and given that the surrounding vast woodlands will continue to support flora and fauna, the removal of the outer 0.19 Ha of Woodland is supported.”* We rely on the technical expertise of the report to evaluate the impacts on the natural heritage system.

The proposed severance is within an existing settlement area, the Silver Hill Hamlet. The subsequent development on the severed lot will contribute to the vitality of Silver Hill and localize growth within the Hamlet Area (1.1.4.2). This severance taking place within the Hamlet avoids potential fragmentation of the surrounding agricultural uses.

The new parcel is limited in size to accommodate the necessary land required for a future single detached dwelling and accompanying private services. This appropriately sized severance is in accordance with the surrounding rural characteristics and service levels (1.1.4.3). The proposed lot will take negligible active agricultural lands out of production.

This application is consistent with the *Provincial Policy Statement*.

4.3 NORFOLK COUNTY OFFICIAL PLAN, 2021

The *Norfolk County Official Plan* (“NCOP”) contains objectives, policies and mapping that describe the Township’s vision over the next twenty to twenty-five years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, agricultural land, and providing sustainable infrastructure.

The NCOP designates the property as “Agricultural” and an “Hamlet Area”. The proposed severance intends to sever the portion of the property that holds the Hamlet Area Designation. **Figure 3**, below, shows the designation of the property and the surrounding parcels.

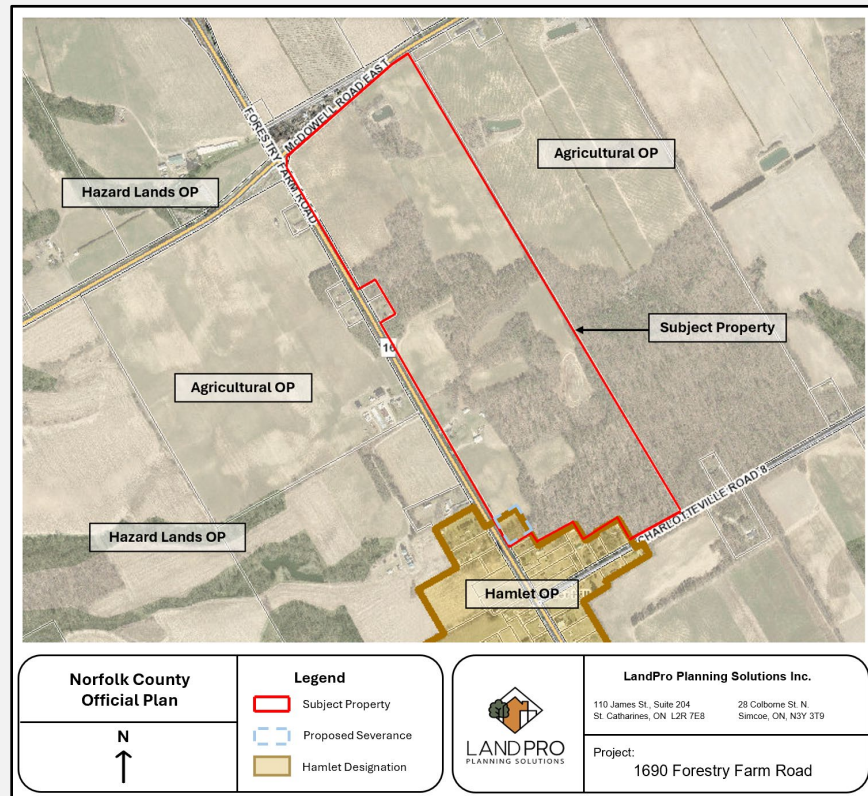


Figure 3: Norfolk County Official Plan

As seen on **Figure 3** the proposed severance is entirely within the Silver Hill Hamlet Area designation. This application demonstrates the protection of the natural environment while enhancing the rural character (2.2.2.2.b). Through this objective, the application encourages the improvement and redevelopment of the County (2.2.3.2.b). Moreover, it proposes the revitalization of underutilized agricultural lands in the County through a severance (2.2.3.2.c).

The application further maintains a high quality of life for the County's population by providing a base for different tenures and levels of affordability through development, redevelopment and intensification projects (2.2.4.2.a).

This proposal appropriately situates a severance that allows for the construction of a compatible development satisfying the requirements of a Hamlet Boundary expansion (6.6.b.iv). This compatible development is a permitted use, a low density single detached dwelling, which upholding section 7.5.1.a in the NCOP. Additionally, this is expected development as a logical extension of the existing built-up Hamlet area (7.5.2.b).

The severance and subsequent development will not be detrimental to the character of the surrounding agricultural areas, or have adverse effects on the local environment, health or financial stability (6.6).

The proposed considers the natural environment, ensuring the protection of natural heritage features **(3.5)**. In addition, site alterations are demonstrated to have no negative impacts on the natural features, as described through the according EIS **(3.5.1.b; 3.5.2.b)**. The application further recognizes the importance of endangered and threatened species and the protection afforded to such species under the *Endangered Species Act*, as demonstrated through the Species-At-Risk survey presented in this application to identify and protect bat nests **(3.5.2.c.i)**.

Furthermore, it does not strain local capacity as it is unable to significantly expand the population of the Hamlet Area **(6.6.b.ii)**. The Scoped EIS prepared by Vroom & Associates dated September 2024 concluded that the removal of the small portion of the woodlands is supportable.

The subject lands will not adversely affect the operation or viability of farm operation on the retained lot or any adjacent lands **(7.2.3.b)**. The proposed severed lot is appropriate size for the proposed residential use and will minimize the amount of agricultural land removed from any active production **(7.2.3.c.ii)**. Both the proposed severed lot and retained lots will be situated with frontage and safe and direct separate access onto the permanently maintained public road of Forestry Farm Road **(7.2.3.v)**.

The proposed severance conforms with the *Norfolk County Official Plan*.

4.4 NORFOLK COUNTY ZONING BY-LAW 1-Z-2014

The *Norfolk County Zoning By-Law 1-Z-2014* is used to manage land use compatibility, character and appearance of communities. Additionally, it implements the policies of the Official Plan.

The subject property is zoned primarily Agricultural (A) with a small portion being zoned Hamlet Residential (RH) as seen in **Figure 4** below. The portion of the property holding the RH zone is the area proposed to be severed. The proposed severed lot is intended to facilitate the construction of a residential dwelling appropriate for a Hamlet Residential Area.

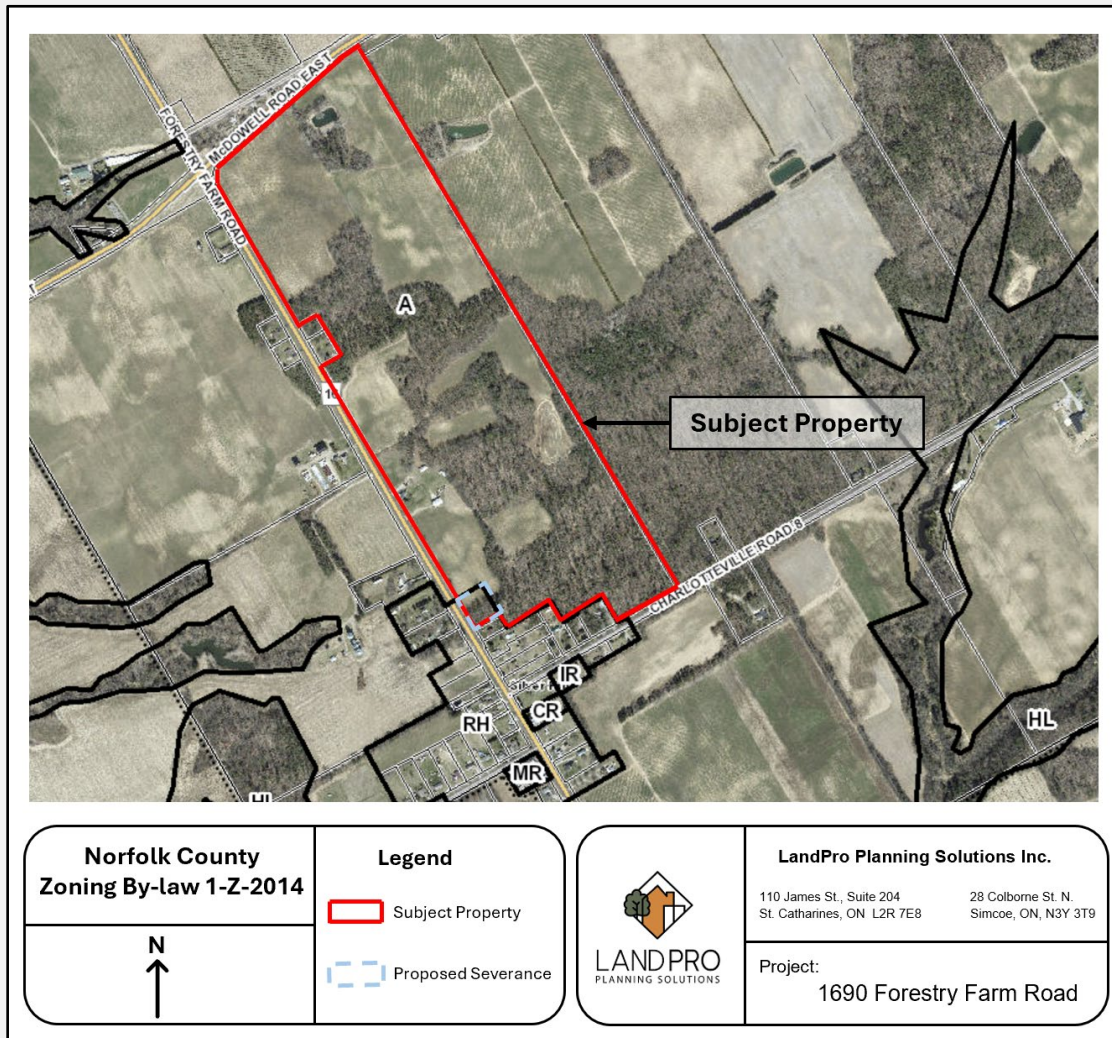


Figure 4: Norfolk County Zoning By-Law 1-Z-2014

The application proposes to sever the southwest corner of 1690 Forestry Farm Road that does not contain any existing dwellings or accessory structures. The new dwelling will meet the provisions of the Hamlet Residential (RH) Zone. Should the new dwelling not meet the provisions of the RH zone, a separate *Planning Act* application will be required.

The proposed severance is compatible with lot area and lot frontage provisions for the RH Zone. Please see *Hamlet Residential "RH" Zone Provisions* below in **Table 2**.

Table 2: Norfolk County Zoning By-Law 1-Z-2014 – Hamlet Residential Zone Provisions

“RH” Hamlet Residential Zone			
Zone Provisions	Required	Proposed	Comment
Min. Lot Area (residential lot)	0.4 hectares	4742.1 m ²	Complies
Min. Lot Frontage	30 m	75.88 m	Complies
Min. Front Yard	6 m	TBD	Expected Compliance
Min. Interior Side Yard	9 m to dwelling 1.2m to accessory structure	TBD	Expected Compliance
Min. Rear Yard	9 m	TBD	Expected Compliance
Max. Building Height	11 m	<11 m	Expected Compliance

As demonstrated in the table above the dimensions of the proposed severed lot meets the necessary requirements for Minimum Lot Frontage and to Minimum Lot Area for the Hamlet Residential Zone and the new dwelling will be expected to comply once finalized at building permit stage.

5 TECHNICAL WORK

5.1 SCOPED ENVIRONMENTAL IMPACT STUDY

A Scoped Environmental Impact Study was prepared by Vroom & Associates dated September 2024. The report analyzes the potential negative impacts to the woodlands and the associated species at risk and significant wildlife habitat, if any, and provides mitigation recommendations.

The Report provides six (6) mitigation recommendations to limit any potential negative impacts to the Natural Heritage System and concludes that *“The area in which future development is proposed has been studied for its potential to support species at risk and significant wildlife habitat. No SAR were observed, and given that the surrounding vast woodlands will continue to support flora and fauna, the removal of the outer 0.19 Ha of Woodland is supported.”*

For the reasons outlined in the data presented within this report and the resultant analysis, we believe there are no negative or adverse direct impacts, incidental impacts, or cumulative effects caused by the proposed or previous development. Consequently, given the site's land use proposal, there is no need for additional information or studies relating to the Natural Heritage component of this application."

6 PLANNING ANALYSIS

The subject property is a large agricultural property with a farm cluster containing a detached dwelling, two detached garages, and three accessory structures. The severance proposes to sever a vacant lot off of the property within the Hamlet of Silver Hill. The new lot will facilitate the construction of a single detached dwelling.

This application has regard for the purposes of the *Planning Act* in Section 1.1. This application also considers Section 2 and Section 51(24) of the *Planning Act*. The matters of provincial interest that this application has regard for are: a), b), c), e), f), g), h), l), m), n), and o).

The *Provincial Policy Statement* permits the creation of a new lot within a settlement area to avoid impacting surrounding agricultural land uses. The severed lot is within the Silver Hill Hamlet Area localizing growth and contributing to the Hamlet's vitality. The small scale of the lot and the portion of the property it is planned for is appropriate as it removes a negligible amount of agricultural land.

The *Norfolk County Official Plan* designates the property as "Agriculture" and the portion proposed to be severed as "Hamlet (Silver Hill)". The scale of the severance and the subsequent development are not detrimental to the character of the Hamlet Area, Rural Area, and will not adversely affect the local environment, health or financial stability. The proposed severance conforms with the applicable NCOP policies.

The proposed severance meets the provisions of the *Norfolk County Zoning By-law*. The proposed severance and the future development of a single detached residential dwelling is permitted within the RH zone.

Lastly, the *Scoped Environmental Impact Study* prepared by Vroom & Associates concluded that the removal of the proposed 0.19ha of woodlands for the single detached dwelling can be supported.

This application has regard for the *Planning Act*, it is consistent with the *Provincial Policy Statement*, and it conforms to the *Norfolk County Official Plan* and *Zoning By-law*.

7 CLOSING

It is our opinion that this application represents good planning and should be approved because the application:

1. Has regard to the *Planning Act*;
2. Is consistent with the *Provincial Policy Statement*;
3. Conforms to the *Norfolk County Official Plan*;
4. Conforms to the *Norfolk County Zoning By-Law*;

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Sincerely,

LANDPRO PLANNING SOLUTIONS INC.



Mitchell Baker, BES
Planner | Project Manager



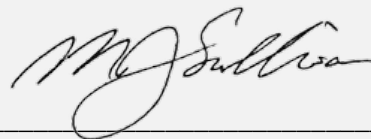
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Scoped Environmental Impact Study

1690 Forestry Farm Road, Simcoe ON
Part of Lot 1, Concession 8, Charlottville
Melissa Parker

September 2024

1.0 INTRODUCTION

This Scoped Environmental Impact Assessment (SEIS) was prepared on behalf of Melissa Parker (the proponent) relating to the property 1690 Forestry Farm Road, Simcoe, ON. This property is legally described as part of Part of Lot 1, Concession 8, Charlottville (Figures 1 & 2).

The subject lands are located in Norfolk County ("the municipality"). This Scoped EIS (SEIS) is triggered by a land severance and future development application to Norfolk County, as the legal parcel contains lands depicted by the Norfolk County Official Plan (OP) (2023) as Natural Heritage (Schedule "C-4" Natural Heritage, Figure 4).

The proposed development includes severing the southwestern corner of the parcel, 0.5 ha, from agriculture/hamlet. The proposed severance includes 0.33 ha of Significant woodland which is included in the Municipal OP Hamlet of Silver Hill (Schedule "B-9" Land Use, Figure 3), as well 0.17 ha of active agricultural land. Given that lands within the proposed severance are designated as Natural Heritage, and future development of a single-family dwelling would require vegetation removal, site investigations are required to ensure the development is in accordance with the Municipal Official Plan.

Vroom & Associates and biologist Dave Jolly (EarthQuest) attended the site in early and late spring 2024 to review its attributes in relation to the work program required by the regulatory groups based on our experience within this jurisdiction and others.

The Long Point Region Conservation Authority (LPRCA) does not regulate any portions of the subject lands. There are no watercourses, wetlands, or shorelines present within the study area.

The Ministry of the Environment, Conservation, and Parks (MECP) regulates the Endangered Species Act (2007), which protects species at risk from harm, kill, or interfering with their habitat if they are classified by COSSARO (Committee on the Status of Species at Risk in Ontario) as Endangered or Threatened. The MECP protocol consists of conducting our own screening and submitting an Information Gathering Form (IGF) if a project is likely to contravene the ESA and require permitting.

For the reasons discussed in this report, we believe that the proposed severance and future development of single-family dwelling within an already disturbed area causes no concern of negative or unalterable impacts on the Natural Heritage features in the adjacent lands. We provide mitigation recommendations for indirect impacts in Section 4 of this report.

1.2 Property Description and Proposed Alteration

The lands designated for severance and future development are ± 0.5 ha in size, and located

within the southwestern corner of the 49.5 ha legal parcel. Currently, the development envelope contains lands designated as agricultural and natural heritage/hamlet (Figures 3&4).

The proposed development for the single-family dwelling would include the removal of vegetation up to 0.33 Ha if the client were to remove all vegetation on-site.

We have been informed that Norfolk County has requested that this SEIS be completed as part of the application to ensure there will be no negative or adverse effects on the natural heritage features resulting from the proposed severance and future residential development.

1.1.1 Activities Associated with the Proposal with Environmental Impacts: Tree-Cutting and Removal of Vegetation, Grading, Post Development Activities

Vegetation removal at maximum will be 0.33 Ha or <1% of the 45+ Ha woodland patch. Recommendations for mitigation measures are described in Section 4.

1.2 Planning Considerations

1.2.1 Federal Considerations

The Department of Fisheries and Oceans Canada (DFO) is responsible for conserving, managing, and protecting fish and fish habitat. DFO is given authority to achieve this under the Federal Fisheries Act, 2019. Fish habitat as defined in the Fisheries Act 2019 as "water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration"

There are no watercourses on or within 120 m of the proposed new parcel. Henceforth, no in-water work is required, so a fisheries assessment and DFO involvement are not required for the proposed land use change.

1.3.3 Provincial Considerations

The Provincial Policy Statement (PPS) 2020 states that "Natural Heritage features and areas shall be protected for the long term" (PPS, 2014, 2.1.1). Additionally, Section 2.1.2 states that "The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features."

Several stipulations are outlined by the Provincial Policy Statement (PPS, 2020) regarding development within 120 m of a Natural Heritage area. The PPS defines seven natural heritage features where development and site alteration are not permitted in or within 120 m unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions. These seven natural heritage features and their applicability to the previous development as well as proposed vegetation removal and land use include:

Table 1: PPS Natural Heritage Features & Proposed Site Alteration

Significant Wetland and Significant Coastal Wetlands	Not Present.
------------------------------------------------------	--------------

Significant Woodlands	On-site.
Significant Valleylands	Not Present.
Significant Wildlife Habitat (SWH)	To be discussed in this study.
Significant area of natural and scientific interest (ANSI's)	Not Present.
Fish Habitat	No Present.
Habitat of endangered or threatened species	To be discussed in this study

The related PPS stipulations are fully outlined in Appendix A and are discussed in Section 5 of this report.

Our reporting will be consistent with the 2020 Provincial Policy Statement, the Natural Heritage Reference Manual (Ontario Ministry of Natural Resources & Forests ... "MNRF"), and the Ecological Land Classification for Southern Ontario (MNRF..." ELC").

The PPS 2020 states that development and site alteration shall not be permitted in Natural Heritage features and areas or adjacent lands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The Ministry of Environment, Conservation, and Parks (MECP) has taken over the responsibility of the Endangered Species Act (ESA), 2007. The MECP protocol consists of conducting a self-screening and submitting an Information Gathering Form (IGF) if a project is likely to contravene the ESA and require permitting.

1.3.4 Municipal Considerations

The Norfolk County OP, Section 3.5.2, regards adjacent habitats as lands within 120 m of a designated Natural Heritage area. Section 1.3 of the OP (2021) states that its goals include:

"... ensuring the protection, enhancement, diversification and connectivity of Norfolk's Natural Heritage Features, natural heritage functions, and species habitat, as well as the protection of water quality and quantity."

The Norfolk County OP (2021), Section 3.5.1 also states that:

"b) Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated."

The Norfolk County OP (2021), Section 3.5.1 also states that:

"a) Development and site alteration shall not be permitted in a Provincially Significant Feature unless in accordance with provincial and federal requirements.

b) Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated."

According to the OP Schedule "C-4" Natural Heritage mapping, the lands proposed for severance and future development are designated as Significant Woodland.

The OP states that Natural Heritage areas on-site must be further investigated to demonstrate that the past development, proposed vegetation removal, and proposed land use will not impact these features and/or their functions in a negative or unalterable manner.

In our opinion, the request by Norfolk County can be satisfied with this Scoped EIS.

1.2.5 Conservation Authority Considerations

The Long Point Region Conservation Authority (LPRCA) regulates abiotic factors relating to Natural Hazard lands, wetlands, watercourses, and adjacent lands. There are no areas within the study area designated as Natural Hazards; no watercourses or wetlands are present within 120 m. This Scoped EIS may be circulated to the LPRCA should the municipality deem it necessary.

2.0 ABIOTIC ATTRIBUTES

2.1 Soils and Slopes

According to the OMAFRA AgMaps database, there are a variety of soils on-site. The entire proposed severance is considered Plainfield Soils. The Soils of the Regional Municipality of Haldimand-Norfolk (Vol. 1) states that Plainfield Soils consists mainly of eolian fine sand, at least one meter thick with rapid to well drainage.

Additionally, database sources note the legal parcel also contains Walsingham Soils, Silver Hill Soils, Plainfield Dune Phase and Vittoria Soils. Walsingham Soils consists mainly of eolian sand at least one meter thick, with imperfect drainage. Silver Hill Soils consist of 40-100 cm of sandy textured soil over lacustrine silt loam, with poor drainage. Plainfield Dune Phase Soils consist of eolian fine sand formed into dunes, with rapid to well drainage. Vittoria Soils consist of 0-100 cm of sandy textured soil over lacustrine silt loam, with imperfect drainage.

The proposed site alteration is set to occur within the Plainfield soils.

The proposed severance lands are relatively flat, with no significant changes in topographic elevation.

2.2 Hydrology and Groundwater

The subject lands are located within the Long Point Source Protection Area subwatershed. The LPRCA 2023 Watershed Report Card states that this watershed has insufficient data on the groundwater quality conditions and fair surface water quality conditions.

The MECP Source Protection Information Atlas provides the following conditions for the subject lands:

"Source Protection Area: **Long Point**

Wellhead Protection Area: **No**

Wellhead Protection Area (WHPA-E): **No**

Intake Protection Zone: **No**

Issue Contributing Area: **No**

Significant Groundwater Recharge Area: **No**

Highly Vulnerable Aquifer: **Yes** ; score is **6**

Event Based Area: **No**

Wellhead Protection Area Q1: **No**

Wellhead Protection Area Q2: **No**

Intake Protection Zone Q: **No**"

Ontario Well Records adjacent to the southwestern portion of the legal parcel indicated the groundwater is ± 6.71 m below grade. Brown sand was recorded from 0-3.05 m, followed by 7.63 m of brown sand and clay, terminating in 3.04 m of brown silt. As noted above, the database screening demonstrates that there potential sensitivities to altered land use in relation to Significant Groundwater Recharge and groundwater interference, as well as Highly Vulnerable Aquifer. Given the depth of the water table, mitigation strategies have been outlined in Section 4 of this report.

3.0 BIOTIC CONSIDERATIONS

The following information and analysis are based on the authors' Spring 2024 site visits, reporting for database, and literature reviews.

The LPRCA 2023 Watershed Report Card states that this watershed has good wetland, riparian zones, and good forest conditions.

3.1 Aquatic Attributes

As mentioned, no watercourses or wetlands are within the 120 m study area.

3.2 Floral Attributes

Vroom + Associates and their biologist Dave Jolly (EarthQuest Canada) completed floral inventories within the study area on March 28th and May 9th, 2024. Given that the proposed development requires the removal of minimal vegetation, we do not see a need for a 3-season inventory as long as timing mitigations for vegetation removals are followed.

According to the MNR Ecological Land Classification (ELC 1998 & 2008), there are three communities found within the study area (Figure 6). The following communities were identified within the study area:

_OAGM1 - Annual Row Crop (Agricultural Fields)

_FOD6-5 - Fresh - Moist Sugar Maple - Hardwood Deciduous Forest Type (S5)

_FOD2-1 - Dry - Fresh Oak - Red Maple Deciduous Forest Type (S5)

The Fresh - Moist Sugar Maple - Hardwood Deciduous Forest Type (**FOD6-5**), is a naturally vegetated area within the proposed development envelope and continuing to the east. The woodland is original and is shown to have existed in 1950 Aerial Photography, although it has evidence of logging. Canopy cover in the area is approximately 80% with some openings and fallen trees. Sugar Maple dominates it with some Black Cherry, Black Oak, and White Pine. Trees are predominantly 10-24 cm dbh and mid-age in the proposed development area. The groundlayer was sparse and some invasive were evident, primarily Garlic Mustard and Tatarian Honeysuckle.

The FOD2-1 is >120 m north of the proposed new parcel. It makes up a 40 m wide woodland extension into the agricultural field that continues north. This woodland finger is on a sandy knoll and is diverse with Red Oak with Red Maple, Sugar Maple, Black Cherry, Trembling Aspen, White Spruce. Trees are predominantly 10-24 cm dbh and young. Blue-stem Goldenrod (*Solidago caesia*), Garlic Mustard, Beaked Hazel (*Corylus cornuta*) were occasional in the ground layer. Invasive species include; Garlic Mustard, Celadine (*Chelodinium majus*), Motherwort (*Leonurus cardiaca*), Butter-and-eggs Toadflax (*Linaria vulgaris*) and Orange Day Lily (*Hemerocallis fulva*) in the ground layer. Several clusters of SAR bat trees reside within this vegetation community.

Significant Floral Species

The following background information is provided in relation to the discussion of significant species.

_Any Species at Risk (SAR) listed as endangered (END) or threatened (THR) are protected from killing, harming, or harassment under the provincial Endangered Species Act 2007 (ESA)

_Additionally, their habitat is protected from damage or destruction (ESA, 2007 Section 10.1)

_Species listed as Special Concern, Provincially Rare, and Regionally Rare Species (S1-S3) are not protected under ESA 2007 or the Norfolk County Forest Conservation ByLaw 2006-170

_The Committee on the Status of Species at Risk in Ontario (COSSARO) provides the provincial rankings on species at risk (SAR). The Committee on the Status of Endangered Wildlife in Canada (COSEWIC) provides the federal rankings of SAR.

Recommended by the MECP/MNRF, an NHIC 1km² grid data search was conducted to identify species historically recorded in the general area. According to the NHIC 1 km² mapping, there are only two records of floral SAR in the general area, American Water-willow [THR] and Eastern Flowering Dogwood [END]. Also, four S-rank species are recorded in the area; however, these species are not legally protected.

Table 2: Floral SAR known to occur in the general area and their likelihood potential on-site

Species	Ranking	Habitat Description	Potential Likelihood
American Water-willow	[COSEWIC: THR / COSSARO: THR]	Inhabits areas along the shores and waters of streams, rivers, lakes, ditches and occasionally wetlands. It grows in wet soil and can grow in 1.2m of water. Requires periodic flooding and wave action to reduce competition from other aquatic plants. Typically grows on sub-soil with gravel, sand, or organic matter.	Unlikely given lack of watercourse present.

Eastern Flowering Dogwood	[COSEWIC: END / COSSARO: END]	Inhabits spaces under tall trees in mid-age to mature deciduous or mixed forests. Commonly found on floodplains, slopes, bluffs and in ravines. Grows best in moist, well-drained soil, with sandy or loamy soils. Partial shade preferred.	Potential within Significant Woodlands.
Eastern Green-violet	[COSEWIC: Not Ranked / COSSARO: Not Ranked]	Inhabits areas with average moisture, rich deciduous forest, wooded slopes, floodplains and ravines.	Potential within the Significant Woodlands.
Slender Knotweed	[COSEWIC: Not Ranked / COSSARO: Not Ranked]	Variety of habitats including cliffs, balds, ledges, natural or anthropogenic and fields, ridges or woodlands.	Potential within Significant Woodlands and uncultivated agricultural land.
Woodland Flax	[COSEWIC: Not Ranked / COSSARO: Not Ranked]	Inhabits woodlands, meadows and fields areas with full sun to partly shaded, dry to moist soil conditions that are slightly acidic.	Potential within Significant Woodlands and uncultivated agricultural land.
Sundial Lupine	[COSEWIC: Not Ranked / COSSARO: Not Ranked]	Prairies, oak savannas, and dry sandy woods. Open areas preferred.	Potential within agricultural field edges.

Given the well-drained tableland woodland on-site, American Water-willow [THR] is unlikely to occur. However, the habitat is suitable for Eastern Flowering Dogwood [END]. Spring site investigations can confirm that Eastern Flowering Dogwood is not found within the proposed new parcel or the study area.

There is potential for the other regionally rare species within the Significant Woodlands or woodland edges, however, spring surveys did not detect these species, and as noted, these

species are not afforded legal protection under the Endangered Species Act (ESA) (2007). They could occur elsewhere within the Natural Heritage area, but the proposed development will not directly impact them.

No Species at Risk (SAR) plants are within the proposed development envelopes.

No Provincially Rare Habitat Types were found on or in the study area around the subject property.

ELCs are depicted in Figure 6. Plants per ELC community are provided in Appendix C.

3.3 Faunal Attributes

Biologist Dave Jolly completed Faunal inventories on March 28th and May 9th, 2024 to assess the habitat attributes that may support rare or significant wildlife. Species presence and rankings are fully described in the attached Appendix C.

Habitat

The woodlands within the proposed new parcel is part of a 45+ Ha woodland patch. However, the portion within the proposed new parcel is small, on the periphery, and therefore exposed to much more disturbances than the greater patch to the east.

Interior habitat is defined as habitat more than 100 meters from the edge of the woodland (The Natural Heritage Reference Manual 2010) and is recognized as important for area-sensitive species. Based on the Natural Heritage Area's size and shape, the interior habitat is present beyond the study area, outside of the proposed severance and future development, and could support area-sensitive species or habitat. The removal of this periphery portion would have no impact on the interior habitat to the west.

No watercourses or wetlands are present within the study area or proposed severance that would support any significant amphibian breeding, turtle habitat, or waterfowl habitat.

Significant Species

Birds

An NHIC 1 km² database screening identified the following SAR Birds that have been discovered in the general area in the past:

Table 3: Avian SAR known to occur in the general area and their likelihood potential on-site

Species	Rank	Habitat Description	Likelihood On-site

Eastern Wood-pewee	[COSEWIC: SC / COSSARO: SC]	Inhabits the mid-canopy layer of forest clearings as well as edges of deciduous and mixed forests. Is found to be most abundant in forest stands intermediate in age with little understory vegetation	Potential within Significant Woodlands.
--------------------	--------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------

In Canada, the Eastern Wood-pewee is often associated with forests dominated by Sugar Maple (*Acer saccharum*) and forest clearings and edges (COSEWIC, 2012). Although a SAR, this species has no special protection under the ESA (2007). Eastern Wood-pewee is quite widespread in southern Ontario and Norfolk County in particular (Ontario Breeding Bird Atlas, 2007). Additionally, Eastern Wood-pewee [SC] is urban tolerant. We do not anticipate any negative or unalterable impacts on the habitat of this common urban tolerant species from the proposed minimal habitat loss and residential development.

Incidental bird observations were recorded on March 28th 2024, and a single point count breeding bird survey was conducted on May 9th 2024 under appropriate conditions. This recorded the presence, abundance, and level of breeding evidence using Ontario Breeding Bird Atlas (OBBA) protocols. Dave Jolly identified no avian SAR species during either site investigations. However, four area sensitive woodland species were recorded during the May 9th visit. Again, given that the portion of the woodland in question is small and on the periphery, sufficient habitat will remain in the greater woodland patch. Mitigations are discussed in Section 4.

Mammals were surveyed as part of 'general' wildlife surveys. These surveys involved general coverage recordings of all species observations and signs (e.g. tracks/trails, scat, burrows, dens, browse, vocalizations). The only mammal observed during site visits was the Eastern Cottontail.

We anticipate the woodland is habitat for many common mammal species. Our only Threatened or Endangered species in range are the American Badger [COSEWIC: END / COSSARO: END] and SAR bats.

The American Badger has no suitable habitat as they prefer open meadows and prairie habitats, and no American Badgers have been observed in Norfolk County in the last decade.

There are four bat species listed as Endangered in Ontario: Small-footed Myotis (*Myotis leibii*), Little Brown Bat (*Myotis lucifugus*), Tri-coloured Bat (*Perimyotis subflavus*), and Northern Myotis (*Myotis septentrionalis*). Given their Endangered status, their habitat is protected under the Endangered Species Act (ESA) 2007. Additionally, bat maternity colonies are a type of significant wildlife habitat that is to be considered under the Provincial Policy Statement (PPS) 2020. According to the 7E Ecoregion SWH criteria Schedule, this habitat includes mature

deciduous or mixed stand >10 ha with trees >25 cm diameter at breast height (dbh). The woodlands on-site and in the adjacent study area is certainly large enough to meet the minimum 10 ha to be considered significant wildlife habitat. Additionally, trees were observed for potential roosting cavities or snags. A map showing snag trees is provided in the attached figures. Mitigation for SAR bats and Bat Maternity colony habitat is discussed in Section 4.

Reptiles, Amphibians and Fish

An NHIC 1 km² database screening identified the following SAR species that have been discovered in the general area in the past:

Table 4: Herptile SAR known to occur in the general area and their likelihood potential on-site

Species	Rank	Habitat Description	Likelihood On-site
Midland Painted Turtle	[COSEWIC: Not Ranked / COSSARO: Not Ranked]	Inhabit waterbodies with soft bottoms and abundant basking sites and aquatic vegetation. Hibernate on the bottom of waterbodies.	Not likely given lack of water course.
Snapping Turtle	[COSEWIC: SC / COSSARO: SC]	Mainly inhabit shallow bodies of water that provide protection via sediment. Nesting occurs early to mid summer in gravelly or sandy areas along streams.	Not likely given lack of water course.
Blanding's Turtle	[COSEWIC: END / COSSARO: THR]	Blandings turtle inhabits shallow water, typically large wetlands, shallow lakes with lots of water plants. They can be found hundreds of metres from the nearest water body. Hibernate in the mud at bottoms of permanent water bodies.	Not likely given lack of water course.

Given that there is no watercourse present, there is no suitable habitat for any of the herptiles listed above.

Regarding SAR snakes known to Norfolk County, Eastern Hog-nosed Snake [THR] has been recorded in the area. Eastern Hog-nosed snakes [THR] inhabit fields, forests, shrubland, beaches, and old dunes. Given the sandy soils with forests and field edges, there is potential for this species to occur, and precautions should be taken. See mitigation in Section 4.

Lepidoptera and Odonata

Observatory surveys were completed on all field visits. No species at risk were observed or are anticipated within the proposed new lot. There is potential for Monarch [END/SC] habitat in the forest edges. The presence of Milkweed and proximity to Lake Erie can indicate Monarch Habitat.

Significant Wildlife Habitat

Preliminary SWH identifications are based on the Significant Wildlife Habitat Guideline for Region 7E and site investigation by the authors.

Based on the Significant Wildlife Habitat Guideline for region 7E, five candidate SWH are within the study area, as shown below in Table 6.

Table 5: Preliminary SWH within the 120 m Study Area

Significant Wildlife Habitat	Potential Within 120 m
Waterfowl Stopover and Staging Areas (terrestrial or aquatic)	Not Present
Shorebird Migratory Stopover Area	Not Present
Raptor Wintering Area	Not Present
Bat Hibernacula	Not Present
Bat Maternity Colonies	Candidate - Likely on-site and in the woodland beyond
Turtle Wintering Area	Not Present
Reptile Hibernaculum	Not Present
Colonially Nesting Bird Breeding Habitat (Bank/Climbs, Tree/Shrubs, or Ground)	Not Present
Migratory Butterfly Stopover Area	Not Present
Landbird Migratory Stopover Area	Not Present
Deer Winter Congregation Area	Not Present
Rare Vegetation Communities	Candidate - Potential Old Growth Forest

Cliffs and Talus Slopes Sand Barren Alvar Old Growth Forest Savannah Tallgrass Prairie Other Rare Vegetation Communities	area beyond the subject lands
Waterfowl Nesting Area	Not Present
Bald Eagle & Osprey Nesting, Foraging and Perching Habitat	Not Present
Woodland Raptor Nesting Area	Candidate - Likely
Turtle Nesting Area	Not Present
Seeps and Springs	Not Present
Amphibian Breeding Habitat Woodland Amphibian Breeding Habitat Wetland	Not Present
Woodland Area-Sensitive Bird Breeding Habitat	Candidate - Likely
Marsh Bird Breeding Habitat	Not Present
Open Country Bird Breeding Habitat	Not Present
Shrub/Early Successional Bird Breeding Habitat	Not Present
Terrestrial Crayfish	Not Present
Special Concern and Rare Wildlife Species	Candidate - Monarch Butterfly in field edges and Eastern Wood-pewee in woodlands
Amphibian Movement Corridors	Not Present

4.0 IMPACT ASSESSMENT OF THE PROPOSAL

As previously noted, this SEIS is triggered by provincial and municipal, requirements related to the proposed severance and future residential development occurring on or adjacent to the Natural Heritage features noted below.

Table 6: Natural Heritage Features on/within 120 m of the proposed development

Significant Wetlands and Significant Coastal	Not present.
----------------------------------------------	--------------

Wetlands.	
Significant Woodlands	Present within the subject lands and 120 m study area to the west and north.
Significant Valleylands	Not present.
Significant Wildlife Habitat (SWH)	Discussed in Section 3.3
Significant areas of natural and scientific interest (ANSI's)	Not present.
Fish Habitat	Not present.
Habitat of endangered or threatened species	Discussed in Section 3.3

Previous sections have documented natural heritage features and significant areas in the study area. The proposed severance and future development have been described in Section 1.2 and depicted in the attached figures. This Section considers the impacts of the proposed development on the Natural Heritage features and provides mitigative measures that should be implemented to protect the features and their functions.

4.1. Impacts & Mitigation

Vegetation Removal and Significant Woodlands:

Future vegetation removal to accommodate a single-family dwelling and attendant yard could include up to 0.33 ha of FOD6-5 woodland. This is a small portion (<1%) of the 45+Ha woodland patch and would not affect the level of interior habitat given the shape and size of the woodland portion in question. Habitat loss for flora and fauna would be marginal given the vast woodland that would remain intact post-development. However, three snag trees in the rear of the proposed new parcel could provide roosting sites for SAR bats or other rare cavity nesters. These trees should be retained as well as an adequate buffer.

Recommendation #1: Vegetation removal should be limited to the front 100 m of the proposed new parcel in order to retain the identified snag trees and a 30 m buffer to retain potential SAR bat habitat.

In compliance with relevant federal, provincial and municipal legislation and mitigation for potential impacts, we offer the following general recommendations concerning potential vegetation removals.

Migratory Birds Convention Act 1994: The Migratory Breeding Bird Act (MBCA, 1994) protects 386 migratory bird species in Canada. It states, "No person shall disturb, destroy, or take a nest, egg,...." (SOR/80-577, s. 4.). Birds protected under the MBCA 1994 may be present on-site since they can occur nearly anywhere in southern Ontario. Tree cutting should occur outside of nesting season for the region (March 31st – August 25th).

Again, potential SAR bat roosting trees, >30 cm dbh with snags or cavities, were surveyed for within the woodland on-site. Given that these potential bat cavity trees were observed, timing restrictions are required for vegetation removals in regard to potential SAR bats.

Recommendation #2: Tree-cutting should not occur between March 31st and October 1st to avoid the risk of removing trees used by migratory birds or potential SAR bats.

Generally, setbacks are provided for adjacent vegetation for root protection from soil compaction, excavations etc. The adjacent vegetation may also be susceptible to sediment and erosion; however, given the generally flat grades within the woodland, uncontrolled runoff and pollution are not a concern.

In our experience and based on arboricultural literature reviews, when roots have the opportunity, they will graft onto the roots of other members of the ELC community, regardless of species. Intergrafting of roots with surrounding trees on the adjacent slopes provides resilience to the impacts of the proposed adjacent development.

The following are practical recommendations to enhance the survival potential of the adjacent vegetation to be retained.

Recommendation #3: Silt fence barriers should be installed at the development limit to protect Natural Heritage areas from sedimentation and erosion and provide guidance to limit heavy machinery.

Recommendation #4: All protective fencing should be maintained until the time of seeding.

Recommendation #5: All disturbed areas on-site should be immediately re-vegetated with native species in order to stabilize soils and reduce sediment and erosion.

Recommendation #6: If any roots are encountered or disturbed in excavation, they should be cut clean with hand tools and be covered immediately with mulch.

Hydrology:

The subject lands are in an area of sandy soils that support significant groundwater recharge as well as a highly vulnerable aquifer.

Given the limited development footprint among the vast open lands, the project is not anticipated to cause any negative or unalterable impact to the site's natural hydrology.

Floral and Faunal Habitat:

Significant Wildlife Habitat:

Several candidate SWHs are within the study area and outside of the proposed development envelope. These include: Bat Maternity Colonies, Old Growth Forest, Woodland Raptor Nesting Area, Woodland Area-Sensitive Breeding Bird Area, and Special Concern and Rare Wildlife Habitat.

Sufficient mature trees and forest edges will be present post-development in the remaining natural heritage areas regarding. These species are not anticipated to be significantly impacted by the <1% habitat loss.

Habitat of Threatened or Endangered Species:

No Endangered or Threatened species were recorded on site, and none are anticipated in the recommended development envelope (no greater than 100 m from the road).

The only SAR that could occur on-site that wasn't observed in incidental surveys is the Eastern Hog-nosed Snake [THR]. However, no hibernaculum features or nesting features were observed within the proposed new parcel. Generally, mitigation includes the erection of 1 m high snake exclusion fencing. However, given the limited construction size, we believe this can be avoided as long as all construction workers are educated and aware of the species and the client conducts regular checks for any individuals. Any sightings should be reported to the MECP.

Human Encroachment & Activities:

With the minor change in land use, there is potential for the following impacts to occur:

- _ Dumping of vegetative waste and/or garbage into adjacent Natural Heritage features
- _ Reclamation of land or expansion of lot size by placing fill or buildings at rear yard limits
- _ Introduction of plant species for landscape purposes that pose a risk of invasive potential into Natural Heritage areas
- _ Vegetation and tree removal
- _ Creation of trails within adjacent Natural Heritage areas that destroy vegetation, compact soils, and increase the risk of erosion and sedimentation.
- _ Alteration to natural light regimes resulting from the residential attendant lighting.

Recommendation #7: External lights should be hooded so they do not shine upwards to attract birds flying over.

Recommendation #8: Low-level or low-power floodlights should be used and directed so they shine away from the face of the building and not upwards.

Recommendation #10: The best way to avoid nocturnal bird strikes is to turn outside lights off during peak migration periods (ie. May 15th - July 15th) from 9 pm to 12 midnight and make windows visible during the day.

Recommendation #10: We hope this report will be used to educate the new landowners, if different from the client of this report, outlining the significance of Natural Heritage features and the impact of the encroachment activities listed.

5.0 CONSIDERATIONS & CONCLUSIONS

5.1 Considerations

Federal Considerations

Given no watercourses or wetlands are present, a DFO filing is not required.

Provincial Considerations

We believe the proposed severance and future development will not contravene the ESA, 2007, nor the PPS, 2020.

Regarding Sections 2.1.1 and 2.1.2 of the PPS, the proposed future residential development will

not negatively impact the marginal natural heritage features surrounding the subject lands as long as mitigation measures are followed.

Regarding Section 2.1.3 of the PPS, we have assessed the site for natural heritage features and determined they will not be significantly impacted by the proposed development.

Sections 2.1.4 and 2.1.5 of the PPS are not applicable. Development is proposed within the subject lands with no PSWs, coastal wetlands, or areas of natural and scientific interest (ANSI). In regards to SWH, the proposed development does not impact the potential to support SAR or SWH. There are no Significant Valleylands on-site.

In regards to Section 2.1.6, there will be no direct impact on Fish Habitat.

In regards to Section 2.1.7 of the PPS, avoidance mitigations are proposed in the unlikely event that SAR are present in the development envelope.

With reference to section 2.1.8 of the PPS, we do not anticipate any direct negative or unalterable impacts to the Natural Heritage feature on-site or its ecological functions as the sufficient natural heritage features remain beyond the proposed development envelope.

Municipal Considerations

The proposed development conforms with the Norfolk County Official Plan 2023.

In reference to the OP, which outlines the requirements for an SEIS, this report is consistent with these requirements (See Appendix B), as demonstrated below:

in Section 1.1.

- a) a site description, description of the application, EIS study boundaries are provided
- b) Late March and Early May floral inventory is discussed in Section 3.2 and attached as Appendix D. Faunal habitat is discussed in Section 3.3.
- c) ELC classification is provided in Section 3.2
- d) Natural heritage features are initially outlined in Section 1, and those present (Significant Woodland) are described in Section 3.
- e) Significant Wildlife habitat is discussed in Section 3.3
- f&g) impacts and associated mitigation are discussed in Section 4
- h) Conclusions are provided in Section 5.

Conservation Authority Considerations

Natural Hazard lands and watercourse are not present within 120 m of the development envelope.

5.2 Conclusions

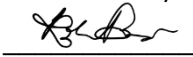
As noted, this SEIS is triggered by a proposed severance and future site alteration occurring on

and within 120 m of "Natural Heritage" as demonstrated on Norfolk County Official Plan Schedule "C-4". The area in which future development is proposed has been studied for its potential to support species at risk and significant wildlife habitat. No SAR were observed, and given that the surrounding vast woodlands will continue to support flora and fauna, the removal of the outer 0.19 Ha of Woodland is supported.

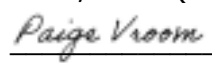
For the reasons outlined in the data presented within this report and the resultant analysis, we believe there are no negative or adverse direct impacts, incidental impacts, or cumulative effects caused by the proposed or previous development. Consequently, given the site's land use proposal, there is no need for additional information or studies relating to the Natural Heritage component of this application.

With respect to natural heritage considerations, it is the opinion of the writers that as long as the future development plans follow the recommended mitigation measures in this document, the proposed land use will be consistent with the Provincial Policy Statements 2020 as well as policies of the County and municipality.

Rachel Bauer, B.Sc.



Paige Vroom, M.Sc. (Aquatic)



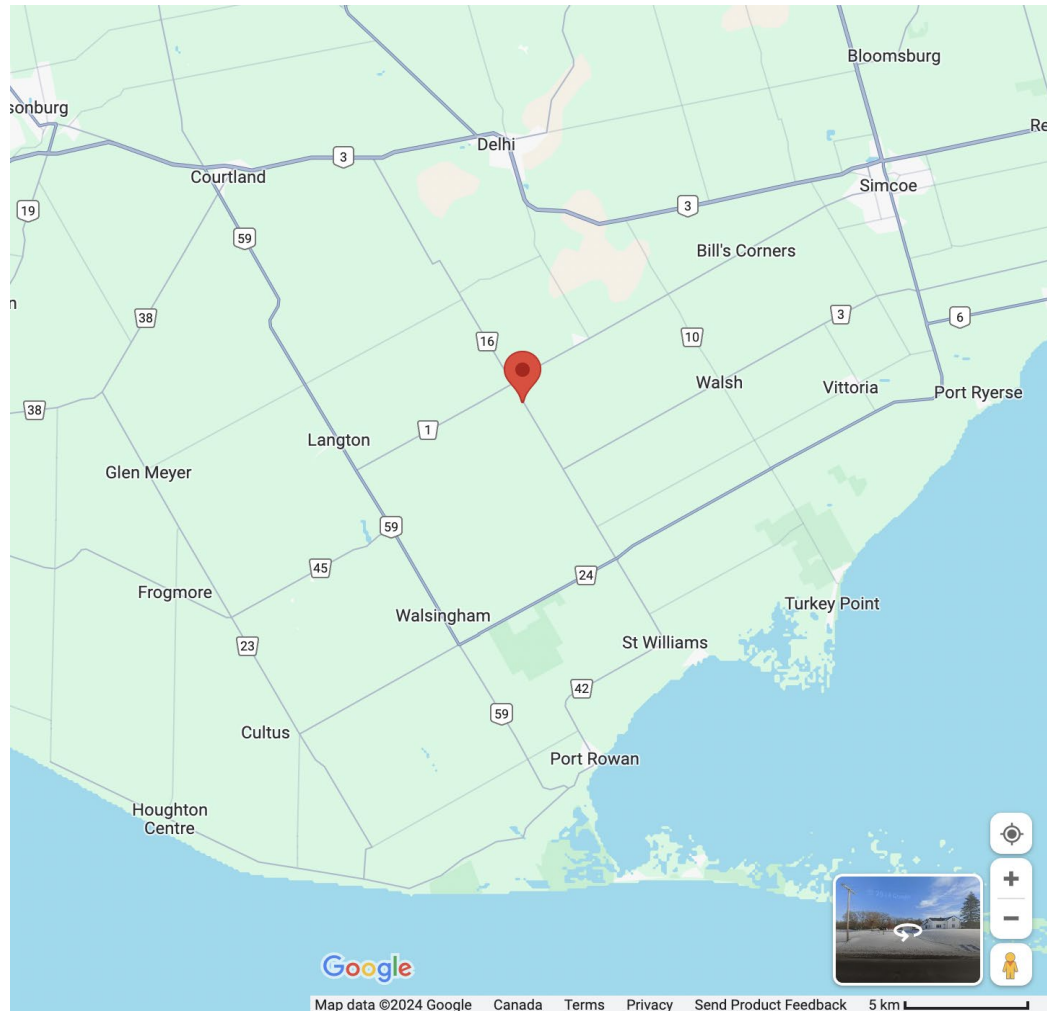


Figure 1: General Site Location

1690 Forestry Farm Road , Simcoe
September 2024

Melissa Parker **Scoped EIS,**
 Vroom & Associates



VROOM + ASSOCIATES

Biologists & Natural Heritage Assessors

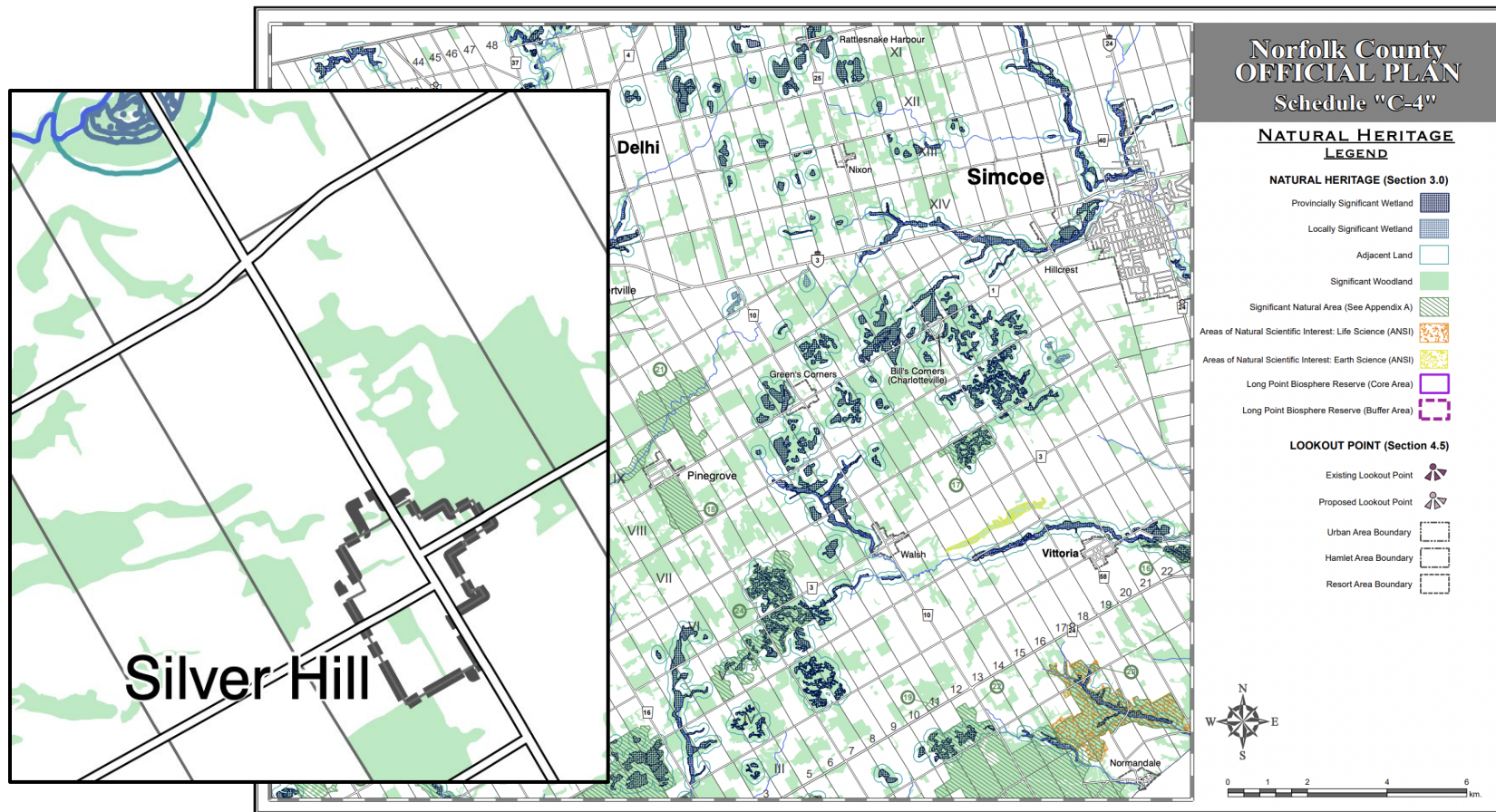
Paige Vroom / MSc. Aquatic | 519-909-9872 / paigevroom@gmail.com
 Shae-Lynn Dehens / BSc. | 519-420-8115 / shae.dehens@hotmail.com

Figure 2: Specific Site Location

(Red = Legal Parcel, Purple = Proposed Severance, Yellow = Study Area)

1690 Forestry Farm Road , Simcoe
September 2024

Melissa Parker **Scoped EIS**,
 Vroom & Associates



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**Figure 4: Norfolk County Schedule "C-4"
Natural Heritage**



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Figure 5: Norfolk County GIS Web Map
 Demonstrating LPRCA Regulation Limits and
 Significant Woodland Designation



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Figure 6: Ecological Land Classifications

FOD6-5 Fresh - Moist Sugar Maple - Hardwood Deciduous Forest Type (S5)

FOD2-1 Dry - Fresh Oak - Red Maple Deciduous Forest Type (S5)

OAGM1 – Annual Row Crop



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Figure 7: Bat Snag Trees with a 30 m Buffer and Recommended Vegetation Removal Limits

Appendix A - PPS 2020 Considerations

The *Provincial Policy Statement (PPS)* 2020, states that:

"2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The Diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water function and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in:

- a. significant wetlands in Ecoregions 5E, 6E, 7E; and
- b. significant coastal wetlands.

2.1.5 Development and site alteration shall not be permitted in:

- a. significant wetlands in the Canadian Shield of north Ecoregion 5E, 6E and 7E1;
- b. significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River)1;
- c. significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River)1;
- d. significant wildlife habitat
- e. significant areas of natural and scientific interest; and
- f. coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy

2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological function.

2.1.9 Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue."

The PPS 2020 also states the following regarding development within "Hazard Lands":

"... *development and site alteration* may be permitted in those portions of *hazardous lands and hazardous sites* where the effects and risk to public safety and minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) *development and site alteration* is carried out in accordance with *floodproofing standard, protection works standards, and access standards;*
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

Appendix B - Municipal Considerations

Section 3.1 - BACKGROUND

In partnership with the Long Point Region Conservation Authority (LPRCA), the Grand River Conservation Authority (GRCA) and the Province, the County strives to protect the natural environment. It is a priority of this Plan to protect, enhance and restore significant natural features and functions, and to reduce the risk to public safety and property from natural hazards, such as flooding and unstable slopes.

Section 3.2 - GOALS

The following shall be the policy of the County:

- a) The County shall work cooperatively with the Ministry of Natural Resources and Forestry and Conservation Authorities in dealing with land management issues within the watersheds, including those that extend beyond the County boundary.
- b) The County shall encourage the preparation of both watershed and subwatershed management plans to facilitate water resource and land use planning on an ecosystem basis. Council recognizes that development and land use change within the County will also require consideration of other matters such as economic, social and growth management factors that may not be addressed in a watershed or subwatershed plan.
- c) The County shall support the Conservation Authorities in the preparation and implementation of the subwatershed studies.
- d) The County shall support initiatives of the Conservation Authorities and other agencies in identifying strategies to protect groundwater resources.
- e) The County shall support appropriate flood control management programs of the Conservation Authorities.

f) The County shall encourage the protection and restoration of Natural Heritage Features to improve water quality and quantity.

g) The County shall encourage the protection of species at risk, either aquatic or terrestrial, and species recovery strategies. The County shall support the implementation of the relevant findings of recovery strategies. Implementation of species recovery strategies may include amendments to this Plan.

h) The County shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The County shall promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes. Applications for development may be required to be supported by a stormwater management study.

i) Applications for development requiring dewatering or using significant amounts of groundwater or surface water from streams, ponds or Lake Erie may be subject to a holding provision in the Zoning By-law in accordance with Section 9.4.2 (Holding Provision), subject to the County receiving confirmation that a Permit to Take Water has been granted by the Ministry of the Environment and Climate Change. For the purposes of this policy, significant means water requirements that exceed what would be usually expected to sustain normal farming practices such as those found within the County. Examples of such significant water users may include, but are not limited to, the following: golf course uses and commercial water bottling operations. Approvals may also be required from relevant agencies.

j) Applications for development based on a private water source may be required to submit a detailed hydrogeological study to determine the suitability of the land for groundwater extraction. The hydrogeological study shall be prepared to the satisfaction of the County and the Conservation Authority, in consultation with the Province.

k) The County shall encourage the reduction of water consumption levels through the promotion of the efficient use of water, in cooperation with the private sector and the community, and may specify appropriate water conservation measures within existing and new development.

l) The County encourages sound management practices for agriculture which promote proper storage, use, and application of fertilizers, herbicides and pesticides, and where possible, the reduction of their use.

m) The County shall monitor all active and inactive waste management sites in cooperation with the Ministry of the Environment and Climate Change.

n) The County supports initiatives of agencies to develop standards, regulations and procedures to prevent spillage of toxic materials. It shall support agencies and firms in the development of appropriate methods and capability to deal with spills with due speed and diligence. Additional safety measures for the storage, transportation and use of toxic materials will be encouraged.

Section 3.5 NATURAL HERITAGE

Section 3.5.3 Natural Heritage Systems Strategy

"...This system reinforces the protection, restoration and enhancement of identified Natural Heritage Features and promotes the overall diversity and interconnectivity of Natural Heritage Features and areas. Policies related to the Natural Heritage System Strategy shall be incorporated into this Plan by amendment."

Section 3.5.2 Natural Heritage Features

The Provincial Policy Statement encourages the protection and enhancement of Natural Heritage Features. Schedule "C" identifies some of the significant Natural Heritage Features, being land that represents the legacy of the natural landscape of the area and as a result has important environmental, economic and social value. Natural Heritage Features are not designated by the Plan and are not illustrated on Schedule "B".

The following shall be the policy of the County:

- a) Natural Heritage Features identified on Schedule "C" and/or Table 2 to this Plan shall be subject to the policies of the underlying land use designation, as shown on Schedule "B", and the policies of this Section of the Plan.
- b) Development or site alteration proposed in, or adjacent to, a Natural Heritage Feature(s), whether illustrated on Schedule "C" or only described in Table 2, shall be subject to the completion of an Environmental Impact Study, in accordance with Section 9.7.1 (Environmental Impact Study) of this Plan. Development or site alteration in, or adjacent to, such features shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated. The extent of adjacent land shall be defined as indicated in Table 2.
- c) The County recognizes the importance of endangered and threatened species, and the protection afforded to such species under the Endangered Species Act. It also recognizes the importance of habitat for other Species at Risk, and areas of more specialized wildlife habitat functions. The following shall be the policy of the County:
 - i) The habitat of endangered species and threatened species are not identified on either Schedules "B" or "C" of this Plan. The identification of habitat for endangered species or threatened species shall be determined in consultation with the Ministry of Natural Resources and Forestry. The County shall develop a protocol to assess when a project is likely to impact endangered or threatened species or their habitat. Where the development is likely to impact endangered or threatened species or their habitat, the proponent will be required to consult with the Ministry of Natural Resources and Forestry and demonstrate that they have met the requirements of the Endangered Species Act.
 - ii) Adjacent lands to the habitat of endangered species and threatened species shall be delineated in accordance with Table 2 of this Plan.
 - iii) Development shall not be permitted in areas of habitat of endangered species and/or threatened species, except in accordance with applicable Provincial and Federal requirements. Further, development shall not be permitted on adjacent lands to identified habitat of endangered species and/or threatened species

unless the ecological function of the adjacent lands has been evaluated through an Environmental Impact Study, prepared by the proponent, that demonstrates, to the satisfaction of the County, the Ministry of Natural Resources and Forestry and any other agency having jurisdiction, that there will be no negative impacts on the wildlife habitats.

iv) All development applications are to be screened to determine whether they could negatively impact endangered or threatened species or their habitat. Where there is likelihood that a development proposal will impact species at risk or their habitat, the applicant will be required to consult with the Ministry of Natural Resources and Forestry to ensure the requirements of the Endangered Species Act are met. For larger scale development, specific analysis of how any development activities are compatible with the protection of Species at Risk will be required by the County as part of its review process.

v) As outlined in the 'Technical Bulletin: Ministry of Natural Resources and Forestry, Aylmer District Guidance on Identifying Activities/Areas Not Likely to Contravene the Endangered Species Act, 2007 in the County of Norfolk' document the proponent may be required to consult with the Province to determine if the development is likely to impact species at risk and/or their habitat, and demonstrate that they have had appropriate regard to the requirements of the Endangered Species Act.

Natural Heritage Feature	Boundary Definition	Extent of Adjacent Land	Conditions under which development and site alteration may be permitted
Significant Woodlands.	Based on evaluation criteria established and conducted by Norfolk County, as illustrated on Schedule "C".	Dripline plus 10 metres EIS demonstrates there will be no negative impacts on the natural features of the woodlands and the ecological functions that sustain them.	EIS demonstrates there will be no negative impacts on the natural features of the woodlands and the ecological functions that sustain them.
Significant Valleylands (not included on Schedule "C" to this plan).	Conservation Authority regulatory lines, flood plain mapping or unstable slope mapping where available or the edge of any other associated natural heritage feature, whichever is greater.	Stable top of-bank, determined in consultation with LPRCA or GRCA.	EIS demonstrates there will be no negative impacts on the natural features of the Valleyland and the ecological functions that sustain them. Habitat of endangered species and threatened species As defined by Provincial or Federal authorities.
Habitat of endangered species and threatened	As defined by Provincial or Federal authorities.	100 metres.	EIS demonstrates that there will be no negative

species.			impacts on the habitat values upon which the species depend directly and indirectly, and any related ecological and hydrological functions.
Significant Wildlife Habitat.	As defined by MNR, and/or by the County in the future Natural Heritage System Strategy, further to Section 6.4.3 (Natural Heritage System Strategy).	50 metres.	EIS demonstrates there will be no negative impacts on wildlife or their habitat.
Life Science ANSI.	As determined based on the consideration of Ministry of Natural Resources and Forestry's criteria.	120 metres.	EIS demonstrates there will be no negative impacts on the natural features and the ecological or hydrologic functions that sustain them.
Earth Science ANSI.	As determined based on the consideration of Ministry of Natural Resources and Forestry's criteria.	50 metres.	EIS demonstrates there will be no negative impacts on the natural features and the ecological or hydrologic functions that sustain them.
Locally significant wetlands.	Wetland evaluation carried out according to procedures established by Ministry of Natural resources and Forestry.	120 metres .	EIS demonstrates there will be no negative impacts on the natural features and the ecological or hydrologic functions that sustain them.
Locally significant coastal wetlands.	Wetland evaluation carried out according to procedures established by Ministry of Natural Resources and Forestry.	120 metres.	EIS demonstrates there will be no negative impacts on the natural features and the ecological or hydrologic functions that sustain them.
Unevaluated wetlands within the Grand River Conservation Authority's area of jurisdiction, as identified on Schedule "D1" (not included on Schedule "C" to this Plan).	Evaluated in accordance with the GRCA's wetland policy.	120 metres.	EIS demonstrates there will be no negative impacts on the natural features and the ecological or hydrologic functions that sustain them.
Watercourses (without mapping or regulations from LPRCA or GRCA).	The top of bank of the watercourse or drain as defined in consultation with the County and LPRCA or GRCA.	Land within 15 metres of the top of bank, or a feature defined by Section 4.3 of this Plan.	EIS demonstrates no negative impacts upon any present natural feature and their sustaining ecological functions.

Fish habitat (not included on Schedule "C" to this Plan).	A setback of 30 metres from the highwater edge of an aquatic habitat or as defined through the EIS.	30 metres from the highwater mark.	EIS indicates there will be no harmful alteration, disruption or destruction of habitat upon which the fishery depends directly and indirectly; or where authorization has been obtained under the Fisheries Act, and that habitat will be fully replaced to provide full compensation for the effects of the development.
Natural Areas, as identified in the Natural Areas Inventory, and including Carolinian Canada sites.	As defined by the County Natural Areas Inventory.	50 metres.	EIS demonstrated there will be no negative impacts on the natural feature and their sustaining ecological functions.

9.7.1 Environmental Impact Study

The following shall apply to circumstances where the policies of this Plan require the preparation of an Environmental Impact Study (EIS).

The EIS required in this Section shall be prepared to the satisfaction of the County, after considering input from the Norfolk Environmental Advisory COmmittee, Long Point Region Conservation Authority, Grand River Conservation Authority and/or the Ministry of Natural Resources and Forestry, where appropriate and/or required. The Ministry of Natural Resources, as required, and Long Point Region or Grand River Conservation Authority may be consulted as to the nature and extent of the physical hazard and/or sensitive features. The Ministry of the Environment and Climate Change, or other appropriate agencies, may also be consulted in this regard.

In consultation with the Norfolk Environmental Advisory Committee, Norfolk County Planning, and the appropriate Conservation Authority where appropriate, a scoped EIS may be prepared for minor planning applications. The nature and scope of a particular development proposal shall serve to define the type of EIS and review criteria to be addressed. Draft Terms of Reference are subject to the approval of NEAC for both full and scoped Environmental Impact Studies.

In circumstances where there is a low likelihood of impact on the natural environment, and/or intervening development between the land subject to the planning application and the feature triggering the EIS requirement, the County, in consultation with the appropriate Conservation Authority where required, may waive the requirement for the EIS. The decision to waive an EIS is at the sole discretion of the Director of Planning.

The County may consider waiving the requirement for the preparation of an Environmental Impact Study where one or more of the following applies:

- a) A development is subject to a duplicate or similar process, such as an environmental assessment (EA) where the EA addresses the same minimum requirements as an EIS;
- b) A development is minor in nature; for example, no new building or structure is proposed;
- c) A building or structure is being renovated or reconstructed on the same or similar footprint;
- d) The site conditions for a development are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of natural heritage features in the context of the proposed development. To assist the County in determining the adequacy of the EIS, the County may require a peer review, paid for by the proponent, and may request the review of the Norfolk Environmental Advisory Committee, appropriate Conservation Authority and Ministry of Natural Resources and Forestry.

9.7.1.1 The EIS shall include:

- a) A Proposal Description including a description of the proposed use:
 - i) a description of the study area;
 - ii) current land use, existing land use regulations, and ownership of the subject land and land adjacent to the proposed location;
 - iii) the timing of construction/development, including any phasing of the development;
 - iv) alternative forms the development may take;
 - v) activities associated with the proposal, and its alternatives that may have environmental impacts (e.g. work on stream banks, tree-cutting, removal of vegetation, earth-moving, excavation and post-construction activities);
 - vi) a list of relevant reports and supporting studies that have been completed for the site; and
 - vii) a general map showing main roads, proposed lot lines, building envelopes, laneways, septic systems, wells and waterline locations, the extent of the proposed vegetation removal, surrounding natural heritage features or areas, and other features as requested through the EIS preconsultation.
- b) A Biophysical Inventory of the Resource, including:
 - i) unless specified during the EIS pre-consultation, an explanation and justification of the level of investigation undertaken whether data is gathered from existing sources, or a limited or detailed field inventory is undertaken; and
 - ii) unless specified in the EIS pre-consultation biophysical inventory, identifying: physical and hydrologic features including:
 - soil types and drainage characteristics;
 - overburden and bedrock geology;
 - areas of high water table
 - areas of groundwater recharge and discharge;
 - location and usage of wells; o drainage patterns;
 - basin boundaries and watercourses;
 - existing erosion sites; and
 - areas of shallow soil.

- the environmental significance of the site based on criteria outlined in the current natural areas inventory for the County;
- the classification of the subject land under the Ministry of Natural Resources Ecological Land Classification for Southern Ontario;
- the delineation and mapping of wetland boundaries using the Ministry of Natural Resources Ontario Wetland Evaluation System for Southern Ontario;
- a detailed flora and fauna inventory specific to each Ecological Land Classification unit, including at a minimum:
 - the location of native plant and animal species;
 - physical and hydrologic features;
 - the location of potential linkages to connect woodlands within and adjacent to the proposed development site;
 - current management practices being employed in the area; and
- the presence of trees 150 years or older;
- the location and presence of Species at Risk (SAR) as identified federally or provincially;
- Any other natural features such as hedgerows, windbreaks, isolated tree groupings, wildlife nesting or staging areas, linkages with other natural areas and wildlife corridors; and
- the reasoning behind the choice of study areas within and adjacent to the proposed development site, and the seasons and times of year of the inventory.

c) An assessment of the impacts of the proposal describing the significance of any negative or positive effects on the surrounding Provincially Significant Features, Natural Heritage Features, functions or areas. Specifically, the assessment should include:

- i) direct on-site effects (e.g. elimination of habitat);
- ii) indirect effects (e.g. sediment transported downstream);
- iii) effects on the significant characteristics of the natural heritage feature, function or area;
- iv) short-term and long-term effects;
- v) secondary effects (e.g. changes to the aesthetic qualities or the educational value of the area, obstructions of greenway connections);
- vi) external effects (e.g. effect on groundwater table);
- vii) effects on the use of natural heritage features, functions, or areas by people (e.g. recreational or educational uses); and
- viii) an explanation of the method used to determine the effects.

d) Identification and evaluation of impact avoidance, enhancement and mitigating measures proposed including, but not limited to:

- i) the assessment of all feasible mitigating measures;
- ii) those effects that can be reduced or eliminated by the various mitigating measures;
- iii) a detailed description of the proposed mitigating measures to eliminate or reduce the negative effects;
- iv) the relative effectiveness of implementing these mitigating measures should be estimated, and the extent of any remaining impacts discussed; and

v) opportunities for the enhancement of the Natural Heritage Feature, function, or area resulting from positive effects.

e) Recommendations and conclusions based on the above evaluation of impact avoidance, enhancement and mitigating measures shall outline the preferred alternative for impact avoidance, enhancement and mitigation including:

- i) modifications to the concept plan or site plan;
- ii) construction requirements or constraints;
- iii) integral components of detailed designs or site plans, such as surface water/stormwater management plan, erosion control plan, tree protection plan, rehabilitation/landscape management plan, or wildlife management plan;
- iv) appropriate buffers/setbacks; and
- v) other environmental protection measures.

f) Summary consisting of a brief overview of the proposal, the effects on the environment and a statement of opinion from a qualified person on whether or how the development could proceed without negatively impacting the values of the natural heritage feature, function or area

APPENDIX C - FLORA & FAUNA

Table 1: Plants of 1690 Forestry Farm Road, Norfolk county

Scientific Name	Common Name	ELC Code	Glob al Rank ¹	Provin cial Rank ²	Regio nal Rank ³	Waters hed Rank ⁴	Cou nty Rank ⁵	COSEWIC Rank ⁶	COSSARO Rank ⁷	ELC Ecosite/vegetation type
<i>Acer saccharinum</i>	Silver Maple	ACESAC C	G5	S5	R5	L5	C5			FOD6-5
<i>Acer saccharum</i>	Sugar Maple	ACESAC H	G5	S5	R5	L5	C5			FOD2-1
<i>Acer negundo</i>	Manitoba Maple	ACENEG U	G5	S5	R5	L5	C5			FOD6-5
<i>Acer rubra</i>	Red Maple	ACERUB R	G5	S5	R5	L5	C5			FOD2-1
<i>Alliaria petiolata</i>	Garlic Mustard	ALLPETI	G5	SE5	RE5	LE5	CE5			FOD2-1, FOD6-5
<i>Carex castanae</i>	Chestnut Sedge	CARCAS T	G5	S5	R5	L5	CNR			FOD2-1
<i>Carex pensylvanica</i>	Pennsylvania Sedge	CARPEN S	G5	S5	R5	L5	C5			OAGM1
<i>Celastrus scandens</i>	American Bittersweet	CELSCAN	G5	S5	R5	L5	C5			FOD2-1
<i>Cerastium fontanum</i>	Common Mouse-ear Chickweed	CERFON T	G5	SE5	RE5	LE5	CE5			OAGM1
<i>Chelidonium majus</i>	Celandine	CHEMAJ U	G5	SE5	RE5	LE5	CE5			FOD2-1, FOD6-5
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	CORALT E	G5	S5	R5	L5	C5			FOD6-5

<i>Cornus racemosa</i>	Gray Dogwood	CORRAC E	G5	S5	R5	L5	C5			FOD6-5
<i>Corylus americana</i>	American Hazel	CORAME R	G5	S5	R5	L5	C3			FOD6-5
<i>Corylus cornuta</i>	Beaked Hazel	CORCOR N	G5	S5	R5	L5	C5			FOD2-1
<i>Diervilla lonicera</i>	Northern Bush-honeysuckle	DIELONI	G5	S5	R5	L5	C5			FOD2-1
<i>Draba verna</i>	Common Witlow Grass	DRAVER N	G5	S5	R5	L5	C5			OAGM1
<i>Erigeron annuus</i>	Annual Daisy Fleabane	ERIANN U	G5	S5	R5	L5	C5			OAGM1
<i>Euonymus alatus</i>	Winged Euonymus	EUOALA T	G5	SE2	RE3	LE2	CE1			FOD6-5
<i>Fagus grandifolia</i>	American Beech	FAGGRA N	G5	S5	R5	L5	C5			FOD6-5
<i>Fraxinus pennsylvanica</i>	Green Ash	FRAPENS	G5	S5	R5	L5	C5			FOD2-1, FOD6-5
<i>Galium aparine</i>	Cleavers	GALAPA R	G5	S5	R5	L5	C5			OAGM1
<i>Galium asprellum</i>	Rough Bedstraw	GALASP R	G5	S5	R5	L5	C5			FOD2-1, FOD6-5, OAGM1
<i>Geranium robertianum</i>	Herb-robert	GERROB E	G5	SE5	RE5	LE5	CE5			OAGM1
<i>Hamamelis virginiana</i>	American Witch-hazel	HAMVIR G	G5	S4S5	R4	L5	C5			FOD2-1
<i>Hemerocallis fulva</i>	Orange Day Lily	HEMFUL V	G5	S5	R5	L5	C5			FOD2-1
<i>Leonurus cardiaca</i>	Motherwort	LEOCAR D	G5	SE5	RE5	LE5	CE5			FOD2-1
<i>Lonicera tatarica</i>	Tatarian Honeysuckle	LONTAT A	G5	SE5	RE5	LE5	CE5			FOD2-1, FOD6-5

<i>Maianthemum canadense</i>	Canada Mayflower	MAICAN A	G5	S5	R5	L5	C5			FOD2-1
<i>Melilotus alba</i>	White Sweet Clover	MELALB A	G5	SE5	RE5	LE5	CE5			OAGM1
<i>Oenothera biennis</i>	Common Evening-primrose	OENBIE N	G5	S5	R5	L5	C5			FOD2-1
<i>Phytolacca americana</i>	Pokeweed	PHYAME R	G5	S4	R4	L4	C3			FOD6-5
<i>Picea glauca</i>	White Spruce	PICGLAU	G5	S5	R5	L5	C5			FOD2-1
<i>Pinus strobus</i>	White Pine	PINSTRO	G5	S5	R5	L5	C5			FOD6-5
<i>Poa pratensis</i>	Kentucky blue grass	POAPRA T	G5	S5	R5	L5	C5			OAGM1
<i>Polygonum pubescens</i>	Hairy Solomon's Seal	POLPUB E	G5	S5	R5	L5	C5			FOD2-1
<i>Populus tremuloides</i>	Trembling Aspen	POPTRE M	G5	S5	R5	L5	C5			FOD2-1
<i>Potentilla recta</i>	Sulphur Cinquefoil	POTREC T	G5	SE5	RE5	LE5	CE5			FOD2-1
<i>Prunus serotina</i>	Black Cherry	PRUSER O	G5	S5	R5	L5	C5			FOD2-1, FOD6-5
<i>Prunus virginiana</i>	Choke Cherry	PRUVIRG	G5	S5	R5	L5	C5			FOD2-1, FOD6-5
<i>Pteridium aquilinum</i>	Eastern Bracken Fern	PTEAQUI	G5	S5	R5	L5	C5			FOD2-1, FOD6-5
<i>Quercus rubra</i>	Red Oak	QUERUB R	G5	S5	R5	L5	C5			FOD2-1
<i>Quercus velutina</i>	Black Oak	QUEVEL U	G5	S4	R5	L5	C5			FOD6-5
<i>Ranunculus abortivus</i>	Kidney-leaved Buttercup	RANABO R	G5	S5	R5	L5	C5			FOD2-1
<i>Ribes cyanosbati</i>	Prickly Gooseberry	RIBCYAN	G5	S5	R5	L5	C5			FOD6-5

<i>Rubus allegheniensis</i>	Common Blackberry	RUBALLE	G5	S5	R5	L5	C5			FOD6-5
<i>Rubus flagellaris</i>	Northern Dewberry	RUBFLAG	G5	S5	R5	L5	C5			FOD2-1
<i>Rubus idaeus</i>	Wild Red Raspberry	RUBIDAE	G5	S5	R5	L5	C5			FOD2-1, FOD6-5
<i>Saponaria officinalis</i>	Bouncing-bet	SAPOFFI	G5	SE5	RE5	LE5	CE5			OAGM1
<i>Sassafras albidum</i>	Sassafras	SASALBI	G5	S4	R5	L5	C5			FOD6-5
<i>Sambucus racemosa</i>	Red Elderberry	SAMRACE	G5	S5	R5	L5	C5			FOD2-1
<i>Silene cucubalus</i>	Bladder Campion	SILCUCU	G5	SE5	RE5	LE5	CE5			OAGM1
<i>Smilacina racemosa</i>	False solomon's seal	SMIRACE	G5	S5	R5	L5	C5			FOD2-1
<i>Solidago caesia</i>	Blue-stemmed Goldenrod	SOLCAES	G5	S5	R5	L5	C5			FOD2-1, FOD6-5
<i>Solidago canadensis</i>	Canada Goldenrod	SOLCAN A	G5	S5	R5	L5	C5			FOD6-5
<i>Solidago flexicaulis</i>	Zigzag Goldenrod	SOLFLEX	G5	S5	R5	L5	C5			FOD2-1
<i>Stellaria media</i>	Common Chickweed	STEMEDI	G5	SE5	RE5	LE5	CE5			OAGM1, FOD6-5
<i>Symphyotrichum lateriflorum</i>	Calico Aster	SYMLATE	G5	S5	R5	L5	C5			FOD6-5
<i>Symphyotrichum sagittifolius</i>	Arrow leaved aster	SYMSAG I	G5	S4	R5	L5	C5			FOD2-1
<i>Taraxacum officinalis</i>	Common Dandelion	TAROFFI	G5	SE5	RE5	LE5	CE5			OAGM1
<i>Toxicodendron radicans</i>	Poison Ivy	TOXRADI	G5	S5	R5	L5	C5			FOD2-1, FOD6-5
<i>Trillium erectum</i>	Red Trillium	TRIEREC	G5	S5	R5	L5	C5			FOD2-1
<i>Triticum aestivum</i>	Common Wheat	TRIAEST	GNA	SNA	RNR	LNR	CNR			OAGM1

<i>Tsuga canadensis</i>	Eastern Hemlock	TSUCAN A	G5	S5	R5	L5	C5			FOD6-5
<i>Vaccinium pallida</i>	Lowbush Blueberry	VACPALL	G5	S5	R5	L5	C5			FOD2-1, FOD6-5
<i>Verbascum thapsus</i>	Common Mullein	VERTHA P	G5	SE5	RE5	LE5	CE5			FOD2-1
<i>Veronica arvensis</i>	Corn Speedwell	VERARV E	G5	SE5	RE5	LE5	CE5			OAGM1
<i>Veronica persica</i>	Bird's-eye Speedwell	VERPERS	G5	SE4	RE4	LE5	CE5			OAGM1
<i>Vitis riparia</i>	Wild Riverbank Grape	VITRIPA	G5	S5	R5	L5	C5			FOD6-5

Global ranks¹

G5 = globally very common with > 1000 records, occurrences or populations

Regional ranks³

R5 = regionally very common with > 1000 records within Ecoregion 7E

RE5 = regionally very common exotic or introduced with > 1000 records within Ecoregion 7E

R4 = regionally common with 81 - 100 records within Ecoregion 7E

RE4 = regionally common exotic or introduced with 81 - 100 records within Ecoregion 7E

R3 = regionally rare with 21 - 80 records within Ecoregion 7E

RE3 = regionally rare exotic or introduced with 21 - 80 records within Ecoregion 7E

R2 = regionally very rare with 6 - 20 records within Ecoregion 7E

RE2 = regionally very rare exotic or introduced with 6 - 20 records within Ecoregion 7E

R1 = regionally extremely rare with 1 - 5 records within Ecoregion 7E

RE1 = regionally extremely rare exotic or introduced with 1 - 5 records within Ecoregion 7E

RNR = Not ranked

Local/Watershed ranks⁴

L5 = locally very common with > 1000 records within the Long Point Region Conservation Authority watershed

MNR/NHIC

ranks²

S5 = provincially very common with > 1000 records, occurrences or populations within Ontario

SE5 = provincially very common exotic or introduced with > 1000 records, occurrence or populations within Ontario

S4 = provincially common with 81 – 100 records, occurrences or populations within Ontario

SE4 = provincially common exotic or introduced with 81 - 100 records, occurrences or populations within Ontario

S3 = provincially rare with 21 – 80 records, occurrences or populations within Ontario

SE3 = provincially rare exotic or introduced with 21 - 80 records, occurrences or populations within Ontario

S2 = provincially very rare with 6 – 20 records, occurrences or populations within Ontario

SE2 = provincially very rare exotic or introduced with 6 - 20 records, occurrences or populations within Ontario

S1 = provincially extremely rare with 1 – 5 records, occurrences or populations within Ontario

SE1 = provincially extremely rare exotic or introduced with 1 - 5 records, occurrences or populations within Ontario

County ranks⁵

C5 = locally very common with > 1000 records within Norfolk county

CE5 = locally very common exotic or introduced with > 1000 records within Norfolk county

C4 = locally common with 81 - 100 records within Norfolk county

CE4 = locally common exotic or introduced with 81 - 100 records within Norfolk county

C3 = locally rare with 21 - 80 records within Norfolk county

LE5 = locally very common exotic or introduced with > 1000 records within the Long Point Region Conservation Authority watershed

LE4 = locally common with 81 - 100 records within the Long Point Region Conservation Authority watershed

LE4 = locally common exotic or introduced with 81 - 100 records within the Long Point Region Conservation Authority watershed

LE3 = locally rare with 21 - 80 records within the Long Point Region Conservation Authority watershed

LE3 = locally rare exotic or introduced with 21 - 80 records within the Long Point Region Conservation Authority watershed

LE2 = locally very rare with 6 - 20 records within the Long Point Region Conservation Authority watershed

LE2 = locally very rare exotic or introduced with 6 - 20 records within the Long Point Region Conservation Authority watershed

LE1 = locally extremely rare with 1 - 5 records within the Long Point Region Conservation Authority watershed

CE3 = locally rare exotic or introduced with 21 - 80 records within Norfolk county

CE2 = locally very rare with 6 - 20 records within Norfolk county

CE2 = locally very rare exotic or introduced with 6 - 20 records within Norfolk county

CE1 = locally extremely rare with 1 - 5 records within Norfolk county

CE1 = locally extremely rare exotic or introduced with 1 - 5 records within Norfolk county

CNR = Not ranked

Table 2: Birds of 1690 Forestry Farm Road, Norfolk

Scientific Name	Common Name	Global Rank ¹	Provincia I Rank ²	COSEWIC Rank ³	COSSARO Rank ⁴	March 28, 2024	May 9, 2024	ELC Ecosite/vegetation type	Comments
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	G5	S5			1	2	FOD6-5	Vocalized
<i>Cyanocitta cristata</i>	Blue Jay	G5	S5			5	1	FOD2-1, FOD6-5	Vocalized
<i>Corvus brachyrhynchos</i>	American Crow	G5	S5				2	FOD2-1	Observed
<i>Poecile atricapillus</i>	Black-capped Chickadee	G5	S5			1		FOD6-5	Observed
<i>Cardinalis cardinalis</i>	Northern Cardinal	G5	S5			1		FOD6-5	Observed
<i>Pheucticus ludovicianus</i>	Rose-breasted Grosbeak	G5	S5B			2	1	FOD6-5	Pair in suitable habitat
<i>Vireo olivaceus</i>	Red-eyed Vireo	G5	S5B				1	FOD6-5	Vocalized
<i>Vireo solitarius</i>	Blue-headed Vireo	G5	S5B				1	FOD6-5	Vocalized
<i>Cathartes aura</i>	Turkey Vulture	G5	S5B,S3N				1	FOD6-5	Observed
<i>Myiarchus crinitus</i>	Great Crested Flycatcher	G5	S5B				1	FOD6-5	Vocalized

<i>Dryobates villosus</i>	Hairy Woodpecker	G5	S5			1	1	FOD6-5	Observed, vocalized
<i>Dryocopus pileatus</i>	Pileated Woodpecker	G5	S5				1	FOD6-5	Vocalized. Discovered possible excavation holes in Bat ID Tree 12
<i>Piranga olivacea</i>	Scarlet Tanager	G5	S5				1	FOD6-5	Vocalized
<i>Colaptes auratus</i>	Northern Flicker	G5	S5				1		Vocalized
<i>Zenaida macroura</i>	Mourning Dove	G5	S5			2			Vocalized
<i>Sitta canadensis</i>	Red-breasted Nuthatch	G5	S5			1	1	FOD6-5	Vocalized
<i>Baeolophus bicolor</i>	Tufted Titmouse	G5	S3				1	FOD6-5	Vocalized
<i>Quiscalus quiscula</i>	Common Grackle	G5	S5			1	3	FOD2-1	Observed
<i>Pipilo erythrophthalmus</i>	Eastern Towhee	G5	S4B,S3N				1	FOD6-5	Vocalized
<i>Turdus migratorius</i>	American Robin	G5	S5				2	FOD6-5	Vocalized
<i>Scolopax minor</i>	American Woodcock	G5	S4B				1	OAGM1	Vocalized

Global rank:

G5 = globally very common with > 1000 records, occurrences or populations

Committee on the Status of Endangered Wildlife in Canada (COSEWIC)³

Committee on the Status of Species at Risk in Ontario (COSSARO)⁴

MNR/Provincial ranks:

S5 = provincially very common with > 1000 records, occurrences or populations within Ontario

S4 = provincially common with 81 – 1000 records, occurrences or populations within Ontario

S3 = provincially rare with 21 – 80 records, occurrences or populations within Ontario

S2 = provincially very rare with 6 – 20 records, occurrences or populations within Ontario

S1 = provincially extremely rare with 1 – 5 records, occurrences or populations within Ontario

SNA = Not ranked

B = Breeding

Table 3: Butterflies and moths of 1690 Forestry Farm Road, Norfolk

Scientific Name	Common Name	Global Rank ¹	Provincial Rank ²	COSEWIC Rank ³	COSSARO Rank ⁴	March 27, 2024	May 9, 2024	Comments	ELC
<i>Vanessa atalanta</i>	Red Admiral Butterfly	G5	S5				2	Observed	OAGM1
<i>Pieris brassicae</i>	Cabbage White	G5	S5				2	Observed	OAGM1
<i>Erynnis baptisiae</i>	Wild Indigo Duskywing	G5	S5				3	Observed	OAGM1

Appendix A2: Bat Maternity Roost Habitat (Natural) – Rapid Assessment

Box 1: Project Name: 1690 Forestry Farm Rd Project Number: 2 Surveyors: DS, SH Date: 2024-05-9 Polygon ID: 2 Ecosite:
 Location Description: Size (ha): 10 Time: 1130 Distance: Photos: 12, 13, 15, 17
 Start UTM: 542226E 4733924N Sky: 9/10 Temp: 16°C Wind speed: 1 Wind Dir: Precip:

Calculated >25 cm DBH bat trees per hectare (if known from tree inventory)

Box 2: Potential Bat Tree Observations

Wpt	UTM	Photos	Species	Description	DBH
	542253E 4733842N	12	PINUSYL	canopy class 3/snag	47
	542251E 473396W	13	PINUSYL	Canopy of 4 trees	38
	542348E 4733802N	15	unknown	Class 5 dead	24
	542266E 4733802N	16	Cankwood	Class 5 dead snag	32
	542241E 4733924N	17	PINUSYL	Class 5 dead	36



Figure 1: Sample Classification system for snags.

Box 3: General estimate of the density of trees in the entire community

Trees	<25cm dbh (estimated)	>25cm dbh (estimated)	Description	Comments
Live Trees	<100/ha	>100/ha	<100/ha	>100/ha
Standing Snags	<10/ha	>10/ha	<10/ha	>10/ha
Deadfall	<10/ha	>10/ha	<10/ha	>10/ha
Bark Trees			<10/ha	>10/ha
Cavity Trees			<5/ha	5/ha – 10/ha
“Leaf Clumps”	<10/ha	>10/ha	<10/ha	>10/ha

Box 4: Stand Structure: Even-aged Tiered Stand Composition: 90% deciduous Homogeneous Complex/Diverse
 Understory: Open Cluttered Approx Total Cavities: <100/ha >100/ha
 Proximity to open water: <100m >100m Karst/sinkhole/cleft/crevice/talus/rock pile/rock outcrop: >100m <100m
 Comments (i.e. disturbance level, UTM of karst etc):

Appendix A2: Bat Maternity Roost Habitat (Natural) – Rapid Assessment

Box 1: Project Name: <i>1590 Forestry</i>	Project Number: <i>1</i>	Surveyors: <i>DS</i>	Date: <i>2024-03-28</i>	Polygon ID: <i>1</i>	Ecosite: <i>F0D</i>
Location Description: <i>Barren Rd</i>	Size (ha): <i>0.9</i>	Time: <i>1618</i>	Distance: <i>3</i>	Photos: <i>5</i>	
Start UTM: <i>542246 E 4733748 N</i>	Sky: <i>2/10</i>	Temp: <i>80C</i>	Wind speed: <i>5km</i>	Wind Dir: <i>west</i>	Precip: <i>NIL</i>

Calculated >25 cm DBH bat trees per hectare (if known from tree inventory)
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100

Box 2: Potential Bat Tree Observations

[illegible]

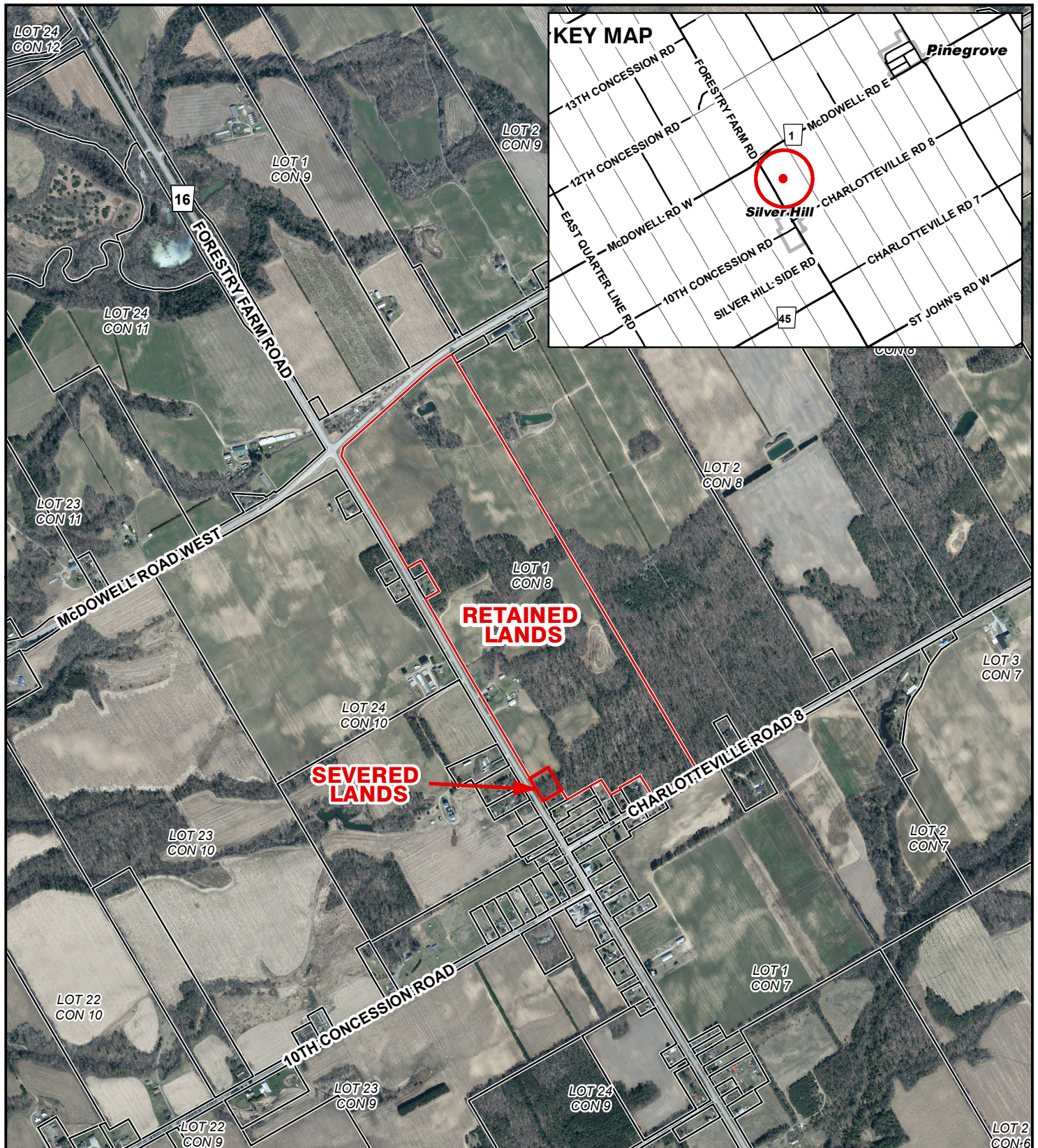
- 1 Healthy, live tree
- 2 Declining live tree, part of canopy lost
- 3 Very recently dead, no canopy, bark intact, branches intact
- 4 Recently dead, bark peeling, only large branches intact
- 5 Older dead tree, 50 percent of bark lost, few branch stubs, broken top
- 6 Very old dead tree, advanced decay, no branches, parts of the stem have rotted away

Box 3: General estimate of the density of trees in the entire community

Trees	<25cm dbh (estimated)		>25cm dbh (estimated)		Description	Comments
Live Trees	<100/ha	>100/ha	<100/ha	>100/ha		
Standing Snags	<10/ha	>10/ha	<10/ha	>10/ha	Dead/dying tree erect	
Deadfall	<10/ha	>10/ha	<10/ha	>10/ha	Dead trees on ground	
Bark Trees			<10/ha	>10/ha	Exposed or peeling bark	
Cavity Trees			<5/ha	5/ha – 10/ha	>10/ha	Holes or cracks in trees
"Leaf Clumps"	<10/ha	>10/ha	<10/ha	>10/ha	Leaves, nests, usnea, etc	

Box 4: Stand Structure:

Stand Structure:	Even-aged	Tiered	Stand Composition: 90% deciduous	Homogeneous	Complex/Diverse
Understory:	Cluttered	Open	Approx Total Cavities:	<100/ha	>100/ha
Proximity to open water:	> 100m	<100m	Karst/sinkhole/cliff/crevice/talus/rock pile/rock outcrop:	>100m	<100m
Comments (ie. disturbance level, UTM of karst etc):					

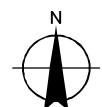


Legend

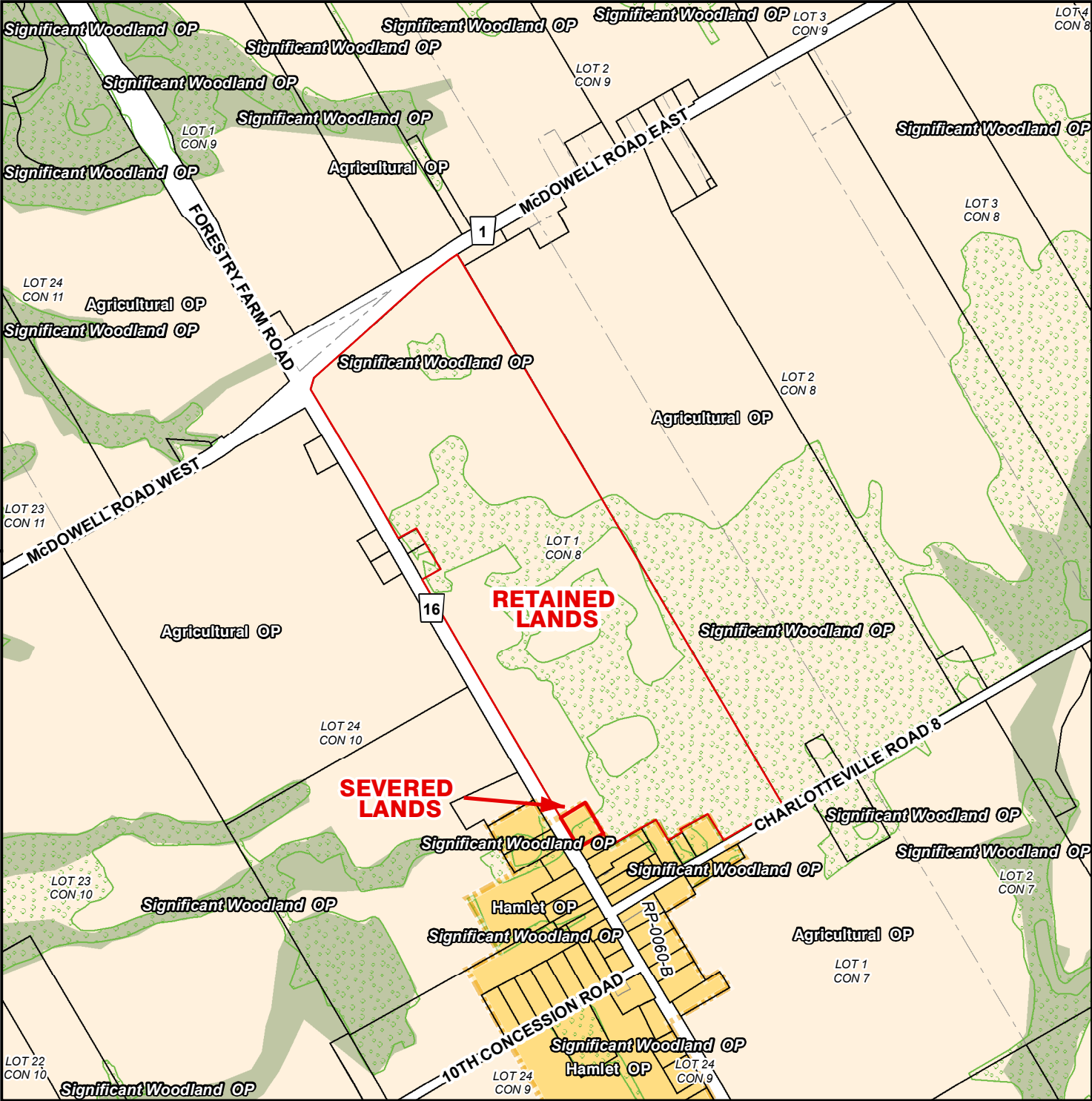
-  Subject Lands
-  Lands Owned

2020 Air Photo

11/21/2024



12562.5 0 125 250 375 500 Meters



Legend

Subject Lands

Lands Owned

Agricultural

Hazard Lands

Hamlet

Hamlet Area Boundary

Significant Woodland

Official Plan Designations

11/21/2024

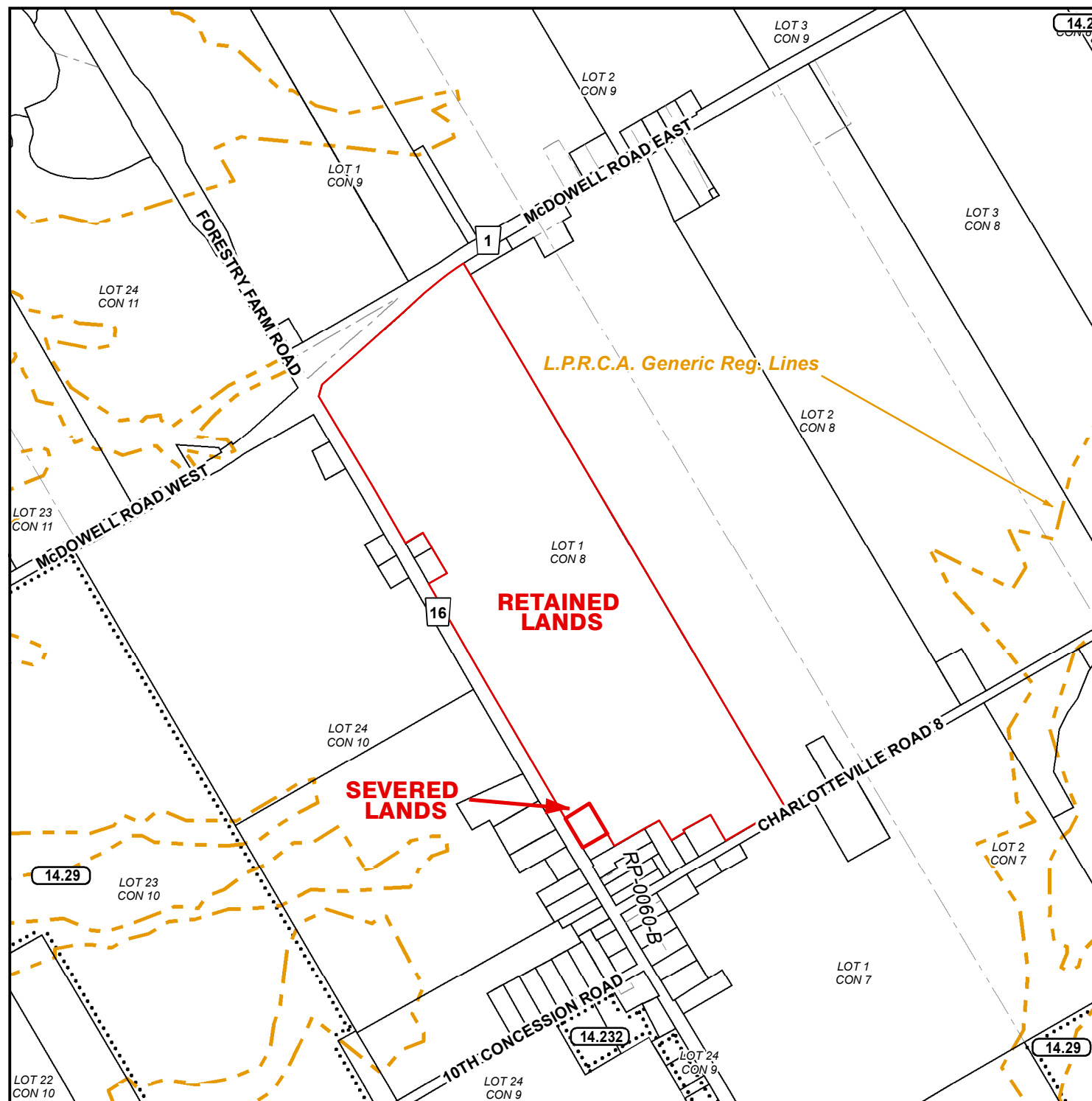
N

90 45 0 90 180 270 360




Meters

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE



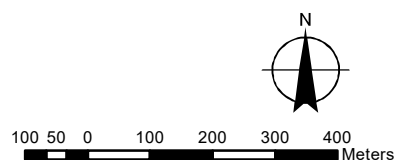
LEGEND

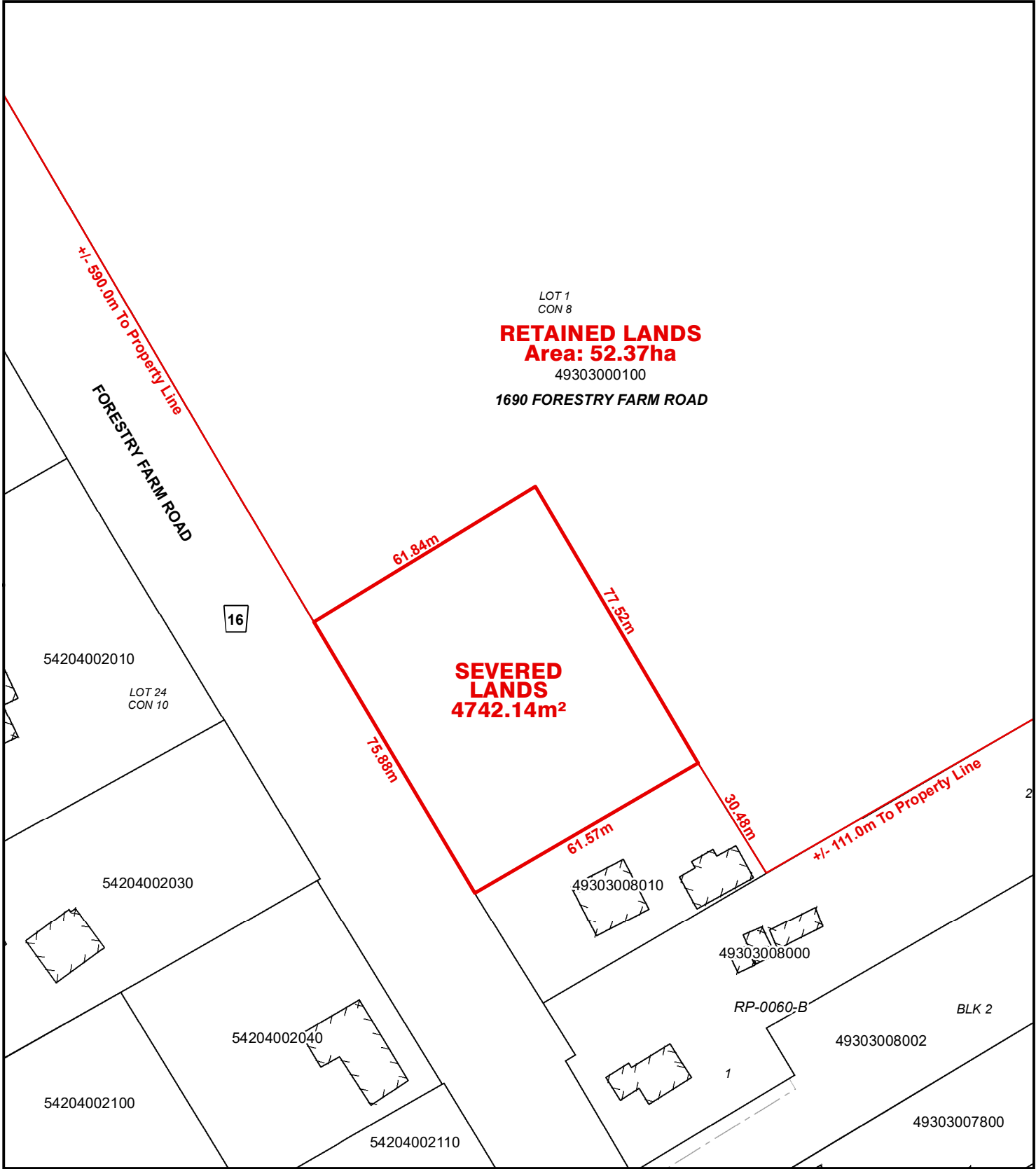
-  Subject Lands
-  Lands Owned
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

11/21/2024

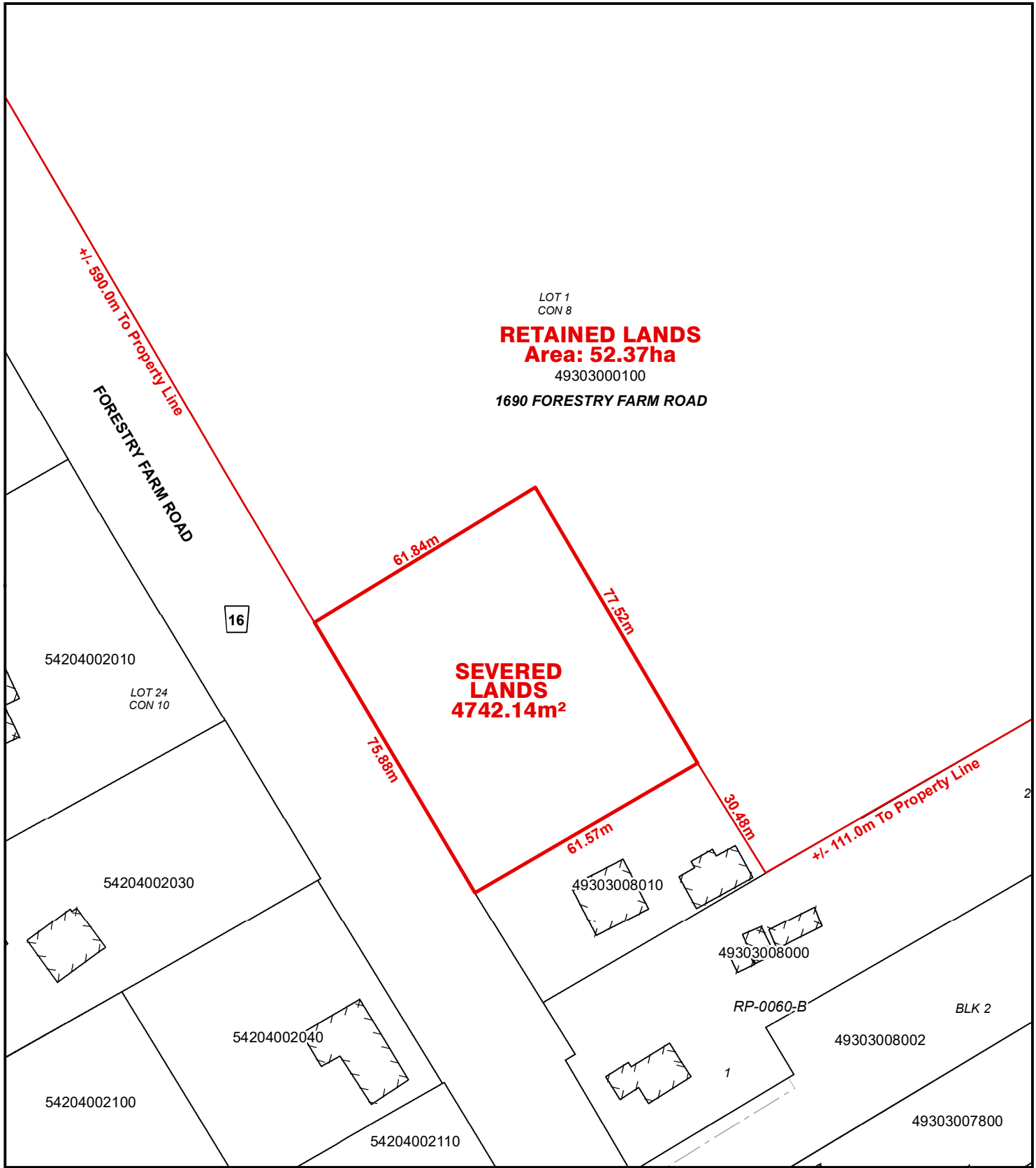
- (H) - Holding
A - Agricultural Zone
CR - Rural Commercial Zone
RH - Hamlet Residential Zone
HL - Hazard Land Zone
MR - Rural Industrial Zone
IR - Rural Institutional Zone





CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

-  Subject Lands
-  Lands Owned

