

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner 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 user fees By-Law.

The above information is 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.

Pre-Submission Consultation "Pre-consultation":

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted that **pre-consultation minutes are valid for one year after the meeting date.**

Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its

acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. 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. It should also be noted that 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. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:

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

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

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☒ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

The proposal is to re-zone the property to allow for the creation of a plan of subdivision consisting of six (6) lots in accordance
the provisions of the Norfolk County Official Plan (hamlet lands)

Property Assessment Roll Number: 9102618000

A. Applicant Information**Name of Owner** Mr and Mrs. P. Horvath

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 2328 Nixon Road**Town and Postal Code** Simcoe, ON N3Y 4K6**Phone Number** 519-718-2729**Cell Number** _____**Email** horvath.pete@gmail.com**Name of Applicant** Same as Owner**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____**Name of Agent** J H Cohoon Engineering Limited (R W Phillips)**Address** 440 Hardy Road, Unit 1**Town and Postal Code** Brantford, Ontario N3T 5L8**Phone Number** 519 753 2656**Cell Number** _____**Email** rphillips@cohooneng.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to both 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):

Part of Lot 12, Concession 13 Geographic Township of Windham, Norfolk County

Municipal Civic Address: 2328 Nixon Road Simcoe, ON N3Y 4K6

Present Official Plan Designation(s): Hamlet

Present Zoning: Agriculture

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

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

Agriculture

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:

Refer to the attached sketch of the property

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: 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:

The proposal is to create six (6) residential lots on the property which each is proposed for a new single family home.

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

If yes, identify and provide details of the building:

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

> 10 Years

9. Existing use of abutting properties:

Refer to Draft Plan, Residential South, Residential West, Agriculture North, Agriculture East

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.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

The application is intended to rezone the property to allow for the residential development on a portion of the property with the remaining lands being continued to be utilized for agricultural uses.

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

Complies with Official Plan but the current zoning is for agricultural uses

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

7. Description of proposed right-of-way/easement:

Frontage: N/A

Depth:

Width:

Area:

Proposed use:

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Zoning****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	30 m	30 m
Lot depth	N/A	N/A
Lot width	30 m	30 m
Lot area	0.4 Ha	0.404 Ha
Lot coverage	N/A	N/A
Front yard	6 m	6 m min
Rear yard	9 m	9 m min
Left Interior side yard	1.2 m	1.2 m min
Right Interior side yard	1.2 m	1.2 m min
Exterior side yard (corner lot)	3.0m	3.0 m min
Landscaped open space	N/A	N/A
Entrance access width	To be determined	To be determined
Exit access width	To be determined	To be determined
Size of fencing or screening	N/A	N/A
Type of fencing	N/A	N/A

10. Building Size

Number of storeys	TBD	TBD
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	TBD	TBD
Number of visitor parking spaces	N/A	N/A
Number of accessible parking spaces	N/A	N/A
Number of off street loading facilities	N/A	N/A

12. Residential (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 6

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	<u>6</u>	<u>TBD</u>
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 0

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

N/A

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

D. 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:

Information provided by owner and Personal Knowledge

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. 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. 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. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☒ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☒ Open ditches

☒ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street: Nixon Road

G. Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

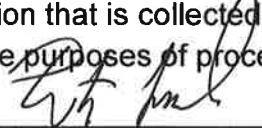
K. Permission to Enter Subject Lands

51971827

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.

L. Freedom of Information

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



Owner/Applicant Signature

December 9, 2022

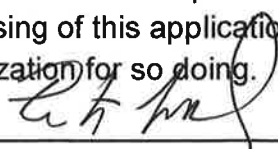
Date

M. Owner's Authorization

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

I/We Mr. & Mrs. P. Horvath am/are the registered owner(s) of the lands that is the subject of this application.

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



Owner

December 9, 2022

Date

Owner

Date

N. Declaration

I, R W Phillips of City of Brantford

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:

City of Brantford

In County of Brant

This 9th day of December

A.D., 2022



A Commissioner, etc.



Owner/Applicant Signature

LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024



Pre-Submission Consultation Meeting Minutes

Date: November 10, 2021

Description of Proposal: Proposal to rezone agricultural lands in a hamlet for a plan of subdivision

Property Location: 2328 Nixon Road

Roll Number: 9102618000

As a result of the information shared at the pre-consultation meeting dated November 10, 2021, the following applications and qualified professional documents / reports are required as part of the development review process.

Please note that various fees are associated with each application and there are also costs for qualified professionals retained to complete various documents / reports. All requirements identified are minimum and determined as of the date of the pre-consultation meeting with the information available at that time. As the proposal proceeds and more information is made available, additional applications, studies, reports, etc. may be required.

This summary including checklists, comments and requests are applicable for a period of one (1) year from the date of meeting. If an application is not received within that time frame, a subsequent pre-consultation meeting may be required due to changes in policies and technical requirements.

Before you submit your application, please contact the assigned Planner to confirm submission requirements and the applicable fee

Attendance List

Proponent	Peter Horvath; Peter Horvath Jr.
Community Development – Planning and Agreement	Tricia Givens, Director, Planning (Chair) Nicole Goodbrand, Senior Planner Annette Helmig, Agreement and Development Coordinator
Community Development – Building and Zoning	Devon Staley, Building Inspector
Environment & Infrastructure Services – Development Engineering	Stephen Gradish, Development Technologist Zeel Joshi, Junior Development Technologist
Community Services – Fire	Katie Ballantyne, Community Safety Officer
Corporate Support Services – Realty Services	Kelly Darbishire, Specialist, Realty Services
Long Point Regional Conservation Authority	Isabel Johnson, Resource Planner

Privileged Information and Without Prejudice

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Privileged Information and Without Prejudice

Proposal Summary

Proposal to rezone agricultural lands in a hamlet for a plan of subdivision for the creation of six one acre lots.

List of Application Requirements

Planning Department

Planning application(s) required to proceed		Required
Official Plan Amendment Application		
Zoning By-law Amendment Application (Regular)		X
Site Plan Application		
Draft Plan of Subdivision Application		X
Draft Plan of Condominium Application		
Part Lot Control Application		
Consent / Severance Application		
Minor Variance Application		
Removal of Holding Application		
Temporary Use By-Law Application		
Other -		
Planning requirements for a complete application The items below are to be submitted as part of the identified Planning Application(s). ** electronic/PDF copies of all plans, studies and reports are required**	Required at OPA/ Zoning Stage	Required at Plan of Subdivision Stage
Proposed Site Plan / Drawing	X	X
Planning Impact Analysis Report / Justification Report		
Environmental Impact Study (Scoped)	X ¹	
Neighbourhood Plan (TOR must be approved by the County)		
Agricultural Impact Assessment Report		
Archaeological Assessment	X ²	
Heritage Impact Assessment		
Market Impact Analysis		
Dust, Noise and/or Vibration Study		
MOE D-Series Guidelines Analysis		
Landscaping Plan		
Elevation Plan		

Privileged Information and Without Prejudice

Photometrics (Lighting) Plan		
Shadow Analysis Report		
Record of Site Condition		
Contaminated Site Study		
Minimum Distance Separation Schedule		
Parking Assessment		X
Hydrogeological Study		
Restricted Land Use Screening Form		
Topographical Survey Drawing		
Additional Planning requirements		Required
Development Agreement		X
Parkland Dedication/Cash-in-lieu of Parkland		X

X¹ – A Scoped EIS is required to address the Significant Woodlands Natural Heritage Feature. The EIS has to demonstrate that there will be no negative impacts on the natural features of the woodlands and the ecological functions that sustain them. See Section 9.7.1 of the Official Plan for more details.

X² – Consult the Ministry of Heritage, Sport, Tourism and Culture Industries website to learn more:

http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml#a1.

Staff have also included an attachment entitled, Criteria for Evaluating Archaeological Potentiald which can be filled out with the appropriate documentation and submitted with the application as well.

*the list of requirements is based on the information submitted and as presented for this specific pre-consultation meeting. Any changes to a proposal may necessitate changes to Planning Department submission requirements.

*Community Development fees, applications, and helpful resources can be found can be found by visiting <https://www.norfolkcounty.ca/government/planning/>

Planning Comments

Official Plan Designation: Hamlet
Zone: Agricultural (A)

The proposed development will require a Zoning By-law Amendment and a Draft Plan of Subdivision to rezone the lands for residential use and to create 6 lots. The southern portion of the proposed development includes area designated as Significant Woodlands in the Norfolk County Official Plan, therefore an Environmental Impact Study will be required to evaluate impacts on the natural heritage features, if any.

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The proposed lots must meet the zoning provision for Hamlet Residential, including a minimum lot size of 0.4 Hectares and 30 metres minimum of frontage. If any deficiencies are included in the design, they would have to be addressed through a planning application.

See Appendix A for additional information.

Assigned Planner:

Nicole Goodbrand
Senior Planner
Extension 8019
Nicole.Goodbrand@norfolkcounty.ca

Agreements

A recommended condition of your planning application approval could be to enter into a development agreement with the County that will be registered on title to the subject lands, at the Owner's expense. I look forward to assisting you through the agreement stage of your development through to final release of your performance securities.

The additional requirements for a development agreement could include, but are not limited to the following:

- Engineering drawing review
- Engineer's schedule of costs for the works
- Clearance letter and supporting documentation to support condition clearance
- User fees and performance securities
- Current property identification number (PIN printout) (can be obtained by visiting <https://help.onland.ca/en/home/>)
- Owner's commercial general liability Insurance to be obtained and kept in force during the terms of the agreement
- Postponement of interest. If there are mortgagees / charges on your property identifier, your legal representative will be required to obtain a postponement from your bank or financial institution to the terms outlined in your development agreement
- Transfers and / or transfer easements along with registered reference plan

Annette Helmig
Agreement and Development Coordinator
Extension 8053
Annette.Helmig@norfolkcounty.ca

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Development Engineering

Plan of Subdivision (NCDC Section 4.1.01 (A))

Development Engineering requirements to proceed The below requirements are to be submitted as part of the Formal Development Planning application.	Required at Zoning Stage / DPA	Required at Plan of Subdivision or Multi Lot Severance Stage	Potentially Required (See Notes Section)
General Requirements			
Draft Plan	X	X	
Concept Plan	X	X	
Master Grading Plan		X	
Area Rough Grading Plan			X
Lot Grading Plan		X	
Siltation and Erosion Control Plan		X	
General Plan of Services		X	
Utility Plan		X	
Geotechnical Report			X
Functional Servicing Report	X	X	
Storm Water Servicing Requirements – Section 7.0 and Section 8 Norfolk County Design Criteria and ISMP Section 4.0			
Storm Water Management Design Report (including calculations)	X	X	
Storm Water Drainage Plan		X	
Storm Sewer Design Sheet			X
Establish/Confirm Legal and Adequate Outlet	X	X	
Anticipated Flow/Analysis to Receiving Collection System		X	
Municipal Drainage		X	
Transportation Requirements – Section 6.0 Norfolk County Design Criteria, ISMP Section 5.0, Section 6.0 and Appendix J			
Traffic Impact Study	X	X	

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Improvements to Existing Roads & Sidewalk (urbanization, pavement structure, widening sidewalk replacement, upgrades, extension and accessibility)		X	X
--	--	---	---

General Notes:

1. All reports and drawings are to be signed and stamped by a Professional Engineer (P. Eng) and adhere to Norfolk County's Design Criteria. A copy of this criteria is available upon request.
2. All Recommendations from all reports are to be implemented into the design, at the developer's expense
3. 100% securities will be required at time of registration. This is to be submitted in the form of a Security 'Schedule H' Template. A copy of this template is available upon request.
4. All applicable permits and inspections are to be issued by Public Works.

Required at Draft Plan of Subdivision / Zoning Stage:

5. A Draft Plan is required
6. The following reports/studies will be required at time of Draft Plan (or Zoning Amendment) Submission:
 - a. Concept Plan;
 - b. Functional Servicing Report (as per Norfolk County Design Criteria);
 - c. Storm Water Management Report;
 - d. Traffic Impact Study (as per ISMP Appendix J – TIS Guidelines);
7. A Functional Servicing Report is to be completed as per Norfolk County Design Criteria Section 3.
8. Stormwater Management Report is to be completed as per Norfolk County Design Criteria Section 7.
9. As per Norfolk County's Integrated Sustainable Master Plan (ISMP) – Appendix J: Traffic Impact Study (TIS) Guidelines, a Traffic Impact Study should be required with every planning application. However, as this development is small in nature, with creation of 6 lots we ask that you complete a Traffic Impact Brief. Hence, as per Norfolk County's ISMP Appendix J - TIS Guidelines, a Traffic Impact Brief can be prepared based on the following sections of the Appendix J - TIS Guidelines:
 - a. Section A1.3 – Existing Conditions;
 - b. Section A1.4 – Study Area;
 - c. Section A1.5 – Development Land Use Type & Site Plan;
 - d. Analysis:
 - i. Sightlines;
 - e. Conclusions and Recommendations.

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Required at Draft Plan of Subdivision Stage:

10. Norfolk County's Plan of Subdivision Criteria for submission of engineering drawings (Section 4.1.01(A) of the design criteria) is to be adhered to.
11. All reports and studies above are to be submitted again including any required amendments. All Recommendations from all reports are to be implemented into the design, at the developer's expense
12. A master grading plan will be required. This plan shows the proposed grading for the overall development.
13. Lot Grading Plan, Siltation and Erosion Control Plan, and General Plan of Services (Domestic well and Septic system locations) drawing can be shown on one engineering plan as long as it's legible for review.
14. Composite Utility Plan -This plan will identify the proposed Hydro servicing design as well as all criteria in Section 4.4.07 of Norfolk County Design Criteria. It must also include consultation with Bell Canada to determine current Bell infrastructure in the right of way and any potential upgrades or relocations necessary.
15. Development Engineering is aware that this property drains into the "Goodlet and Nixon" Municipal Drains. The proposed Lots 1-6 appear to be wholly located in the Goodlet Watershed. As a result any changes to the Municipal Drain or drainage area changes due to Intensification or increased flows will require Drainage Act compliance. For questions or concerns pertaining to the Drainage Act please contact Bill Mayes, Drainage Superintendent, Norfolk County, bill.mayes@norfolkcounty.ca The following items are some typical initial concerns to be aware of:
 - Zoning by-law setbacks from Municipal Drains must be identified and maintained.
 - A Drainage Act Section 65 report is required to address connections and increase in runoff to existing drain. Engineer will address existing assessments, increase in runoff and confirm existing capacity of Drain. If a Major Improvement report is initiated a Section 65 report would not be required and can be addressed under one report.
16. The Drain report will need to be amended to address the changes as a result of this development proposal. The extent of which will be highly dependent on the final development servicing. Any or all changes to the drain or drain report will be the requirement of the proponent. Furthermore the design:
 - a. Will need an apportionment of the existing drain maintenance assessments.
 - b. Will need an engineer report to address change in land use/increase in runoff.
 - c. May need an engineer report for any drain alterations if required.The drain will accommodate drainage from the development but to the extent of the existing conditions which would be considered a limited outlet. The drain is designed to an agricultural drain design standard which considered this property as farmland. Any

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additional runoff will need to be managed on-site or alterations to the drain through an engineer report under the *Drainage Act*.

17. Norfolk County will require the removal of the old road which is located south of Windham Road 13 for approximately 90.0m and between the travel portion of the road and the east property line of Nixon Road. This area is to be designed and restored with approved vegetation.
18. Additional street lighting along Nixon Road will be required as per Norfolk County Design Criteria

Potentially Required Notes:

19. Area Rough Grading Plan is required where earth cuts and fills are in excess of 0.5m.
20. A Geotechnical Report will be required if infiltration galleries are proposed for the Stormwater Management design.
21. An assessment of existing Road conditions may be required. Based on the findings of the assessment there may be additional restoration work to ensure the road remains safe.

Stephen Gradish
Development Technologist
Extension 1702
Stephen.Gradish@norfolkcounty.ca

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Conservation Authority

Long Point Regional Conservation Authority

CONSERVATION AUTHORITY REQUIREMENTS TO PROCEED The below requirements are to be submitted as part of the development at 2328 Nixon Road.	May be Requir ed	Requir ed
Conservation Authority Permit		
Slope Stability Analysis/ Erosion Analysis		
Coastal Engineers Report		
Environmental Impact Study		
Subwatershed Plan/Study		
Master Drainage Study		
Stormwater Management Report/Brief		X
Other		

Notes:

Provincial Policy Statement, 2020, Section 3.1 Natural Hazards

Conservation Authorities have been delegated responsibilities from the Minister of Natural Resources and Forestry to represent the provincial interests regarding natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2020 (PPS). The overall intent of Section 3.0 - Protecting Public Health and Safety of the PPS is to reduce the potential public cost or risk to Ontario's residents from natural or human-made hazards.

The subject lands are not subject to any natural hazards and I can advise that the proposed development is consistent with section 3.1 of the Provincial Policy Statement, 2020. The LPRCA has no objection to the concept of site development.

Stormwater Management

LPRCA will review the final stormwater management design using the 2003 MECP Stormwater Management Planning and Design Manual, MTO Drainage Manual, LID Stormwater Management Manual, and the Municipal SWM guidelines.

Based on the site and receiving watercourse, an enhanced level of treatment as per the 2003 MECP Stormwater Management Planning and Design Manual is required for the proposed development.

LPRCA requires the following be included and addressed in the design of stormwater management:

- Minimize, or, where possible, prevent increases in contaminant loads.

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- Minimize, erosion and changes in water balance, and prepare for the impacts of a changing climate through the effect management of stormwater, including the use of green infrastructure.
- Mitigate risks to human health, safety, property and the environment.
- Maximize the extent and function of vegetative and pervious surfaces.
- Implement stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.
- Adequate and legal outlet for major, minor, and all flow conditions from the site be provided.

In addition to the above requirements, the following must be clearly shown of the submitted design drawings:

- Major flow systems exceeding are delineated on the drawing. Overland flow paths and depths from surcharged storm sewer systems and the stormwater treatment facility must not increase the flood risk to life, property and the environment.
- Minor overland flow systems and paths are to be delineated and shown on the drawings.
- Erosion and sedimentation control during construction.
- Adequate erosion control on inlets and outlets.

Ontario Regulation 178/06

The subject lands are not regulated under Ontario Regulation 178/06 and permission from our office is not required.

*LPRCA fees, applications, and helpful resources can be found can be found by visiting <https://lprca.on.ca/planning-permits/planning-fees/>

Completed by:

Isabel Johnson,

Resource Planner

Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4

Office: 519-842-4242 ext. 229

Email: ijohnson@lprca.on.ca

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County Departmental Comments & Requirements

Forestry

No Comments Provided.

Adam Biddle
Supervisor, Forestry
Extension 2224
Adam.Biddle@norfolkcounty.ca

Parks, Facilities

Cash in lieu of parkland is required in accordance with the cash-in-lieu bylaw.

Todd Shoemaker
Director, Parks Operations
Extension 2202
Todd.Shoemaker@norfolkcounty.ca

Corporate Support Services – Realty Services

No comments at this time, if in the future a site plan agreement is required, a postponement of mortgage is required.

Kelly Darbshire
Specialist, Realty Services
Extension 1323

Corporate Support Services - Accessibility for Ontarians with Disabilities Act

No comments at this time

Sam McFarlane
Manager, Accessibility and Special Projects
Corporate Support Services
519-426-5870 x. 8099
Sam.McFarlane@norfolkcounty.ca

Building

Zoning Administrator:

1. Proposed lots to be zoned hamlet residential (RH)
2. Proposed lots to be 100'x440' (30.5m x 134.1m)
3. Proposed lots meet minimum lot area requirement for RH zone (0.4 hectares required – 0.409 hectares proposed)
4. Proposed lots meet minimum lot frontage requirement for RH zone (30 meters required – 30.5 meters proposed)

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5. Ensure remaining land still meets minimum lot frontage of 30 meters

Hayley Stobbe
Zoning Administrator
Extension 1853
hayley.stobbe@norfolkcounty.ca

Building Inspector:

Please refer to our website for current forms, and fees.

<https://www.norfolkcounty.ca/business/building/>

The proposed construction for each new lot created would be considered a Group C-Residential, Part 9 House as defined by the Ontario Building Code (OBC). You will need to retain the services of a qualified individual with BCIN House, or an Architect or a Professional Engineer to complete the design documentation for this application.

Items for Building Permit

+ Single Family Dwelling

What do I need to apply?

Completed Forms

1. Building Permit Application Form
2. Schedule 1: Designer Information
3. Property Owner Consent Form, if application is not completed by the property owner,
4. Lot grading form or exemption request.
5. Water, storm sewer, sanitary sewer connection permit (where required)
6. Energy Efficiency Design Summary (EEDS form)
7. Residential Mechanical Ventilation Design Summary form

Required Documents

8. Plot Plan
 - o Property lines and lot dimension,
 - o Location of dwelling and all other structures on the lot,
 - o Location of all steps and landing,
 - o Distance from dwelling to property lines
 - o Parking spots with dimensions
9. Lot grading plan
1. Drawings of the Single Family dwelling.
 - o Floor plans,
 - o Elevations,
 - o Cross sections of exterior wall from footing to roof.
2. Roof truss layout (where required)
3. Engineered floor system layout (where required)
4. Engineered beam details (i.e. Parallam, Micro-lam) (where required)
5. Heat loss calculations

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6. Ventilation duct design
 - o Heat Recovery Ventilator (HRV) duct sizing and layout,
 - o Exhaust fan duct sizing and layout.
7. Septic application (where required) This is a separate application, see septic

Fees

8. Building Permit fee
9. Plumbing fee
10. Occupancy fee
11. Water/storm/sanitary connection fees (where applicable)
12. Civic address (where applicable)
13. Development changes (where applicable)

+ Septic - Do I need a septic permit?

A building permit is required to install a new septic system, repair or replace any part of the septic system. Norfolk County does not keep records on well locations.

Septic Permit is required if the daily design flow is 10,000 litres/day or below for the whole site.

What do I need for to apply?

Completed Forms

10. Building Permit Application Form
11. Schedule 1: Designer Information
14. Schedule 2: Sewage System Installer Information

Required Documents

15. Septic system design (link to form)
16. Percolation time ('T' time) report from a licensed testing agency

Fees

17. Septic Permit fee

Currently, all permit can be applied for by email to permits@norfolkcounty.ca. Our Permit Coordinators will review your application and provide in writing any item which may be missing from the application and a cost break down for the permit fees and payment options.

If you have any questions on the building permit process or plans required, please contact Devon Staley, Building Inspector.

Devon Staley
Building Inspector
Extension 8108
Devon.staley@norfolkcounty.ca

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Fire Department

Norfolk County Fire Department does not have any concerns with this proposal at this time.

Katie Ballantyne
Community Safety Officer
Extension 2423
katie.ballantyne@norfolkcounty.ca

Paramedic Services

No comment.

Stuart Burnett
Deputy Chief
Extension 2429
Stuart.Burnett@norfolkcounty.ca

Appendix A: Summary of Applicable Planning Legislation, Policy and Zoning

Following is a summary of key items related to the proposal as presented; noting these documents are meant to be read in their entirety with relevant policies to be applied in each situation. This is not an exhaustive list and only in response to the information submitted for the pre-consultation. This feedback is subject to change pending full submission of a development application and any changes or additional information provided therein.

Provincial Policy Statement, 2020

<https://www.ontario.ca/page/provincial-policy-statement-2020>

Norfolk County Official Plan

<https://www.norfolkcounty.ca/government/planning/official-plan/>

Section 6.6 speaks to the role of Hamlet Areas in the community

Section 7.5 identifies uses permitted in the Hamlet Designation as well as other related policies.

Section 9.6.2 outlines requirements in relation to requests to amend the Zoning By-law.

Section 9.7.1 speaks to the requirements in preparation of an Environmental Impact Study

It is the responsibility of the proponent to review and ensure relevant Official Plan policies are addressed in any future development application.

Norfolk County Zoning By-Law 1-Z-2014

<https://www.norfolkcounty.ca/government/planning/new-zoning-by-law/>

Section 5.7 identifies provisions that relate to the Hamlet Residential Zone

Section 12.1 speaks to provisions that apply to the Agricultural zone.

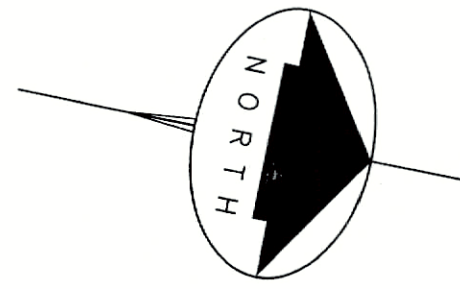
The provisions of the Norfolk County Zoning By-Law shall apply to all lands within the boundaries of Norfolk County. No land, building or structure shall be used, erected or altered in whole or in part except in conformity with the provisions of this By-Law. No land, building or structure shall be used or occupied except for uses that are specifically identified in the By-Law as permitted uses by the relevant zoning category.

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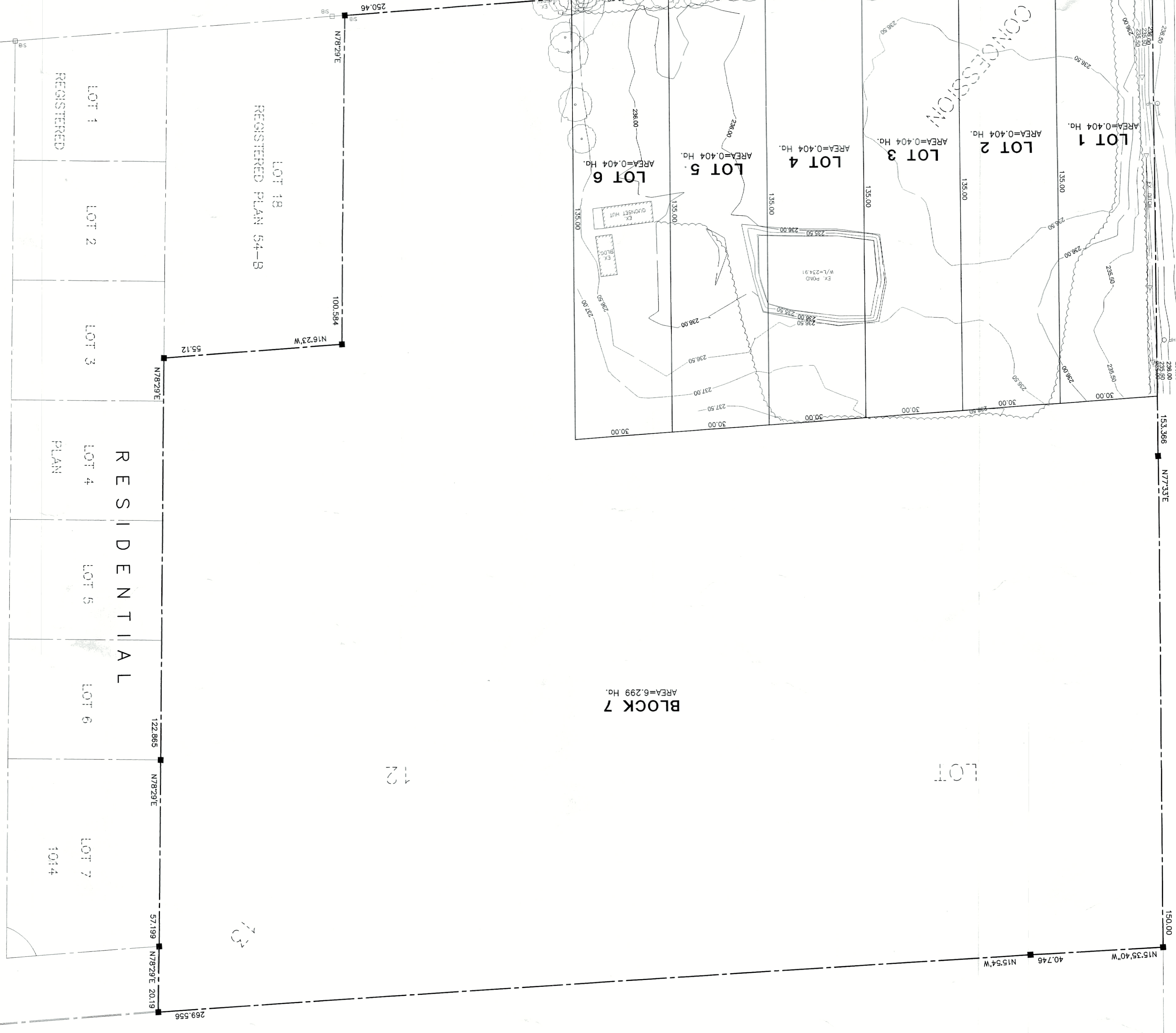
It is the responsibility of the proponent to review and ensure relevant Zoning By-law provisions are addressed in any future development application

DRAFT PLAN
OF
SUBDIVISION

PART OF LOT 12
CONCESSION 13
(GEOGRAPHIC TOWNSHIP OF WINDHAM)
NORFOLK COUNTY



GREENSLADE DRIVE



KEY PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE
SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE
Dec. 9, 2022

JOHN MUIR, O.L.S.
MAGALLY WHITE & MUIR LTD.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE J.H. COHOON ENGINEERING LTD. TO PREPARE AND
SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF
NORFOLK COUNTY FOR APPROVAL.

DATE
Dec. 11, 2022

PETER HORVATH

ADDITIONAL INFORMATION REQUIRED UNDER SECTION
51(17) OF THE PLANNING ACT

- A - SEE PLAN
- B - SEE PLAN
- C - SEE PLAN
- D - SEE PLAN
- E - SEE PLAN
- F - SEE PLAN
- G - SEE PLAN
- H - SEE PLAN
- I - SEE PLAN
- J - SEE PLAN
- K - INDIVIDUAL SEPTIC SYSTEMS
- L - NONE

AREA SCHEDULE
TOTAL AREA = 8.723 Hq.

DESIGN: R.W.P.	DRAWN: K.P.B.	SCALE: 1:750	DATE: SEPT. 16/22
J.H. COHOON ENGINEERING LIMITED CONSULTING ENGINEERS			
DP1			

Version 1.1

2328 Nixon Road in Norfolk County

July 2024

Environmental Impact Statement



Prepared For:
Peter Horvath

Prepared By:
Sumac Environmental Consulting
200 Muirfield Drive
Barrie, Ontario
L4N 6K7



Sumac Environmental Consulting
200 Muirfield Drive, Barrie Ontario, L4N 6K7
(249) 880-4676
sumacenvironmental@gmail.com
www.sumacenvironmental.ca

July 11, 2024

SEC 24-034

Peter Horvath
c/o J H Cohoon Engineering Limited
440 Hardy Road, Unit 1
Brantford, Ontario
N3T 5L8

Re: Environmental Impact Statement at 2328 Nixon Road in Norfolk County

Dear Mr. Horvath,

Thank you for retaining Sumac Environmental Consulting to prepare an Environmental Impact Statement for 2328 Nixon Road in Norfolk County. The following report identifies the form and function of natural heritage on the subject property and assesses the potential impacts to said features with respect to a proposed development. Recommendations and mitigation strategies have been included. This report has been prepared for Peter Horvath and the undersigned accepts no responsibility for future use by other parties.

We thank you for the opportunity to be part of this project and should you have any questions, please do not hesitate to contact the undersigned.

Sumac Environmental Consulting

A handwritten signature in dark ink, appearing to read "C. Fligg".

Cassandra Fligg, M.Sc.
Environmental Consultant

A handwritten signature in dark ink, appearing to read "Nathan Fligg".

Nathan Fligg, M.Sc.
Environmental Consultant/GIS Technician

Report Summary

Sumac Environmental Consulting has prepared an Environmental Impact Statement for 2328 Nixon Road in Norfolk County. It is our understanding that this report has been requested by the County of Norfolk in response to a development application that supports the construction of multiple single-family dwellings. Site visits were carried out in 2024 to examine natural features that have the potential of being impacted by a proposed development on the severed lots. A Species at Risk Habitat Assessment was completed to screen for absent, candidate and confirmed habitat of endangered and threatened species (HETS). A Significant Wildlife Habitat (SWH) Assessment was completed to screen for absent, candidate and confirmed SWH. Fish habitat, HETS, SWH and significant woodland were identified on or near the subject property. Significant impacts to the identified natural heritage are not anticipated, should the proponent follow the recommendations provided herein.

The recommendations provided in Section 8.2 are summarized as follows:

- Carry out the edge management plan as described in Section 8.2.1.
- All disturbed portions of the subject property should be re-seeded and planted with native non-invasive vegetation immediately following the completion of site works.
- A silt fence should be used during construction to protect fish habitat.
- A response plan should be prepared prior to the onset of site works and an emergency spill kit should be kept on-site during site activities.
- All machinery should be kept in a clean condition and free of fluid leaks.
- Washing, fueling and servicing machinery should not occur within 30 m of aquatic features.
- Stockpiling of fill and/or construction material should not occur within 30 m of aquatic features.
- Vegetation clearing should not occur between March 30 and September 30 of any given year unless otherwise directed by a qualified biologist at the time of site works.
- Encountered wildlife should be allowed to exit the site on their own, via safe routes, or be removed/relocated by qualified wildlife service providers working in accordance with applicable laws.

Key Staff

Environmental Consultant – Cassandra Fligg, M.Sc.

Mrs. Fligg received a master's degree in science from Lakehead University in 2018. She is proficient in the preparation of natural heritage reports in southern and central Ontario, particularly those that include policy of the Lake Simcoe Protection Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Niagara Escarpment Plan. Mrs. Fligg has prepared species at risk screenings to the satisfaction of the Ministry of Environment, Conservation and Parks and assisted proponents in demonstrating avoidance to the harm and/or destruction of species at risk and their habitat, and navigated proponents through the overall benefit permit process where complete avoidance was not possible. Mrs. Fligg is a certified arborist as recognized by the International Society of Arboriculture, certified butternut health assessor as recognized by the Ministry of Natural Resources and Forestry, certified level 2 backpack electrofisher (crew leader) and has completed a fish identification workshop, turtle identification and handling workshop, and diatom algae culture and isolation workshop.

Environmental Consultant – Nathan Fligg, M.Sc.

Mr. Fligg is a well-versed ecologist with more than 15 years experience in both plant and wildlife identification. He is actively building on his identification skills and knowledge through the review of relevant flora literature and the undertaking of field studies for Sumac's natural heritage reports and species at risk screenings in southern and central Ontario. Mr. Fligg completed an undergraduate degree in Environmental Sustainability and further went on to receive a master's degree in science from Lakehead University. He is a provincially certified wetland evaluator, certified butternut health assessor, certified level 2 backpack electrofisher and is experienced in the safe handling and release of small mammals, fish, amphibians and reptiles.

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Appendix A: Natural Heritage Areas Mapping
Appendix B: LPRCA Regulated Lands Mapping

1.0 Introduction

Sumac Environmental Consulting (Sumac) was retained to prepare an Environmental Impact Statement (EIS) for 2328 Nixon Road in Norfolk County (hereinafter referred to as the 'subject property'). It is our understanding that the EIS has been requested by the County of Norfolk in response to a development application that supports the construction of six (6) detached single-family dwellings.

The subject property is approximately 8.7 ha in size and contains a single-family dwelling, accessory structures, fallow field and natural cover (Figure 1). Schedule A-1 to the Norfolk County Official Plan (office consolidation 2021) shows the subject property as occurring in a 'Hamlet' area. Background mapping from the Ministry of Natural Resources and Forestry (MNR) suggests the presence of woodland on the subject property (Appendix A). The surrounding area is predominantly composed of agricultural lands and natural cover.

2.0 Planning Context

2.1. Federal

2.1.1. Fisheries Act

The fish and fish habitat protection provisions of the *Fisheries Act* include two (2) core prohibitions against persons carrying on works, undertaking or activities that result in the following:

- the death of fish, by means other than fishing; and
- the harmful alteration, disruption, or destruction of fish habitat.

2.2. Provincial

2.2.1. Endangered Species Act

Ontario's *Endangered Species Act* (ESA) provides protection, designation, recovery and other relevant aspects of conservation for species at risk, including habitat protection in the Province.

As per Section 9 (1) of the ESA, no person shall

- a. kill, harm, harass, capture or take a living member of a species that is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species;
- b. possess, transport, collect, buy, sell, lease, trade or offer to buy, sell, lease or trade,
 - (i) a living or dead member of a species that is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species,
 - (ii) any part of a living or dead member of a species referred to in subclause (i),
 - (iii) anything derived from a living or dead member of a species referred to in subclause (i); or

- c. sell, lease, trade or offer to sell, lease or trade anything that the person represents to be a thing described in subclause (b) (i), (ii) or (iii). 2007, c. 6, s. 9 (1).

As per Section 10 (1) of the ESA, no person shall damage or destroy the habitat of,

- a. a species that is listed on the Species at Risk in Ontario List as an endangered or threatened species; or
- b. a species that is listed on the Species at Risk in Ontario List as an extirpated species, if the species is prescribed by the regulations for the purpose of this clause. 2007, c. 6, s. 10 (1).

2.2.2. Conservation Authorities Act

Regulated lands of the Long Point Region Conservation Authority (LPRCA) have been mapped on the subject property (Appendix B). Conservation Authorities are empowered by the Conservation Authorities Act to regulate development and activities in or adjacent to river or stream valleys, Great Lakes and inland lakes' shorelines, watercourses, hazardous lands and wetlands.

2.2.3. Provincial Policy Statement

The Provincial Policy Statement (MMAH, 2020) states that decisions affecting planning matters shall be consistent with policy statements issued under the *Planning Act*.

As per Section 2.1.4 of the PPS, development and site alteration shall not be permitted in:

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

As per Section 2.1.5 of the PPS, development and site alteration shall not be permitted in:

- a. significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;
- b. significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- c. significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- 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 features or their ecological functions.

As per Section 2.1.6 of the PPS, development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

As per Section 2.1.7 of the PPS, development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

As per Section 2.1.8 of the PPS, 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 functions.

2.3. Municipal

2.3.1. Norfolk County

According to the Norfolk County Official Plan (office consolidation 2023), the following land use designations and/or features have been mapped on the subject property:

- Hamlet Area (Schedule A)
- Agricultural (Schedule B-6)
- Significant Woodlands (Schedule C-4)

As per Section 3.5.1 of the Norfolk County Official Plan (office consolidation 2023), Provincially Significant Features include Provincially Significant Wetlands (PSWs), and habitat of endangered species and threatened species.

As per Section 3.5.1 of the Norfolk County Official Plan (office consolidation 2023), the following shall be the policy of the County:

- 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.

As per Section 3.5.2 of the Norfolk County Official Plan (office consolidation 2023), 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.

As per Section 3.5.2 Table 2 of the Norfolk County Official Plan (office consolidation 2023), the natural heritage feature classification "Significant woodlands" necessitates a dripline plus ten (10) meters for the areas of adjacent property. The conditions under which development and site alteration may be permitted requires that an... EIS demonstrates there will be no negative impacts on the natural features of the woodlands and the ecological functions that sustain them.

As per Section 3.5.2 Table 2 of the Norfolk County Official Plan (office consolidation 2021), the natural heritage feature designation "Significant wildlife habitat", extent of adjacent lands will require a 50 metre buffer. The conditions under which development and site alteration may be permitted requires that an... EIS demonstrates there will be no negative impacts on wildlife or their habitat.

As per Section 7.5.2 b) of the Norfolk County Official Plan (office consolidation 2023), designation of a Hamlet Area does not mean that the Hamlet Area is suitable for further development. The following criteria shall be addressed in the review of development applications within designated Hamlet Area boundaries:

- i. the area of the proposed development shall not be permitted in Provincially Significant Features or Hazard Lands, identified on Schedules "B" of this Plan; and
- ii. the area of the proposed development shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule "C" and/or Tables 1 and 2 ... unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems).

3.0 Background Review

The following resources were reviewed to gain a deeper understanding of natural heritage feature(s) with the potential of occurring on the subject property and adjacent lands (i.e., up to 120 m):

- Atlas Square No. 17NH44 of the Ontario Butterfly Atlas;
- Atlas Square No. 17NH44 of the Ontario Reptile and Amphibian Atlas;
- Atlas Square No. 17NH4844, 17NH4845, 17NH4944 and 17NH4945 of the Natural Heritage Information Centre;
- Atlas Square No. 17TNH44 of the Ontario Breeding Bird Atlas;
- Norfolk County Official Plan (office consolidation 2023);
- E-bird;
- iNaturalist;
- Land Information Ontario; and

Given the relevant planning jurisdiction, the following features are being considered in the EIS:

- Fish Habitat;
- Habitat of Endangered Species and Threatened Species;
- Life Science Areas of Natural and Scientific Interest;
- Significant Valleylands;
- Significant Wetlands;
- Significant Wildlife Habitat; and
- Significant Woodlands.

4.0 Characterizing the Natural Environment: Approach and Methodology

4.1. Vegetation

4.1.1. Botanical Inventory

A vascular plant inventory with particular regard for Species at Risk (SAR) plants known to occur in the local area was completed on July 2, 2024 within the limits of the subject property.

4.1.2. Vegetation Communities

Orthographic imagery of the subject property was used for the basis of Ecological Land Classification (ELC) and further refined through a ground-truthing exercise on July 2, 2024. Vegetation communities were classified following protocol of the Ecological Land Classification (ELC) for Southern Ontario (Lee, H. et al., 1998) and associated Vegetation Type List (Lee, H., 2008), where applicable.

4.2. Area of Scientific and Natural Interest

The nearest Life Science Area of Scientific and Natural Interest is mapped approximately 8.3 km west of the subject property (Appendix A). No further analysis required.

4.3. Fish Habitat

Fish habitat is defined in subsection 2(1) of the *Fisheries Act* to include all waters frequented by fish and any other areas upon which fish depend directly or indirectly to carry out their life processes. The subject property was screened for evidence of surface water features (e.g., watercourse, seeps, spring, vernal pool, inland lakes) on May 3, 2024 and July 2, 2024. If present, surface water feature(s) were mapped, characterized and assessed for the potential to function as fish habitat.

4.4. Habitat of Endangered and Threatened Species

For the purpose of this study, we have defined “Species at Risk” (SAR) to include species designated special concern, threatened and endangered under O. Reg. 230/08 in accordance with the ESA. Species occurrence data from sources outlined in Section 3.0 of this report was used to determine which species at risk are known to occur in proximity to the subject property. An Ecological Land Classification (ELC) exercise was completed to identify potential habitat opportunities for the listed species at risk. A SAR Habitat Assessment was completed to identify absent, candidate and confirmed SAR habitat on the subject property.

4.4.1. Birds

Two (2) dawn breeding bird surveys were completed in general accordance with dawn breeding bird survey protocol (OBBA, 2001). Surveys were completed within the first five (5) hours after dawn between May 24 and July 10. The first survey was completed on or before June 15. The second survey was completed on or after June 15. Surveys were not completed during events of precipitation, fog or high winds (i.e., up to 3 on the Beaufort wind scale). Five (5) point count stations were used to carry out the surveys (Figure 2). The survey conditions were as follows:

Date	Surveyor(s)	Time	Temp.	Cloud Cover	Wind	Precip.
May 26, 2024	Nathan Fligg	0546-0630	12°C	3%	B0	Nil.
July 2, 2024	Nathan Fligg	0845-0930	17°C	30%	B1	Nil.

Three (3) nocturnal bird surveys were completed following the guidance document Survey Protocol for Eastern Whip-poor-will (*Caprimulgus vociferus*) in Ontario (MNRF, 2014). One (1) point count station was used to conduct each survey (Figure 2).

The survey conditions were as follows:

Date	Surveyor	Time	Illumination	Temperature	Cloud Cover	Wind	Precipitation	Moon Visible?
May 26, 2024	N. Fligg	0450-0455	92%	12°C	0%	B0	Nil.	Yes
May 29, 2024	N. Fligg	0410-0415	64%	13°C	40%	B1	Nil.	Yes
June 14, 2024	N. Fligg	2140-2145	58%	20°C	0%	B1	Nil.	Yes

4.4.2. Mammals

The subject property was screened for rock or similar features and structures with the potential of providing roosting habitat for Eastern small-footed myotis and little brown myotis.

A combination of detailed mapping and plot-based surveys for snag/cavity trees were completed in the forested communities that extend onto the subject property in general accordance with the protocol described in the Treed Habitats - Maternity Root Surveys guidance document as provided by the MECP in 2022. The mapping exercise were completed by Sumac staff on May 3, 2024 during leaf-off conditions. Data collected from these exercises were used to calculate snag density in efforts of identifying high quality potential maternity roost habitat and candidate roosting habitat for little brown myotis, Northern myotis and tri-colored bat.

4.5. Valleyland

The subject property was screened for the presence of valleyland on May 26, 2024. If present, valleyland significance was assessed using the recommended evaluation criteria and standards as described in the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement (MNRF, 2005).

4.6. Wetland

The subject property was screened for wetland feature(s) and if present, delineated following the 50% wetland vegetation rule as described in the Ontario Wetland Evaluation System: Southern Manual 4th Edition (MNRF, 2022) by a qualified wetland evaluator on July 2, 2024. Digital elevation models and orthographic imagery were used to screen for the presence of wetland on adjacent lands.

4.7. Wildlife Habitat

Incidental observations of wildlife (e.g., scat, tracks, remains of food, claw marks on trees or shrubs, trails or corridors, stunted vegetation, stick nests, turned stones) and habitat opportunities on the subject property were noted during Sumac's field investigations.

The potential for Significant Wildlife Habitat (SWH) on the subject property was assessed following criteria and thresholds outlined in the Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E (MNRF, 2015).

4.8. Woodland

The ELC approach for defining "forest" using canopy cover in combination with the Forestry Act definition for "woodland" was used to delineate woodland patches. If present, woodland patches were mapped and assessed for their significance using the recommended evaluation criteria and standards as described in the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement (MNRF, 2005).

5.0 Data Analysis

5.1. Vegetation

5.1.1. Botanical Inventory

A list of vascular plant species for the vegetation communities that extend onto the subject property has been provided for reference (Table 1).

5.1.2. Vegetation Communities

The subject property contained eight (8) distinct communities (Figure 2):

1. CUM1 Mineral Cultural Meadow Ecosite: Approximately 1.5 ha of cultural meadow occurred at a northwestern portion of the subject property. This community contained very little woody vegetation cover (<5%). The ground level was moderately vegetated with a variety of graminoids and forbs (e.g., orchard grass, red clover, garden bird's-foot trefoil, Kentucky bluegrass, wild carrot).
2. CVR_1 Low Density Residential: Approximately 0.3 ha of the subject property contained a residential dwelling, accessory structures, gravel driveway, gardens, and a variety of cultivated tree species (e.g., common apple, Kentucky coffee tree, white mulberry, Chinese chestnut).
3. FOCM5 Naturalized Coniferous Hedgerow Ecosite: Approximately 884 m² of coniferous hedgerow occurred on the northwest edge of the subject property, bordering Windham Road 13.

4. FOCM6-3 Dry - Fresh Scotch Pine Naturalized Coniferous Plantation Type:
Approximately 0.8 ha of coniferous plantation occurred at a southwestern portion of the subject property. The canopy was dominated by mid-aged Scots pine with a hardwood understory (e.g., sugar maple, trembling aspen, white elm, Manitoba maple). A patchy shrub layer was dominated by raspberry spp. Creeping vegetation and forbs dominated the forest floor (i.e., Virginia creeper and bracken fern).
5. FODM9-2 Fresh – Moist Oak – Maple Deciduous Forest Type: Deciduous forest occurred in two (2) areas of the subject property. Approximately 1.8 ha occurred at a northern portion of the subject property and approximately 0.1 ha occurred at a southern portion of the subject property. Both areas extended east into the adjacent lands. The canopy was dominated by mature hardwood species (i.e., red maple, white oak, and Northern red oak). A well vegetated shrub layer was dominated by Northern spicebush amongst other lowland shrub associates (e.g., Eastern buttonbush, European buckthorn, and common winterberry). The ground level was well vegetated with vines, forbs and sedges (e.g., Virginia creeper, Northeastern lady fern, Broad-leaved enchanter's nightshade, bladder sedge).
6. FODM11 Naturalizing Deciduous Hedgerow Ecosite: Approximately 0.1 ha of deciduous hedgerow occurred along the Northern and western edge of the subject property, bordering Windham Road 13 and Nixon Road. The canopy consisted of various mature and mid-aged deciduous species (e.g., bur oak, Manitoba maple, black locust, black walnut, trembling aspen). A dense shrub layer consisted of various shrubs and hardwood saplings (e.g., red ash, black locust, European privet, European buckthorn).
7. FODM2-1 Dry - Fresh Oak - Red Maple Deciduous Forest Type: Approximately 2.9 ha of deciduous forest occurred throughout a central portion of the subject property, extending into adjacent lands. The canopy was dominated by red maple, white oak and Northern red oak with mixed hardwood associates (e.g., black cherry, sugar maple, white ash). A well vegetated understory consisted of red maple, sugar maple and American witch-hazel. A moderately vegetated shrub layer consisted of various species (maple-leaved viburnum, chokecherry, white ash).
8. OA Open Aquatic: A recently created pond measured approximately 900 m² in size and was located within the CUM1 community. This feature contained very little aquatic vegetation (<5%).

5.2. Fish Habitat

A recently created pond was identified in a central portion of the subject property. The waterbody measures approximately 900 m² in area and has an estimated maximum depth of 1-2 m. The pond had little aquatic vegetation (<5%) and consisted of fine mineral substrate (i.e., sand and silt). No in-water cover was observed. Goldfish were observed in the pond during field investigations.

5.3. Habitat of Endangered and Threatened Species

No endangered or threatened birds were observed on the subject property (Table 2).

The SAR Habitat Assessment (Table 3) identified candidate habitat of the following endangered species on the subject property:

- Mammals: Little brown myotis (endangered), Northern myotis (endangered) and tri-colored bat (endangered).

5.3.1. Mammals

The FODM9-2, FODM2-1 and FODM11 communities contained more than 10 snags/hectare and as such, are considered as high quality potential maternity roost habitat for bats. The FOCM5 and FOCM6-3 communities contained less than 10 snags/hectare.

Little Brown Myotis: Roosting habitat for little brown myotis may occur in the dwelling, as well as, the FODM9-2, FODM2-1 and FODM11 communities. Foraging habitat may include the forest edge and OA feature, should this species be present.

Northern Myotis: Roosting habitat for Northern myotis may occur in the FODM2-1 and FODM9-2 communities. Foraging habitat may include the forest edge and OA feature, should this species be present.

Tri-colored Bat: Roosting habitat for tri-colored bat may occur in the FODM9-2, FODM2-1 and FODM11 communities. Foraging habitat may include the forest edge and OA feature, should this species be present.

5.4. Valleyland

No valleyland was identified on the subject property. No further analysis required.

5.5. Wetland

No wetland was identified on the subject property. No further analysis required.

5.6. Wildlife Habitat

The following wildlife were noted during the field investigations:

- Deer mouse (*Peromyscus maniculatus*);
- Eastern chipmunk (*Tamias striatus*);

- Eastern cottontail (*Sylvilagus floridanus*);
- Eastern gartersnake (*Thamnophis sirtalis sirtalis*);
- Eastern gray squirrel (*Sciurus carolinensis*);
- Goldfish (*Carassius auratus*);
- Green frog (*Lithobates clamitans*);
- Midland painted turtle (*Chrysemys picta marginata*);
- Northern raccoon (*Procyon lotor*); and
- White-tailed deer (*Odocoileus virginianus*).

The SWH Assessment (Table 4) identified five (5) candidate SWH as occurring on the subject property.

5.6.1. Seasonal Concentration Areas of Animals

Bat Maternity Colonies: The FODM11, FODM9-2 and FODM2-1 communities contain more than 10 snags per hectare and as such, have the potential to function as the SWH, Bat Maternity Colonies.

Turtle Wintering Areas: The OA feature located on the subject property has the potential to function as the SWH, Turtle Wintering Areas.

5.6.2. Habitat of Species of Conservation Concern Considered SWH

Special Concern and Rare Wildlife Species: Special concern species (i.e., barn swallow, monarch and snapping turtle) have the potential of occurring on the subject property (Table 3). No provincially rare plant species were encountered on the subject property (Table 1).

Barn Swallow: Although no barn swallow nests were observed on the existing structures, this species was observed foraging above the CUM1 community during the second dawn breeding bird survey (Table 2). Barn swallow could be nesting within 200 m of the subject property and utilizing the CUM1 community for foraging.

Monarch: Milkweed for breeding monarch was observed in the CUM1 community. An abundance of favorable nectar sources for adult monarch was observed in the CUM1 community.

Snapping Turtle: The OA feature has the potential to function as aquatic habitat for snapping turtle. The perimeter of the OA feature contained some areas of exposed mineral substrate that could be used for turtle nesting.

5.7. Woodland

Norfolk County is known to have 25% of the landscape in forest cover. Provincial standards state that where woodlands cover 15-30% of the land cover, woodlands 20 ha in size or larger should be considered significant. The woodland patch that extends onto the subject property is contiguous with forest cover that extends across the greater landscape measuring greater than 20 ha in size. As such, the woodland patch identified on the subject property has been mapped as significant woodland (Figure 3).

6.0 Project Description

The landowner wishes to sever the subject property to create six (6) new lots for residential use. The proposed development supports the construction of six (6) detached single-family dwellings, driveways and septic systems. It is our understanding that a site plan has not yet been prepared for the new lots and as such, sample development envelopes have been depicted for reference (Figure 3). The impact assessment below reviews impacts associated with a development contained within the area of work on each lot as a whole, as depicted on Figure 3, leaving the development opportunities of a single-family dwelling, septic, construction accessibility, etc. open to the future developer so long as it can be contained within that area.

7.0 Impact Assessment

7.1. Vegetation

The following vegetation communities will be disturbed to facilitate the proposed developments:

- Up to 183 m² of the FOCM5 community;
- Up to 1,124 m² of the FODM11 community;
- Up to 438 m² of FOCM6-3 community;
- Up to 846 m² of the CVR_1 community; and
- Up to 10,595 m² of the CUM1 community.

The proponent is encouraged to re-vegetate all disturbed areas remaining post-development with non-invasive native trees, shrubs and groundcover (Section 8.2.2).

7.2. Fish Habitat

The proposed development is not located in the OA feature and as such, no direct impacts to fish habitat are anticipated. The proposed development is located 3 m to fish habitat at its closest point (Figure 3). The proposed development does not remove riparian vegetation nor fish cover associated with the OA feature. Given this information, no significant impacts to fish habitat are

anticipated. Site specific measures are recommended to avoid the deposition of sediments and contaminants to fish habitat during construction activities (Section 8.2.3 and 8.2.4).

7.3. Habitat of Endangered and Threatened Species

7.3.1. Mammals

Tree removal is required from the FODM11 community. The FODM11 community has the potential to provide roosting habitat for little brown myotis and tri-colored bat. Although tree removal is required from a portion of the FODM11 community to facilitate the proposed development, this reduction in habitat is not anticipated to significantly impair or eliminate the amount of available habitat for endangered bats that exists in the remaining treed areas of the subject property (i.e., FODM9-2 and FODM2-1 community) and adjoining treed communities that extend across the greater landscape. Moreover, said tree removal is not anticipated to create a barrier to bat movement or eliminate the availability of foraging habitat for endangered bats that exists on the subject property (i.e., forest edge and OA feature). As such, no significant impacts to habitat of little brown myotis, Northern myotis and tri-colored bat are anticipated. Sensitive timing windows to protect roosting bats is recommended (Section 8.2.5).

7.4. Wildlife Habitat

7.4.1. Seasonal Concentration Areas of Animals

Bat Maternity Colonies: Although tree removal is required in the FODM11 community to facilitate the proposed developments, this amount of removal would be considered as proportionally small relative to the amount of remaining woodland and available maternity roost trees that likely exists on the subject property and across the greater landscape. Moreover, the proposed developments will not result in fragmentation of available bat habitat or function as a barrier to bat movement. To avoid impacts to bats, tree clearing should be avoided between April 1 and September 30 of any given year (Section 8.2.5).

Turtle Wintering Areas: As the SWH, Turtle Wintering Areas, is located in the identified fish habitat, measures to mitigate impacts as provided above, will also serve to provide protection to said SWH.

7.4.2. Habitat of Species of Conservation Concern Considered SWH

Special Concern and Rare Wildlife Species:

Barn Swallow: Barn swallow prefer to forage over open spaces such as grasslands, agriculture fields, shorelines, woodland clearings, etc. Although the proposed development supports the construction of dwellings in the CUM1 community, barn

swallow are anticipated to continue using the back portions of the new lots, as well as, agriculture fields that occur on the adjacent lands, should nesting occur in proximity to the subject property.

Monarch: The proposed development is not anticipated to remove all milkweed plants and nectar sources for monarch on the subject property. This species is known to be a habitat generalist and as such, will likely utilize areas beyond the limits of the subject property post-development for breeding and/or foraging, as required. Milkweed, asters and goldenrods are common across the wider landscape. Sensitive timing window to protect breeding monarch is recommended (Section 8.2.5).

Snapping Turtle: The proposed development is not located in the OA feature and as such, direct impacts to habitat of snapping turtle are not anticipated. As the snapping turtle habitat is located in the identified fish habitat, measures to mitigate impacts as provided above, will also serve to provide protection to said habitat.

7.5. Woodland

The proposed developments will disturb 438 m² of the significant woodland, exclusive to the FOCM6-3 community (Figure 3). This amount of disturbance is small (<1%) relative to the size of the significant woodland feature that extends across the greater landscape. Furthermore, interior habitat and connectivity with natural heritage features within and adjacent to the significant woodland is not anticipated to be impaired and/or eliminated as a result of the proposed development. Given this information, the proposed development is not anticipated to impact the overall form and function of significant woodland. Given that tree removal will create a 'new' edge, site specific measures to mitigate negative impacts to the remaining forested community are recommended (Section 8.2.1).

8.0 Conclusion and Recommendations

8.1. Conclusion

Should the proponent adhere to the proposed development as described herein and follow the prescribed recommendations as noted below (Section 8.2), negative impacts to natural features will be appropriately mitigated. Furthermore, it is our understanding that the proposed development as described herein would not contravene applicable environmental policy and regulations as described in Section 2.0 of this report.

8.2. Recommendations

8.2.1. Edge Management Plan

Tree removal along existing woodland edge has the potential to incur negative impacts to the remaining woodland communities including, but not limited to:

- Trees along the 'new' edge may be susceptible to windthrow;
- Some trees with thinner bark and located along the 'new' edge may be susceptible to sunscald and frost cracking due to the loss of canopy cover/shade;
- Trees along the 'new' edge may succumb to desiccation as a result of changes in microclimates (e.g., increased temperatures, decreased soil moisture); and
- Exposed areas along the 'new' edge may be more susceptible to invasion by non-native vegetation.

We recommend the following strategies be carried out as part of an Edge Management Plan to mitigate the abovenoted negative impacts to the remaining forested community:

- Incorporate supplemental plantings within the existing woodland forest communities located directly adjacent to the disturbance, where feasible.
- Tree preservation hoarding should be installed along the dripline of trees to be retained, at a minimum. Native shrubs and groundcover should be left intact wherever possible.
- Stumped trees located within 5 m of the 'new' edge should not be grubbed, where feasible.
- Some of the trees removed as part of the proposed development should be chipped and used as mulch for individual plantings. The remaining trees should be felled and strategically placed on-site within the existing natural heritage system in an effort of maintaining the sites biomass.
- Replant fast-growing and shade tolerant trees and shrubs along the 'new' edge, where feasible.
- Pruning shallow rooted trees (if present) along the 'new' edge such that they can be retained. This may include tree topping at the discretion of the certified arborist, where appropriate.

8.2.2. Native Plantings

All disturbed portions of the subject property should be re-seeded and planted with native non-invasive vegetation immediately following the completion of site works. The proponent should consult with the associated landscape professional supplying and/or planting the trees, shrubs and groundcover to discuss the appropriate fertilizing, watering and/or mulching schedule. Deciduous trees should be planted in the spring, following thaw, or in the fall, during leaf-off until freeze-up. Conifers should be planted in the spring until four weeks after deciduous trees have opened their

leaves, or in the fall until freeze-up. Shrubs and ground cover can be planted in spring (e.g., April 15 to mid-June) and/or fall (e.g., September 1 to October 15). All conifers should be inspected for girdling roots before planting. Conifers that have extensive girdling should not be used. Nursery stock trees should be planted as soon as possible after delivery.

8.2.3. Perimeter Control

Tree preservation hoarding is recommended to protect the remaining woodland feature. The fence should be erected prior to the onset of siteworks and must remain in place for the duration of all construction activity. The recommended location of the fence is depicted on Figure 3, however, is subject to change at the time that a site plan has been prepared. We recommend diligent monitoring of said fence throughout the entirety of the development to ensure the integrity of the fence does not fail.

A silt fence consisting of non-woven geotextile material wire looped to wooden/metal stakes installed at 2-m intervals for support should be erected prior to the onset of siteworks in the approximate location as depicted on Figure 3. The silt fence should remain in place for the duration of all construction activity. The silt fence should be buried into the ground a minimum 30 cm and compacted with native materials. We recommend diligent monitoring of said fence throughout the entirety of the development to ensure the integrity of the fence does not fail.

8.2.4. Preventing Entry of Deleterious Substances in Aquatic Feature(s)

Deleterious substances should never be deposited and/or enter aquatic features. A response plan should be prepared prior to the onset of site works and an emergency spill kit should be kept on-site during site activities. All machinery should be kept in a clean condition and free of fluid leaks. Washing, fueling and servicing machinery should not occur within 30 m of aquatic features. Stockpiling of fill and/or construction material should not occur within 30 m of aquatic features.

8.2.5. Sensitive Timing Window

As a precaution to protect breeding migratory birds, vegetation removal should not occur between March 30 and August 26 of any given year unless otherwise directed by a qualified biologist at the time of site works.

As a precaution to protect roosting bats, tree clearing should not occur between April 1 and September 30 of any given year unless otherwise directed by a qualified biologist at the time of site works.

As a precaution to protect breeding monarch, vegetation removal should not occur between June 1 and September 30 unless otherwise directed by a qualified biologist at the time of site works.

8.2.6. Wildlife Encounters

Any wildlife encountered during site clearing or subsequent construction activities should be allowed to exit the site on their own, via safe routes. Construction staff should not attempt to capture or handle most kinds of wildlife, unless an animal is in imminent peril or is injured and cannot wait for rescue by qualified personnel. Improper handling can result in injuries to both workers and wildlife, and may in some cases contravene provincial or federal legislation. Removal and relocation of mammals, in particular, should only be done by qualified wildlife service providers working in accordance with applicable laws (i.e., *Fish and Wildlife Conservation Act*). Observation records should include the observer's name, date and time, species, location (descriptive and georeferenced), photographs, and action taken.

9.0 References

- Lee, H., Bakowsky, W., Riley, J., Bowles, J., Puddister, M., Uhlig, P., McMurray, S., 1998. Ecological Land Classification for Southern Ontario: First Approximation and Its Application Ministry of Natural Resources and Forestry, 2005 (MNRF, 2005). Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement. Ministry of Natural Resources and Forestry, 2015 (MNRF, 2015). Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E. Norfolk County Official Plan (office consolidation 2023). R.S.C., 1985. c. F-14. Fisheries Act. R.S.O. 1990, c. P.13, Section 3. Provincial Policy Statement. R.S.O. 1990, c C.27. Conservation Authorities Act. S.C. 1994, c. 22. Migratory Birds Convention Act. S.O. 1997, c. 41. Fish and Wildlife Conservation Act. S.O. 2007, c. 6. Endangered Species Act.

Limitations:

This report was prepared using the most current site plan provided to Sumac's office. The conclusion and recommendations provided herein may no longer be applicable should changes be made to the site plan following submission of this report. The assessment provided herein is valid at the time of inspection.

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Legend

Subject Property

Adjacent Lands



Figure 1: Subject Property



Designed by: N.F.
Date: 05/17/2024
Project: SEC 24-034





Legend

- Subject Property
- Adjacent Lands
- Watercourse
- Dawn Breeding Bird Monitoring Station
- Eastern Whip-poor-will Monitoring Station
- ELC Vegetation Communities
- CUM1 Mineral Cultural Meadow Ecosite
- CVR.1 Low Density Residential
- FOCM5 Naturalized Coniferous Hedgerow Ecosite
- FOCM6-3 Dry - Fresh Scotch Pine Naturalized Coniferous Plantation Type
- FODM1 Naturalizing Deciduous Hedgerow Ecosite
- FODM2-1 Dry - Fresh Oak - Red Maple Deciduous Forest Type
- FODM9-2 Fresh - Moist Oak - Maple Deciduous Forest Type
- OA Open Aquatic

- Watercourse
- Dawn Breeding Bird Monitoring Station
- Eastern Whip-poor-will Monitoring Station
- ELC Vegetation Communities
- Mineral Cultural Meadow Ecosite
- Low Density Residential
- Naturalized Coniferous Hedgerow Ecosite
- Dry - Fresh Scotch Pine Naturalized Coniferous Plantation Type
- Naturalizing Deciduous Hedgerow Ecosite
- Dry - Fresh Oak - Red Maple Deciduous Forest Type
- Fresh - Moist Oak - Maple Deciduous Forest Type
- Open Aquatic



Figure 2: Existing Conditions



Designed by: N.E.
Date: 07/10/2024
Project: SEC 24-034

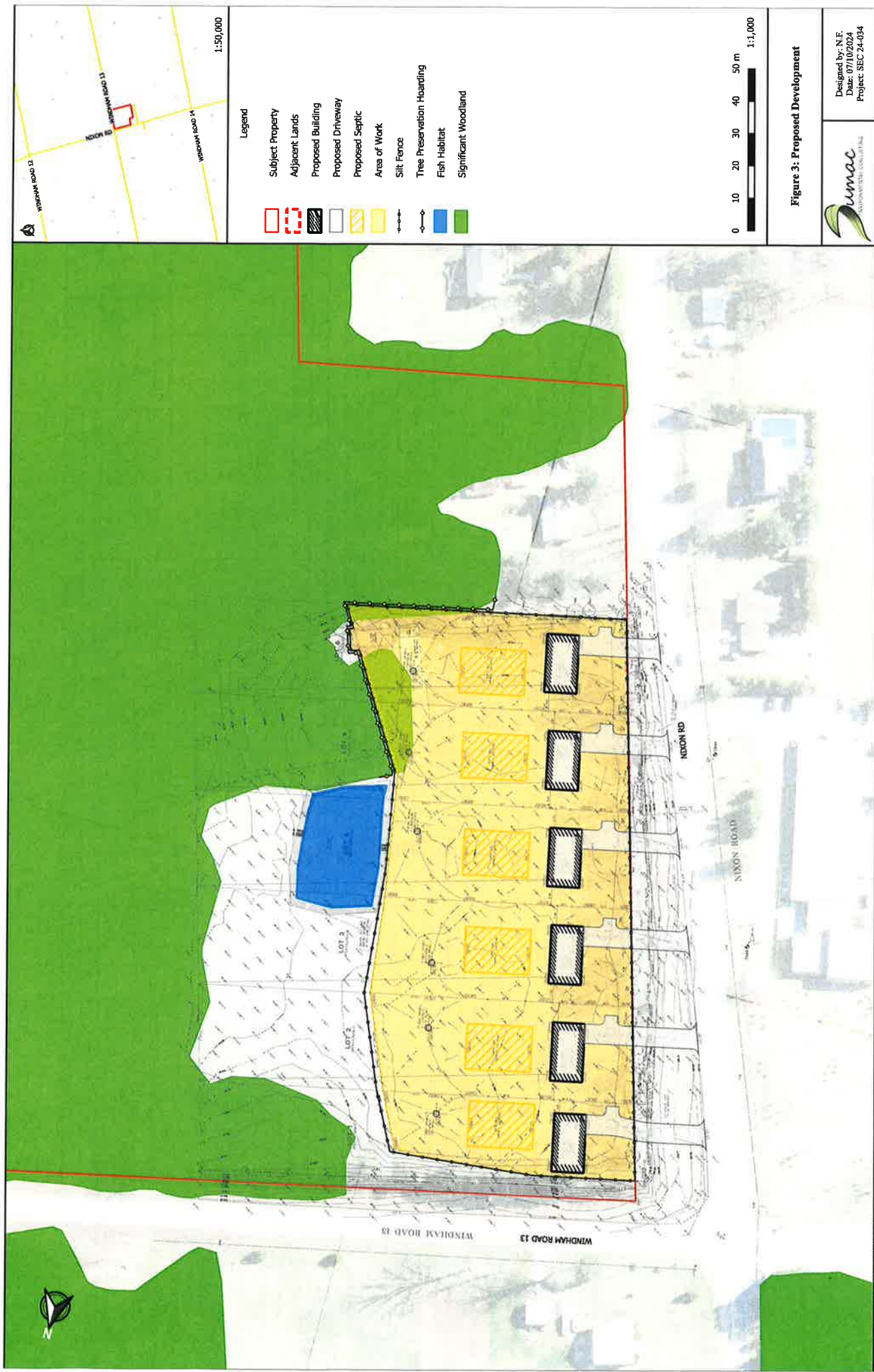


Figure 3: Proposed Development



Designed by: N.E.
Date: 07/10/2024
Project SEC 24-034

Table 1: Vascular Plant Inventory

Scientific Name	Common Name	Vegetation Community ^A							S-Rank ^B	G-Rank ^C	Provincially Tracked	Species at Risk Status		Non-native	Coefficient of Wetness	Status (Rarity) in the Carolinian Zone ^E	
		CUM1	FOC1	FOCM5	FOD5-9	FOD9-2	FODM11	OA	CVR_1			Provincial ^D	Federal ^E			Carolinian Zone	Haldimand-Norfolk County
<i>Acer negundo</i>	Manitoba Maple		✓	✓			✓			S5	G5	N			0	C	C
<i>Acer platanoides</i>	Norway Maple		✓				✓			SNA	GNR	N		✓	5	IU	IU
<i>Acer rubrum</i>	Red Maple		✓			✓				S5	G5	N			0	C	C
<i>Acer saccharum</i>	Sugar Maple		✓		✓					S5	G5	N			3	C	C
<i>Achillea millefolium</i>	Common Yarrow	✓								SNA	G5	N		✓	3	IX	C
<i>Actaea pachypoda</i>	White Baneberry					✓				S5	G5	N			5	C	C
<i>Alliaria petiolata</i>	Garlic Mustard		✓	✓	✓	✓				SNA	GNR	N		✓	0	IC	IC
<i>Amelanchier arborea</i>	Downy Serviceberry			✓						S5	G5	N			3	C	C
<i>Aralia nudicaulis</i>	Wild Sarsaparilla			✓	✓					S5	G5	N			3	C	C
<i>Arisaema triphyllum</i>	Jack-in-the-Pulpit				✓					S5	G5	N			-3	C	C
<i>Asclepias syriaca</i>	Common Milkweed	✓								S5	G5	N		✓	5	C	C
<i>Asparagus officinalis</i>	Garden Asparagus	✓					✓			SNA	G5?	N			3	IC	IC
<i>Athyrium filix-femina</i>	Northeastern Lady Fern			✓	✓					S5	G5	N			0	C	C
<i>Berberis thunbergii</i>	Japanese Barberry			✓						SNA	GNR	N		✓	3	IX	IU
<i>Berteroa incana</i>	Hoary Alyssum			✓						SNA	GNR	N		✓	5	IX	IC
<i>Betula papyrifera</i>	Paper Birch	✓								S5	G5	N			3	C	C
<i>Bromus inermis</i>	Smooth Brome	✓		✓			✓			SNA	G5T5	N		✓	5	IC	IC
<i>Carex gracillima</i>	Graceful Sedge			✓	✓					S5	G5	N			3	C	C
<i>Carex intumescens</i>	Bladder Sedge			✓						S5	G5	N			-3	C	C
<i>Carex pennsylvanica</i>	Pennsylvania Sedge			✓						S5	G5	N			5	C	C
<i>Carex radiata</i>	Eastern Star Sedge			✓						S5	G5	N			0	C	U
<i>Carex tribuloides</i>	Blunt Broom Sedge				✓					S4	G5	N			-3	C	C
<i>Carpinus caroliniana</i>	Blue-beech			✓	✓					S5	G5	N			0	C	C
<i>Carya cordiformis</i>	Bitternut Hickory			✓						S5	G5	N			0	C	C
<i>Castanea mollissima</i>	Chinese Chestnut	✓															
<i>Cephalanthus occidentalis</i>	Eastern Buttonbush				✓					S5	G5	N			-5	C	C
<i>Cichorium intybus</i>	Wild Chicory			✓			✓			SNA	GNR	N		✓	5	IC	IC
<i>Circaea canadensis</i>	Broad-leaved Enchanter's Nighthshade			✓	✓					S5	G5	N			3	C	C
<i>Cirsium vulgare</i>	Bull Thistle			✓			✓			SNA	GNR	N		✓	3	IC	IC
<i>Collinsonia canadensis</i>	Canada Horsebalm			✓	✓					S4	G5	N			0	C	C
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood		✓	✓	✓					S5	G5	N			3	C	C
<i>Cornus racemosa</i>	Grey Dogwood			✓			✓			S5	G5	N			0	C	U
<i>Cornus sericea</i>	Red-osier Dogwood			✓	✓					S5	G5	N			-3	C	C
<i>Crataegus coccinea</i> var. <i>coccinea</i>	Scarlet Hawthorn			✓						S4	G5	N			5	U	U
<i>Dactylis glomerata</i>	Orchard Grass	✓						✓		SNA	GNR	N		✓	3	IC	IC
<i>Daucus carota</i>	Wild Carrot	✓		✓			✓			SNA	GNR	N		✓	5	IC	IC
<i>Dianthus barbatus</i>	Sweet William	✓								SNA	GNR	N		✓	5	IR	IR

Table 1: Vascular Plant Inventory

Scientific Name	Common Name	Vegetation Community ^A							S-Rank ^B	C-Rank ^C	Provincially Tracked	Species at Risk Status		Non-native	Coefficient of Wetness	Status (Rarity) in the Carolinian Zone ^F	
		CUM1	FOCI	FOCM5	FOD5-9	FOD9-2	FODM11	OA	CVR_1			Provincial ^D	Federal ^E			Carolinian Zone	Haldimand-Norfolk County
<i>Digitalis purpurea</i>	Purple Foxglove	✓								SNR	N			✓	3		
<i>Dioscorea villosa</i>	Wild Yam			✓						S4	N				0	C	C
<i>Dryopteris carthusiana</i>	Spinulose Wood Fern			✓	✓					S5	N				-3	C	C
<i>Equisetum arvense</i>	Field Horsetail	✓						✓		S5	N				0	C	C
<i>Equisetum hyemale</i>	Common Scouring-rush	✓		✓						S5	N				0	C	C
<i>Erigeron strigosus</i>	Rough Fleabane	✓								S5	N				3	C	U
<i>Erythronium americanum</i>	Yellow Trout-lily			✓	✓					S5	N				5	C	C
<i>Fagus grandifolia</i>	American Beech			✓	✓					S4	N				3	C	C
<i>Fragaria vesca</i>	Woodland Strawberry			✓						S5	N				3	U	U
<i>Fragaria virginiana</i>	Wild Strawberry	✓								S5	N				3	C	C
<i>Fraxinus americana</i>	White Ash			✓						S4	N				3	C	C
<i>Fraxinus pennsylvanica</i>	Red Ash		✓				✓			S4	N				-3	C	C
<i>Galeopsis tetrahit</i>	Common Hemp-nettle									SNR	N			✓	3	IR	IR
<i>Galium aparine</i>	Common Bedstraw	✓	✓			✓				S5	N				3	C	C
<i>Geranium maculatum</i>	Spotted Geranium		✓							S5	N				3	C	C
<i>Geranium robertianum</i>	Herb-robert		✓					✓		S5	N				3	C	C
<i>Geum canadense</i>	Canada Avena		✓							S5	N				0	C	C
<i>Glyceria striata</i>	Fowl Mannagrass				✓					S5	N				-5	C	C
<i>Hamamelis virginiana</i>	American Witch-hazel			✓						S4S5	N				3	C	C
<i>Hamamelis fulva</i>	Orange Daylily							✓		SNR	N			✓	5	IU	IU
<i>Ilex verticillata</i>	Common Winterberry				✓					S5	N				-3	C	C
<i>Juglans nigra</i>	Black Walnut					✓				S4?	N				3	C	C
<i>Lapsana communis</i>	Common Nipplewort	✓								SNR	N			✓	3	IX	IU
<i>Leonurus cardiaca</i>	Common Motherwort	✓				✓		✓		SNR	N			✓	5	IC	IC
<i>Leucanthemum vulgare</i>	Oxeye daisy	✓								SNR	N			✓	5	IC	IC
<i>Ligustrum vulgare</i>	European Privet					✓				SNR	N			✓	3	IX	IR
<i>Lindera benzoin</i>	Northern Spicebush				✓					S4	N				-3	C	C
<i>Lolium Perenne</i>	Perennial Ryegrass	✓								SNR	N			✓	3	IU	IU
<i>Lotus corniculatus</i>	Garden Bird's-foot Trefoil	✓								SNR	N			✓	3	IC	IC
<i>Lupinus polyphylus</i>	Large-leaved Lupine	✓			✓					SNR	N			✓	5	IR	
<i>Maianthemum canadense</i>	Wild Lily-of-the-valley			✓						S5	N				3	C	C
<i>Maianthemum stellatum</i>	Star-flowered False Solomon's Seal			✓	✓					S5	N				0	C	C
<i>Malus pumila</i>	Common Apple	✓	✓					✓		SNR	N			✓	5	IC	IC
<i>Matteuccia struthiopteris</i>	Ostrich Fern				✓					S5	N				0	C	C
<i>Medicago sativa</i>	Alfalfa	✓								SNR	N			✓	5	IR	IR
<i>Meibomia alba</i>	White Sweet-clover	✓								SNR	N			✓	3	IC	IC
<i>Morus alba</i>	White Mulberry		✓					✓		SNR	N			✓	0	IC	IU
<i>Onoclea sensibilis</i>	Sensitive Fern			✓		✓	✓			S5	N				-3	C	C

Table 1: Vascular Plant Inventory

SEC 24-034 Nixon Road

Scientific Name	Common Name	Vegetation Community ^A							S-Rank ^B	C-Rank ^C	Provincially Tracked	Species at Risk Status		Non-native	Coefficient of Wetness	Status (Rarity) in the Carolinian Zone ^F	
		CUM1	FOC1	FOCM5	FOD5-9	FOD9-2	FODM11	OA	CVR_1			Provincial ^D	Federal ^E			Carolinian Zone	Haldimand-Norfolk County
<i>Osmunda regalis</i>	Royal Fern				✓	✓				S5	G5	N			-5	C	C
<i>Oxalis stricta</i>	Upright Yellow Wood-sorrel				✓					SNA	G5	N		✓	3	C	C
<i>Parthenocissus quinquefolia</i>	Virginia Creeper		✓		✓	✓				S4?	G5	N			3	U	U
<i>Persicaria virginiana</i>	Virginia Smartweed			✓	✓					S4	G5	N			0	C	C
<i>Phleum pratense</i>	Common Timothy	✓								SNA	GNR	N		✓	3	IC	IC
<i>Picea glauca</i>	White Spruce		✓	✓						S5	G5	N			3	U	R
<i>Pinus strobus</i>	Eastern White Pine		✓	✓	✓					S5	G5	N			3	C	C
<i>Pinus sylvestris</i>	Scots Pine		✓	✓	✓		✓			SNA	GNR	N		✓	3	IX	IC
<i>Plantago lanceolata</i>	English Plantain			✓			✓			SNA	G5	N		✓	3	IC	IC
<i>Poa pratensis</i>	Kentucky Bluegrass	✓		✓				✓		S5	G5	P			3	IC	IC
<i>Podophyllum peltatum</i>	May-apple			✓			✓			S5	G5	N			3	C	C
<i>Populus deltoides</i>	Eastern Cottonwood		✓							S5	G5	P			0	C	C
<i>Populus tremuloides</i>	Trembling Aspen		✓	✓			✓			S5	G5	N			0	C	C
<i>Prunus serotina</i>	Black Cherry		✓	✓	✓	✓				S5	G5	N			3	C	C
<i>Prunus virginiana</i>	Chokecherry		✓	✓	✓	✓				S5	G5	N			3	C	C
<i>Pteridium aquilinum</i>	Bracken Fern		✓	✓	✓	✓				S5	G5	N			3	C	C
<i>Quercus alba</i>	White Oak			✓	✓	✓				S5	G5	N			3	C	C
<i>Quercus macrocarpa</i>	Bur Oak				✓	✓	✓			S5	G5	N			3	C	C
<i>Quercus rubra</i>	Northern Red Oak		✓		✓					S5	G5	N			3	C	C
<i>Quercus velutina</i>	Black Oak					✓				S4	G5	N			5	C	C
<i>Rhamnus cathartica</i>	European Buckthorn		✓		✓	✓				SNA	GNR	N		✓	0	IC	IU
<i>Rhus typhina</i>	Staghorn Sumac		✓	✓		✓				S5	G5	N			3	C	C
<i>Ribes cynosbati</i>	Eastern Prickly Gooseberry			✓	✓					S5	G5	N			3	C	C
<i>Ribes rubrum</i>	European Red Currant			✓	✓					SNA	G4G5	N		✓	5	IX	IU
<i>Robinia pseudoacacia</i>	Black Locust	✓	✓				✓	✓		SNA	G5	N		✓	3	IC	IC
<i>Rosa carolina</i>	Carolina rose			✓						S4	G5	N			3	C	U
<i>Rosa multiflora</i>	Multiflora Rose		✓		✓					SNA	GNR	N		✓	3	IC	IU
<i>Rubus allegheniensis</i>	Allegheny Blackberry		✓							S5	G5	N			3	C	C
<i>Rubus idaeus ssp. Idaeus</i>	European Red Raspberry	✓						✓						✓	0		
<i>Rubus idaeus ssp. strigosus</i>	North American Red raspberry			✓						S5	G5T5	N			3	C	C
<i>Rubus occidentalis</i>	Black Raspberry	✓	✓		✓					S5	G5	N			5	C	C
<i>Rubus pubescens</i>	Dwarf Raspberry			✓						S5	G5	N			-3	C	C
<i>Rudbeckia hirta</i>	Black-eyed Susan	✓								S5	G5	N			3	C	C
<i>Rumex acetosella</i>	Sheep Sorrel	✓								SNA	GNR	N		✓	3	IC	IC
<i>Rumex crispus</i>	Curled Dock	✓								SNA	GNR	N		✓	0	IC	IC
<i>Salix amygdaloides</i>	Peach-leaved Willow	✓						✓		S5	G5	N			-3	C	U
<i>Salix integra</i>	Dappled Willow	✓															
<i>Sassafras albidum</i>	Sassafras					✓				S4	G5	N			3	C	C

Table 1: Vascular Plant Inventory

Scientific Name	Common Name	Vegetation Community ^A							S-Rank ^B	G-Rank ^C	Provincially Tracked	Species at Risk Status		Coefficient of Wetness	Status (Rarity) in the	
		CUMI	FOCI	FOCMS	FODS-9	FOD9-2	FODM11	OA	CVR 1			Provincial ^D	Federal ^E		Carolinian Zone	Haldimand-Norfolk County
<i>Silene coronaria</i>	Rose Campion	✓								SNA	GNR	N		5	IR	
<i>Silene latifolia</i>	White Campion	✓								SNA	GNR	N		5	IX	IC
<i>Silene vulgaris</i>	Bladder Campion						✓			SNA	GNR	N		5	IC	IC
<i>Smilax tamnoides</i>	Bristly Greenbrier	✓								S5	G5	N		0	C	C
<i>Solidago canadensis</i>	Canada Goldenrod	✓	✓							S5	G5	N		3	C	C
<i>Spiraea alba</i>	White Meadowsweet					✓				S5	G5	N		-3	C	C
<i>Symphotrichum lanceolatum</i>	Panicled Aster	✓								S5	G5	P		-3	C	C
<i>Symphotrichum lateriflorum</i>	Calico Aster	✓								S5	G5	P		0	C	C
<i>Symphotrichum novae-angliae</i>	New England Aster	✓								S5	G5	N		-3	C	C
<i>Symphotrichum puncticeum</i>	Purple-stemmed Aster	✓						✓		S5	G5	N		-5	C	C
<i>Syringa vulgaris</i>	Common Lilac	✓	✓						✓	SNA	GNR	N		5	IX	IC
<i>Taraxacum officinale</i>	Common Dandelion	✓						✓		SNA	G5	N		3	IC	IC
<i>Thalictrum dioicum</i>	Early meadow-rue	✓	✓							S5	G5	N		3	C	C
<i>Thlaspi arvense</i>	Field Pennycress	✓								SNA	GNR	N		5	IC	IU
<i>Thuja occidentalis</i>	Eastern White Cedar			✓					✓	S5	G5	N			C	C
<i>Tilia americana</i>	Basswood				✓					S5	G5	N		3	C	C
<i>Toxicodendron radicans</i> var. <i>radicans</i>	Eastern Poison Ivy		✓			✓				S5	G5T5	N		0	C	C
<i>Tragopogon dubius</i>	Yellow Goatsbeard					✓				SNA	GNR	N		5	IC	IC
<i>Trifolium pratense</i>	Red Clover	✓							✓	SNA	GNR	N		3	IC	IC
<i>Trifolium repens</i>	White Clover	✓								SNA	GNR	N		3	IC	IC
<i>Ulmus americana</i>	White Elm		✓			✓				S5	G4	N		-3	C	C
<i>Vaccinium pallidum</i>	Pale Blueberry			✓						S4	G5	N		5	C	C
<i>Verbascum thapsus</i>	Common Mullein	✓								SNA	GNR	N		5	IC	IC
<i>Viburnum acerifolium</i>	Maple-leaved Viburnum		✓							S5	G5	N		5	C	C
<i>Vicia cracca</i>	Tufted Vetch	✓								SNA	GNR	N		5	IX	IU
<i>Viola pubescens</i>	Yellow Violet			✓						S5	G5	N		3	C	C
<i>Viola sororia</i>	Woolly Blue Violet			✓						S5	G5	N		0	C	C
<i>Vitis riparia</i>	Riverbank Grape		✓				✓			S5	G5	N		0	C	C
	Kentucky Coffee-Tree								✓							

^ARefer to Figure 2 for Ecological Land Classification descriptors.^BProvincial Ranking Status. Definitions of each S-Rank can be found at the following website: https://caroliniancanada.ca/legacy/SpeciesHabitats_SRrank.htm.^CGlobal Ranking Status. Definitions of each G-Rank can be found at the following website: https://caroliniancanada.ca/legacy/SpeciesHabitats_GRrank.htm.^DSpecies at Risk status as per the O. Reg. 230/08.^ESpecies at Risk status as per the *Species at Risk Act* (S.C. 2002, c.29).^FRegional and Local rarity status as per the *List of the Vascular Plants of Ontario's Carolinian Zone* (MNR, 2017).

Table 2: Bird Inventory

SEC 24-034 Nixon Road

Scientific Name	Common Name	Point Count Station										Incidental	Location	Breeding ^A	Non-native?	S-Rank ^B G-Rank ^C	Species at Risk Status	
		1		2		3		4		5							Provincial ^D	Federal ^E
		05-26-2024	07-02-2024	05-26-2024	07-02-2024	05-26-2024	07-02-2024	05-26-2024	07-02-2024	05-26-2024	07-02-2024							
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	S ^F (1) ^G		S(1)	FY(5)							Subject Property	Confirmed		S5	G5		
<i>Baeolophus bicolor</i>	Tufted Titmouse					S(1)				S(1)		Subject Property	Possible		S3	G5		
<i>Buteo platypterus</i>	Broad-winged hawk										✓	Subject Property	Possible		S5B	G5		
<i>Butorides virescens</i>	Green heron										✓	Subject Property	Possible		S4B	G5		
<i>Cardinalis cardinalis</i>	Northern Cardinal			S(1)								Subject Property	Possible		S5	G5		
<i>Charadrius vociferus</i>	Killdeer	S(1)										Adjacent Lands	Possible		S4B	G5		
<i>Contopus virens</i>	Eastern Wood-pewee											Subject Property	Possible		S4B	G5	SC	
<i>Corvus brachyrhynchos</i>	American Crow											Subject Property	Probable		S5	G5		
<i>Cyanocitta cristata</i>	Blue Jay		S(1)			S(1)				S(1)	S(1)	Subject Property	Possible		S5	G5		
<i>Dryocopus pileatus</i>	Pileated Woodpecker				S(1)							Subject Property	Possible		S5	G5		
<i>Dumetella carolinensis</i>	Gray Catbird	S(1)										Subject Property	Possible		S5B,S3N	G5		
<i>Haemorhous mexicanus</i>	House Finch										✓	Subject Property	Possible	✓	SNA	G5		
<i>Hirundo rustica</i>	Barn Swallow	H(3)	H(3)									Subject Property	Possible		S4B	G5	THR	
<i>Hylocichla ustulina</i>	Wood Thrush							S(1)				Subject Property	Possible		S4B	G4	SC	
<i>Icterus galbula</i>	Baltimore Oriole	S(2)				S(2)	S(1)	S(2)			✓	Subject Property	Possible		S4B	G5		
<i>Megasceryle alcyon</i>	Belted Kingfisher											Subject Property	Possible		S5B,S4N	G5		
<i>Melanerpes carolinus</i>	Red-bellied Woodpecker									S(1)		Subject Property	Possible		S5	G5		
<i>Melospiza melodia</i>	Song Sparrow	S(2)	T(1)									Subject Property	Probable		S5	G5		
<i>Molothrus ater</i>	Brown-headed Cowbird	S(3)		S(1)								Subject Property	Possible		S5	G5		
<i>Myiarchus crinitus</i>	Great Crested Flycatcher			S(1)	T(1)							Subject Property	Probable		S5B	G5		
<i>Passerculus sandwichensis</i>	Savannah Sparrow	S(1)										Subject Property	Possible		S5B,S3N	G5		
<i>Passerina cyanea</i>	Indigo Bunting									S(1)		Adjacent Lands	Possible		S5B	G5		
<i>Pheucticus ludovicianus</i>	Rose-breasted Grosbeak	S(1)										Subject Property	Possible		S5B	G5		
<i>Poecile atricapillus</i>	Black-capped Chickadee									S(2)		Subject Property	Possible		S5	G5		
<i>Quiscalus quiscula</i>	Common Grackle				S(1)							Adjacent Lands	Possible		S5	G5		
<i>Scolopax minor</i>	American Woodcock										✓	Subject Property	Possible		S4B	G5		
<i>Seiurus aurocapilla</i>	Ovenbird							S(1)				Subject Property	Possible		S5B	G5		
<i>Sitta carolinensis</i>	White-breasted Nuthatch							S(1)				Subject Property	Possible		S5	G5		
<i>Sphyrapicus varius</i>	Yellow-bellied Sapsucker											Subject Property	Possible		S5B,S3N	G5		
<i>Spinus tristis</i>	American Goldfinch									S(2)		Subject Property	Possible		S5	G5		
<i>Spizella passerina</i>	Chipping Sparrow	S(1)										Subject Property	Possible		S5B,S3N	G5		
<i>Spizella pusilla</i>	Field Sparrow	S(1)										Adjacent Lands	Possible		S4B,S3N	G5		
<i>Sturnus vulgaris</i>	European Starling	S(2)	FY(6)	S(1), FY(2)								Subject Property	Confirmed	✓	SNA	G5		
<i>Troglodytes aedon</i>	House Wren			S(1)								Subject Property	Possible		S5B	G5		
<i>Turdus migratorius</i>	American Robin	S(3)		S(1)	T(1)							Subject Property	Probable		S5	G5		
<i>Tyrannus tyrannus</i>	Eastern Kingbird	S(1)										Subject Property	Possible		S4B	G5		
<i>Vireo olivaceus</i>	Red-eyed Vireo			S(1)								Subject Property	Probable		S5B	G5		
<i>Zenaidura macroura</i>	Mourning Dove				P(2), S(1)							Subject Property	Probable		S5	G5		

Table 2: Bird Inventory

SEC 24-034 Nixon Road

Scientific Name	Common Name	Point Count Station								Incidental	Location	Breeding ^A	Non-native?	S-Rank ^B G-Rank ^C	Species at Risk Status			
		1		2		3		4							5		Provincial ^D	Federal ^E
		05-26-2024	07-02-2024	05-26-2024	07-02-2024	05-26-2024	07-02-2024	05-26-2024	07-02-2024						05-26-2024	07-02-2024		

^ABreeding Evidence as per Ontario Breeding Bird Atlas: Guide for Participants (March 2001)^BProvincial Ranking Status. Definitions of each S-Rank can be found at the following website: https://caroliniancanada.ca/legacy/Species/Habitats_SRank.htm.^CGlobal Ranking Status. Definitions of each G-Rank can be found at the following website: https://caroliniancanada.ca/legacy/Species/Habitats_GRank.htm.^DSpecies at Risk status as per the O. Reg. 230/08.^ESpecies at Risk status as per the *Species at Risk Act* (S.C. 2002, c.29).^FBreeding Code as per Ontario Breeding Bird Atlas: Guide for Participants (March 2001)^GNumber of individuals observed

Table 3: Species at Risk Habitat Assessment

Species Grouping	Common Name	Scientific Name	Provincial Status ^A	Federal Status ^B	SAR Habitat Assessment
Birds	Acadian Flycatcher	<i>Ambystoma laterale – texanum</i>	Endangered	Endangered	Absent. No suitable forest habitat for Acadian flycatcher identified on the subject property.
Birds	Bald Eagle	<i>Haliaeetus leucocephalus</i>	Special Concern	Not Listed	Absent. No suitable treed habitat adjacent to highly productive waterbody for bald eagle identified on the subject property.
Birds	Bank Swallow	<i>Riparia riparia</i>	Threatened	Threatened	Absent. No suitable nesting sites for bank swallow identified on the subject property nor anticipated to occur in up to 500 m of the subject property.
Birds	Barn Owl	<i>Tyto alba</i>	Endangered	Endangered	Absent. No suitable open habitat for barn owl identified on the subject property.
Birds	Barn Swallow	<i>Hirundo rustica</i>	Special Concern	Threatened	Candidate. Although no barn swallow nests were observed on the existing structures, this species was observed foraging above the CUM1 community during the second dawn breeding bird survey (Table 2). Barn swallow could be nesting within 200 m of the subject property and utilizing the CUM1 community for foraging.
Birds	Black Tern	<i>Chlidonias niger</i>	Special Concern	Special Concern	Absent. No suitable wetland habitat for black tern identified on the subject property.
Birds	Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened	Threatened	Absent. No suitable open habitat of adequate size for bobolink identified on the subject property. Moreover, this species was not observed during the dawn breeding bird surveys nor through incidental occurrence.
Birds	Canada Warbler	<i>Cardellina canadensis</i>	Special Concern	Threatened	Absent. No suitable forest habitat for Canada warbler identified on the subject property.
Birds	Cerulean Warbler	<i>Setophaga cerulea</i>	Endangered	Threatened	Absent. No suitable forest habitat for Cerulean warbler identified on the subject property.
Birds	Chimney Swift	<i>Chaetura pelagica</i>	Threatened	Threatened	Absent. No suitable nesting sites for chimney swift identified on the subject property nor anticipated to occur in up to 90 m of the adjacent lands.
Birds	Common Nighthawk	<i>Chordeiles minor</i>	Special Concern	Special Concern	Absent. No common nighthawk observed on the subject property during the nocturnal bird surveys nor through incidental occurrence.
Birds	Eastern Meadowlark	<i>Sturnella magna</i>	Threatened	Threatened	Absent. No suitable open habitat of adequate size for Eastern meadowlark identified on the subject property. Moreover, this species was not observed during the dawn breeding bird surveys nor through incidental occurrence.
Birds	Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	Threatened	Threatened	Absent. No Eastern whip-poor-will observed on the subject property during the nocturnal bird surveys nor through incidental occurrence.
Birds	Eastern Wood-Pewee	<i>Contopus virens</i>	Special Concern	Special Concern	Absent. Eastern wood-pewee was not observed with probable or confirmed breeding evidence on the subject property (Table 2).
Birds	Golden-winged Warbler	<i>Vermivora chrysoptera</i>	Threatened	Special Concern	Absent. No suitable open habitat for golden-winged warbler identified on the subject property.
Birds	Grasshopper Sparrow	<i>Ammodramus savannarum pratensis</i>	Special Concern	Special Concern	Absent. No suitable open habitat of adequate size for grasshopper sparrow identified on the subject property. Moreover, this species was not observed during the dawn breeding bird surveys nor through incidental occurrence.
Birds	King Rail	<i>Rallus elegans</i>	Endangered	Endangered	Absent. No suitable wetland habitat for king rail identified on the subject property.
Birds	Least Bittern	<i>Ixobrychus exilis</i>	Threatened	Threatened	Absent. No suitable wetland habitat for least bittern identified on the subject property.
Birds	Louisiana Waterthrush	<i>Parkesia motacilla</i>	Threatened	Threatened	Absent. No suitable forest habitat for Louisiana waterthrush identified on the subject property.
Birds	Northern Bobwhite	<i>Colinus virginianus</i>	Endangered	Endangered	Absent. Although suitable habitat for bobwhite may occur on the subject property, this species was not observed during the dawn breeding bird surveys nor through incidental occurrence.
Birds	Piping Plover	<i>Charadrius melodus</i>	Endangered	Endangered	Absent. No suitable beach area for piping plover identified on the subject property.

Table 3: Species at Risk Habitat Assessment

Species Grouping	Common Name	Scientific Name	Provincial Status ^A	Federal Status ^B	SAR Habitat Assessment
Birds	Prothonotary Warbler	<i>Protonotaria citrea</i>	Endangered	Endangered	Absent. No suitable treed habitat for prothonotary warbler identified on the subject property.
Birds	Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Endangered	Endangered	Absent. No suitable treed habitat with an abundance of dead/dying trees for red-headed woodpecker identified on the subject property. Moreover, no red-headed woodpecker cavities encountered on the subject property.
Birds	Short-eared Owl	<i>Asio flammeus</i>	Threatened	Special Concern	Absent. No suitable open habitat for short-eared owl identified on the subject property.
Birds	Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern	Special Concern	Absent. Wood thrush was not observed with probable or confirmed breeding evidence on the subject property.
Birds	Yellow-breasted Chat	<i>Icteria virens</i>	Endangered	Endangered	Absent. No suitable open habitat for yellow-breasted chat identified on the subject property.
Insects	Monarch	<i>Danaus plexippus</i>	Special Concern	Special Concern	Candidate. Milkweed for breeding monarch was observed in the CUM1 community. An abundance of favorable nectar sources for adult monarch was observed in the CUM1 community.
Mammals	Eastern Small-footed Myotis	<i>Myotis leibii</i>	Endangered	Endangered	Absent. No rock or similar features with the potential of functioning as suitable day/maternity roosting sites for Eastern small-footed myotis encountered on the subject property.
Mammals	Little Brown Myotis	<i>Myotis lucifugus</i>	Endangered	Endangered	Candidate. Roosting habitat for little brown myotis may occur in the dwelling, as well as, the FODM9-2, FODM2-1 and FODM11 communities. Foraging habitat may include the forest edge and OA feature, should this species be present.
Mammals	Northern Myotis	<i>Myotis septentrionalis</i>	Endangered	Endangered	Candidate. Roosting habitat for Northern myotis may occur in the FODM2-1 and FODM9-2 communities. Foraging habitat may include the forest edge and OA feature, should this species be present.
Mammals	Tri-colored Bat	<i>Perimyotis subflavus</i>	Endangered	Endangered	Candidate. Roosting habitat for tri-colored bat may occur in the FODM9-2, FODM2-1 and FODM11 communities. Foraging habitat may include the forest edge and OA feature, should this species be present.
Reptiles	Blanding's Turtle	<i>Emydoidea blandingii</i>	Threatened	Threatened	Absent. No suitable aquatic habitat for Blanding's turtle identified on the subject property.
Reptiles	Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	Threatened	Threatened	Absent. Eastern hog-nosed snake preferred habitat generally consists of well-drained soil, loose or sandy soil, open vegetative cover, brushland or forest edge and proximity to American toad breeding habitat. Due to the absence of loose or sandy soil for Eastern hog-nosed snake egg-laying, this species is not anticipated to occur on the subject property.
Reptiles	Snapping Turtle	<i>Chelydra serpentina</i>	Special Concern	Special Concern	Candidate. The OA feature has the potential to function as aquatic habitat for snapping turtle. The perimeter of the OA feature contained some areas of exposed mineral substrate that could be used for turtle nesting.
Vascular Plants	American Chestnut	<i>Castanea dentata</i>	Endangered	Endangered	Absent. No American chestnut encountered on the subject property.
Vascular Plants	American Water-willow	<i>Justicia americana</i>	Threatened	Threatened	Absent. No suitable habitat for American water-willow identified on the subject property.
Vascular Plants	Black Ash	<i>Fraxinus nigra</i>	Endangered	Endangered	Absent. No black ash encountered on the subject property.
Vascular Plants	Broad Beech Fern	<i>Phegopteris hexagonoptera</i>	Special Concern	Special Concern	Absent. No broad beech fern encountered on the subject property.

Table 3: Species at Risk Habitat Assessment

Species Grouping	Common Name	Scientific Name	Provincial Status ^A	Federal Status ^B	SAR Habitat Assessment
Vascular Plants	Butternut	<i>Juglans cinerea</i>	Endangered	Endangered	Absent. No butternut encountered on the subject property.

^AClassification of species as they are anticipated to appear on the updated O. Reg. 230/08 Species at Risk Ontario (SARO) list on January 25, 2023.

^BClassification of species as they appear on Schedule 1 of the Species at Risk Act.

Wildlife Category	Wildlife Habitat	SWH Assessment
Seasonal Concentration Areas of Animals	Waterfowl Stopover and Staging Areas (Terrestrial) Rationale: Habitat important to migrating waterfowl.	Absent. Aerial imagery from March of 2024 and April of 2016 is not suggestive of flooding in the CUM1 community. As such, the SWH, Waterfowl Stopover and Staging Areas, is not anticipated to occur on the subject property.
Seasonal Concentration Areas of Animals	Waterfowl Stopover and Staging Areas (Aquatic) Rationale: Important for local and migrant waterfowl populations during the spring or fall migration or both periods combined. Sites identified are usually only one of a few in the eco-district.	Absent. None of the appropriate ELC ecosites were identified on the subject property.
Seasonal Concentration Areas of Animals	Shorebird Migratory Stopover Area Rationale: High quality shorebird stopover habitat is extremely rare and typically has a long history of use.	Absent. None of the appropriate ELC ecosites were identified on the subject property.
Seasonal Concentration Areas of Animals	Raptor Wintering Area Rationale: Sites used by multiple species, a high number of individuals and used annually are most significant.	Hawks/Owls: Absent. The appropriate combination of upland and lowland habitat of adequate size is not anticipated to extend onto the subject property. Bald Eagle: Absent. Bald eagle is not anticipated to occur on or near the subject property (Table 2).
Seasonal Concentration Areas of Animals	Bat Hibernacula Rationale: Bat hibernacula are rare habitats in all Ontario landscapes.	Absent. None of the appropriate ELC ecosites were identified on the subject property nor anticipated to occur within 200 m of the subject property.
Seasonal Concentration Areas of Animals	Bat Maternity Colonies Rationale: Known locations of forested bat maternity colonies are extremely rare in all Ontario landscapes.	Candidate. The FODM11, FODM9-2 and FODM2-1 communities contain more than 10 snags per hectare and as such, have the potential to function as the SWH, Bat Maternity Colonies.
Seasonal Concentration Areas of Animals	Turtle Wintering Areas Rationale: Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant.	Candidate. The OA feature located on the subject property has the potential to function as the SWH, Turtle Wintering Areas.
Seasonal Concentration Areas of Animals	Reptile Hibernaculum Rationale: Generally sites are the only known sites in the area. Sites with the highest number of individuals are most significant.	Absent. No reptile hibernacula was encountered on the subject property nor visually detected from the limits of the subject property.
Seasonal Concentration Areas of Animals	Colonially - Nesting Bird Breeding Habitat (Bank and Cliff) Rationale: Historical use and number of nests in a colony make this habitat significant. An identified colony can be very important to local populations. All swallow population are declining in Ontario.	Absent. No suitable banks or cliffs for the appropriate species identified on the subject property.

Table 4: Significant Wildlife Habitat Assessment
Source: Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E (MNR, 2015)

Wildlife Category	Wildlife Habitat	SWH Assessment
Seasonal Concentration Areas of Animals	Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs) Rationale: Large colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Absent. None of the appropriate ELC ecosites were identified on the subject property.
Seasonal Concentration Areas of Animals	Colonially - Nesting Bird Breeding Habitat (Ground) Rationale: Colonies are important to local bird population, typically sites are only known colony in area and are used annually.	Absent. The subject property is not located on a rocky island or peninsula.
Seasonal Concentration Areas of Animals	Migratory Butterfly Stopover Areas Rationale: Butterfly stopover areas are extremely rare habitats and are biologically important for butterfly species that migrate south for the winter.	Absent. The subject property is not located within 5 km Lake Ontario.
Seasonal Concentration Areas of Animals	Landbird Migratory Stopover Areas Rationale: Sites with a high diversity of species as well as high numbers are most significant.	Absent. None of the appropriate ELC ecosites were identified and the subject property is not within 5 km of Lake Erie or Lake Ontario.
Seasonal Concentration Areas of Animals	Deer Winter Congregation Areas Rationale: Deer movement during winter in the southern areas of Eco- region 7E are not constrained by snow depth, however deer will annually congregate in large numbers in suitable woodlands to reduce or avoid the impacts of winter conditions.	Absent. Deer Wintering Area has not been mapped on the subject property, as per data from Land Information Ontario (accessed July 9, 2024).
Rare Vegetation Communities	Cliffs and Talus Slopes Rationale: Cliffs and Talus Slopes are extremely rare habitats in Ontario.	Absent. No cliffs or talus slopes identified on the subject property.
Rare Vegetation Communities	Sand Barren Rationale: Sand barrens are rare in Ontario and support rare species. Most Sand Barrens have been lost due to cottage development and forestry.	Absent. No sand barrens identified on the subject property.
Rare Vegetation Communities	Alvar Rationale: Alvars are extremely rare habitats in Ecoregion 7E.	Absent. None of the appropriate ELC ecosites were identified on the subject property.
Rare Vegetation Communities	Old Growth Forest Rationale: Due to historic logging practices and land clearance for agriculture, old growth forest is rare in Ecoregion 7E.	Absent. None of the treed communities exhibited key habitat features to function as the SWH, Old Growth Forest.
Rare Vegetation Communities	Savannah Rationale: Savannahs are extremely rare habitats in Ontario.	Absent. None of the appropriate ELC ecosites were identified on the subject property.

Table 4: Significant Wildlife Habitat Assessment
Source: Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E (MNRF, 2015)

Wildlife Category	Wildlife Habitat	SWH Assessment
Rare Vegetation Communities	Tallgrass Prairie	Absent. None of the appropriate ELC ecosites were identified on the subject property.
Rare Vegetation Communities	Rationale: Tallgrass Prairies are extremely rare habitats in Ontario. Other Rare Vegetation Communities	Absent. No provincially rare vegetation communities were identified on the subject property.
Specialized Habitats of Wildlife considered SWH	Rationale: Plant communities that often contain rare species which depend on the habitat for survival. Waterfowl Nesting Area	Absent. None of the appropriate ELC ecosites were identified on the subject property.
Specialized Habitats of Wildlife considered SWH	Rationale: Important to local waterfowl populations, sites with greatest number of species and highest number of individuals are significant. Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Absent. The ecosites FODM11, FODM9-2, FODM2-1, FOCM5 and FOCM6-3 that have been identified on the subject property do not meet the criteria to function as the SWH, Bald Eagle and Osprey Nesting, Foraging and Perching Habitat, as the subject property is not located in or near highly productive waterbody for osprey and bald eagle.
Specialized Habitats of Wildlife considered SWH	Rationale: Nest sites are fairly uncommon in Ecoregion 7E and are used annually by these species. Many suitable nesting locations may be lost due to increasing shoreline development pressures and scarcity of habitat. Woodland Raptor Nesting Habitat	Absent. The treed communities that extend onto the subject property do not contain adequate amount of interior habitat to function as the SWH, Woodland Raptor Nesting Habitat.
Specialized Habitats of Wildlife considered SWH	Rationale: Nests sites for these species are rarely identified; these area sensitive habitats are often used annually by these species. Turtle Nesting Areas	Absent. None of the appropriate ELC ecosites were identified on the subject property.
Specialized Habitats of Wildlife considered SWH	Rationale: These habitats are rare and when identified will often be the only breeding site for local populations of turtles. Seeps and Springs	Absent. No seepage areas or springs observed on the subject property.
Specialized Habitats of Wildlife considered SWH	Rationale: Seeps/Springs are typical of headwater areas and are often at the source of coldwater streams. Amphibian Breeding Habitat (Woodland).	Absent. The OA feature is not likely functioning to its full potential as habitat for the local anuran populations due to its newly constructed state.
Specialized Habitats of Wildlife considered SWH	Rationale: These habitats are extremely important to amphibian biodiversity within a landscape and often represent the only breeding habitat for local amphibian populations. Amphibian Breeding Habitat (Wetlands)	Absent. The OA feature is not likely functioning to its full potential as habitat for the local anuran populations due to its newly constructed state.

Table 4: Significant Wildlife Habitat Assessment
Source: Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E (MNRFP, 2015)

Wildlife Category	Wildlife Habitat	SWH Assessment
Specialized Habitats of Wildlife considered SWH	Woodland Area- Sensitive Bird Breeding Habitat Rationale: Large, natural blocks of mature woodland habitat within the settled areas of Southern Ontario are important habitats for area sensitive interior forest song birds.	Absent. None of the appropriate species were observed with probable or confirmed breeding evidence and as such, the SWH, Woodland-Area Sensitive Bird Breeding Habitat, is not anticipated to occur on the subject property.
Habitats of Species of Conservation Concern considered SWH	Marsh Breeding Bird Habitat Rationale: Wetlands for these bird species are typically productive and fairly rare in Southern Ontario landscapes.	<u>Marsh Breeding Bird</u> : Absent. None of the appropriate ELC ecosites were identified on the subject property. <u>Green Heron</u> : Absent. No nests of green heron were encountered on the subject property.
Habitats of Species of Conservation Concern considered SWH	Open Country Bird Breeding Habitat Rationale: This wildlife habitat is declining throughout Ontario and North America. Species such as the Upland Sandpiper have declined significantly the past 40 years based on CWS (2004) trend records.	Absent. The CUM1 community identified on the subject property is not of adequate size to function as the SWH, Open Country Bird Breeding Habitat.
Habitats of Species of Conservation Concern considered SWH	Shrub/Early Successional Bird Breeding Habitat Rationale: This wildlife habitat is declining throughout Ontario and North America. The Brown Thrasher has declined significantly over the past 40 years based on CWS (2004) trend records.	Absent. None of the appropriate ELC ecosites were identified on the subject property.
Habitats of Species of Conservation Concern considered SWH	Terrestrial Crayfish Rationale: Terrestrial Crayfish are only found within SW Ontario in Canada and their habitats are very rare.	Absent. Although the appropriate ELC ecosite, CUM1, is present on the subject property, this community did not exhibit meadow marsh inclusions and as such, is not anticipated to function as the SWH, Terrestrial Crayfish.
Habitats of Species of Conservation Concern considered SWH	Special Concern and Rare Wildlife Species Rationale: These species are quite rare or have experienced significant population declines in Ontario.	Candidate. Special concern species (i.e., barn swallow, monarch and snapping turtle) have the potential of occurring on the subject property (Table 3). No provincially rare plant species were encountered on the subject property (Table 1).
Animal Movement Corridors	Amphibian Movement Corridors Rationale: Movement corridors for amphibians moving from their terrestrial habitat to breeding habitat can be extremely important for local populations.	Absent. No candidate amphibian corridors comprising a water feature and layers of vegetation identified on the subject property.
Significant Wildlife Habitat Exceptions for Ecodistricts within EcoRegion 7E	Bat Migratory Stopover Areas	Absent. In the absence of criteria, bat migratory stopover areas cannot currently be evaluated.

List of Appendices

Appendix A: Natural Heritage Areas Mapping

Appendix B: LPRCA Regulated Lands Mapping

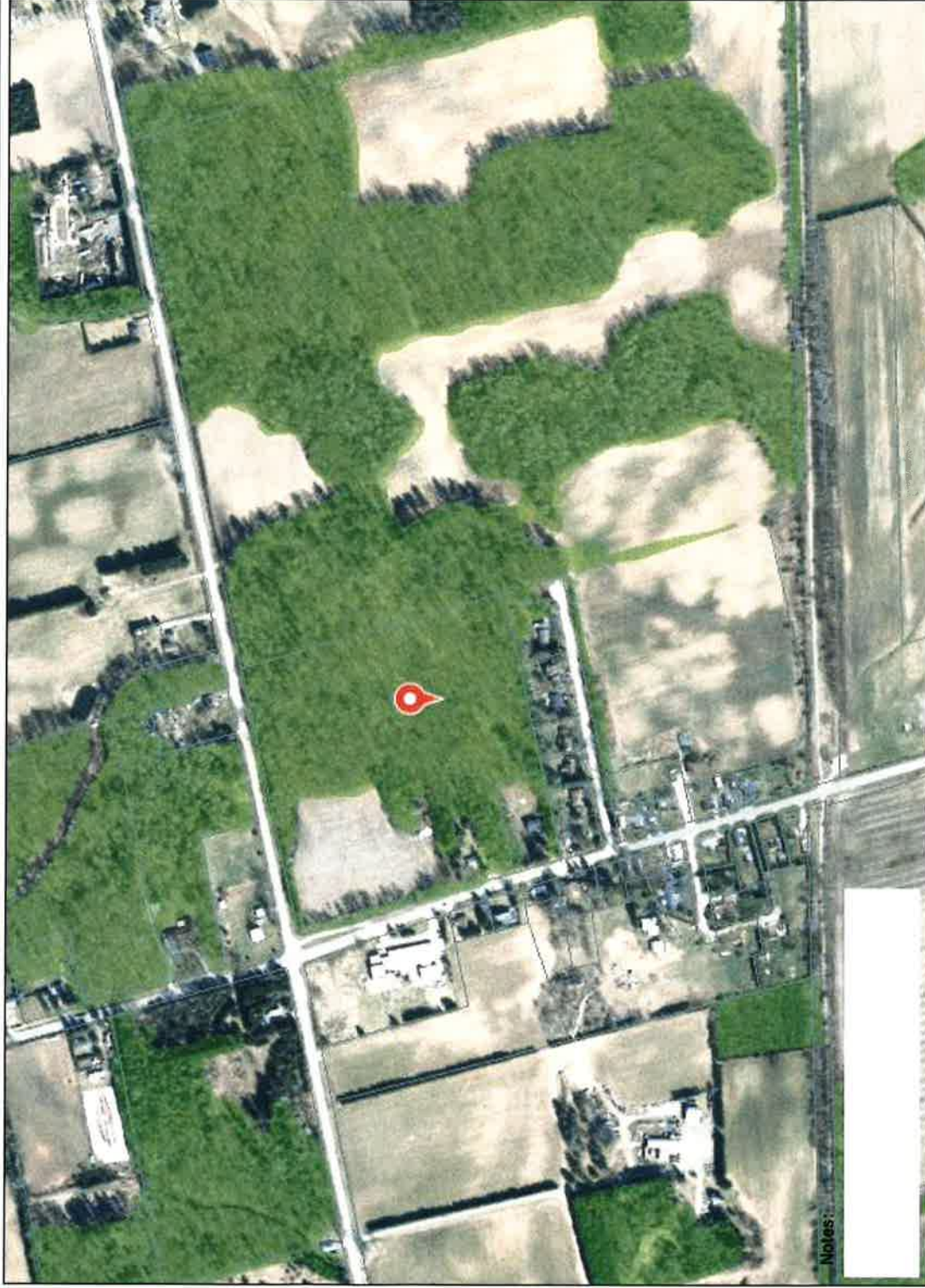
Appendix A: Natural Heritage Areas Mapping



Ministry of Natural Resources and Forestry
Make-a-Map: Natural Heritage Areas

SEC 24-034 Nixon Road

Map created: 7/10/2024



Notes:



Kilometres Absence of a feature in the map does not mean they do not exist in this area.

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Legend

- Assessment Parcel
ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
 - Earth Science Regionally Significant/sciences de la terre d'importance régionale
 - Life Science Provincially Significant/sciences de la vie d'importance provinciale
 - Life Science Regionally Significant/sciences de la vie d'importance régionale
 - Evaluated Wetland
 - Provincially Significant/considérée d'importance provinciale
 - Non-Provincially Significant/non considérée d'importance provinciale
 - Unevaluated Wetland
 - Woodland

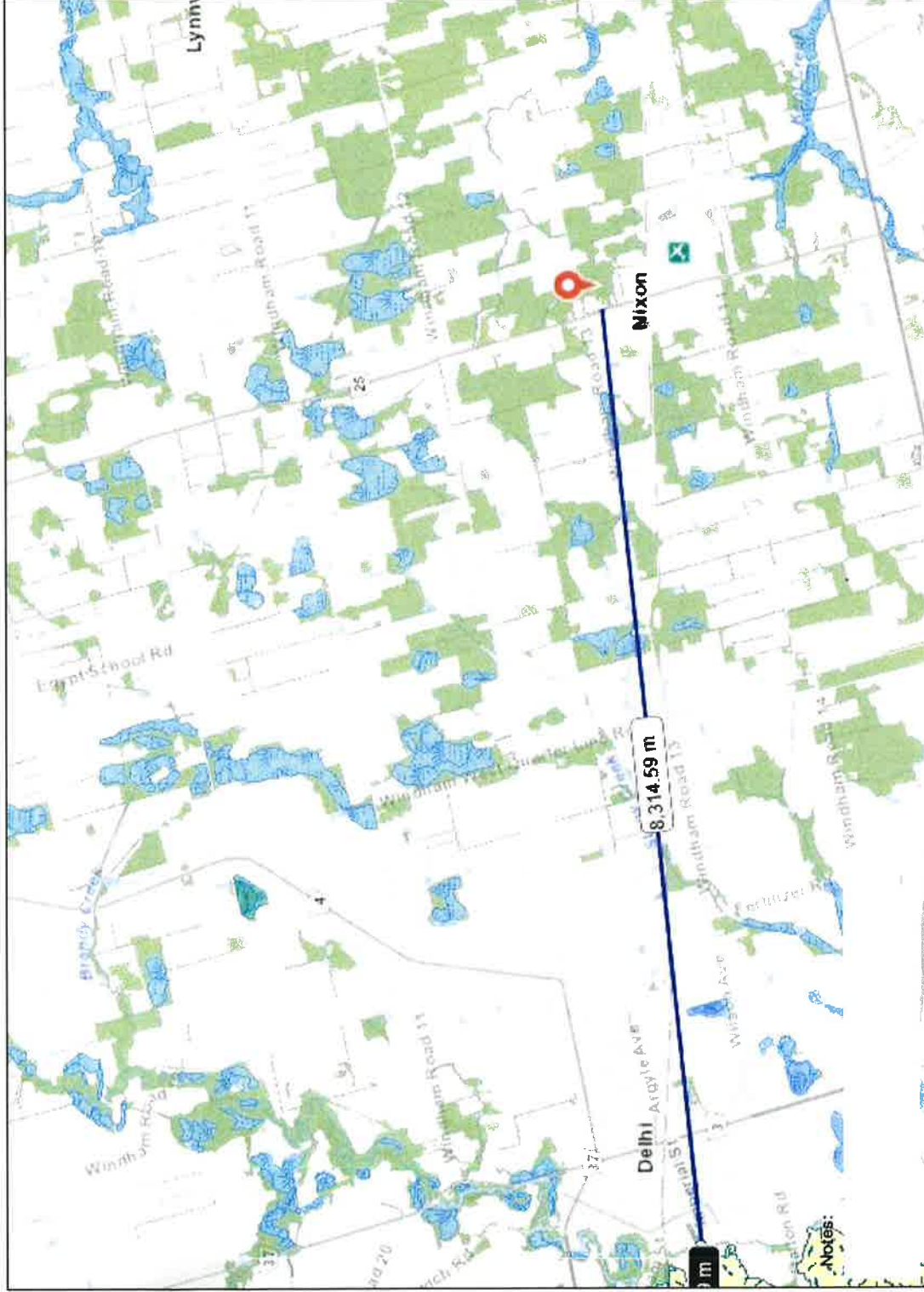


SEC 24-034 Nixon Road

Map created: 7/10/2024

Legend

- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
 - Earth Science Regionally Significant/sciences de la terre d'importance régionale
 - Life Science Provincially Significant/sciences de la vie d'importance provinciale
 - Life Science Regionally Significant/sciences de la vie d'importance régionale
 - Evaluated Wetland
 - Provincially Significant/considérée d'importance provinciale
 - Non-Provincially Significant/considérée d'importance provinciale
 - Unevaluated Wetland
 - Woodland



2.7 Kilometres 2.7 Absence of a feature in the map does not mean they do not exist in this area.

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Appendix B: LPRCA Regulated Lands Mapping

Legend

LPRCA - Ontario Regulation 178/06

Watershed Boundary LPRCA

Watercourse LPRCA

Wetlands

Waterbody LPRCA

roads

2328 Nixon Rd, North York County 1 X

2328 Nixon Rd, North York County 1 X

Map

Layers

Home

Layers

Layers

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Ministry of Citizenship and Multiculturalism (MCM)

Archaeology Program Unit
Heritage Branch
Citizenship, Inclusion and Heritage Division
5th Floor, 400 University Ave.
Toronto ON M7A 2R9
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Ministère des Affaires civiques et du Multiculturalisme (MCM)

Unité des programme d'archéologie
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Email: Jessica.Marr@ontario.ca



Mar 14, 2024

Thomas Irvin (P379)
Irvin Heritage, Inc.
PO BOX 93163 Newmarket ON L3Y 3H6

RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 Archaeological Assessment Report 2328 Nixon Road Part of Lot 12, Concession 13 County of Norfolk Historic Township of Windham Historic County of Norfolk", Dated Feb 23, 2024, Filed with MCM Toronto Office on N/A, MCM Project Information Form Number P379-0649-2024, MCM File Number 0021071

Dear Mr. Irvin:

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

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

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

cc. Archaeology Licensing Officer
R.W. Phillips, JH Cohoon
None Provided, County of Norfolk

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

**FUNCTIONAL SERVICING REPORT
PROPOSED RESIDENTIAL DEVELOPMENT
NIXON ROAD SUBDIVISION**

Norfolk County

Prepared By:

**J.H. Cohoon Engineering Limited
440 Hardy Road, Unit 1
Brantford, Ontario
N3T 5L8
Phone (519) 753-2656
Fax (519) 753-4263**

Job: 15296

Feb 2023

INTRODUCTION

The following Functional Servicing Report was prepared by J.H. Cohoon Engineering Limited for Mr. P. Horvath in support of future planning applications relating to the site located at MN 2328 Nixon Road, Simcoe, Ontario in Norfolk County. This report was prepared to demonstrate the servicing scheme for the proposed residential development that is to occur on the subject lands.

The development approach is to develop the site in a single-phase residential single-family development that will consist of six (6) residential lots as illustrated on the draft plan of subdivision included within Appendix 'A' of this report.

The site is located on the east side of Nixon Road in Simcoe, Ontario in Norfolk County. The overall subdivision area is 8.723 Ha in size with the parcel of land being proposed to be made up of 2.424 ha of residential lands with the remaining being the retained parcel.

The objective of this report is to document the servicing strategy to be utilized for the site in a proposed initial development. Full services will not be installed (i.e., sanitary, storm and water) within the development and the development will be on private services. The owner will assume full responsibility for the installation and maintenance of the services on the property.

PROPOSED DEVELOPMENT CONCEPT

The proposed development is to be constructed on the east side of Nixon Road, being a small plan of subdivision. As indicated the parcel of land is some 8.723 hectares in size. A key map illustrating the site location is provided in Figure 1.

The anticipated development is intended to be a series of single-family homes on the property with a total of six (6) single family units with no future development to occur on this site. The development is illustrated on the plans prepared by J H Cohoon Engineering Limited being drawings which have been included within Appendix 'A' of this report



**Site Location – Key Plan
Figure No. 1**

SANITARY SEWERS & APPURTENANCES

3.1 Design Flows

This site is proposed to be constructed on individual private services. The proposed lots are to be developed with individual septic systems designed in accordance with the requirements of the Ontario Building Code.

The proposed septic systems are shown generically on the engineering plans included within Appendix 'A' of this report. The septic systems are proposed to be constructed in the rear of the proposed residences.

The design of the system(s) was carried out in accordance with the requirements of the Ontario Building Code including the following assumptions for the design of the system

WATER SERVICING AND FIRE PROTECTION

The provision of water to the proposed residences will be provided through the provision of individual wells located on the subject lands in accordance with the requirements of the Ontario building Code.

In this case, fire protection will be provided from the Norfolk County Fire department through the use of rural fire-fighting techniques. The Norfolk Fire Department is accredited as being able to provide Superior Tanker Shuttle Service as provided by the Fire Underwriters Survey. (Refer to Appendix 'B' of this report). The site is located within approximately 6.0km of the Teeterville Fire Station located at Mn 186 Teeter Street, Teeterville.

STORM SEWERS & APPURTENANCES

Storm Sewers / Storm water Management

The site is intended to be serviced through the municipal drain located adjacent to the site. The site is intended to provide its own stormwater management controls on the property to reduce the impact of the site on the existing drainage system located on Nixon Road.

The site presently drains in a westerly direction towards the Nixon Road right-of-way. The overall stormwater management system is to be consistent with the current policies of Norfolk County. In this case, the proposal is to utilize the existing road side ditch with the runoff being directed to that ditch. The overall stormwater management is to be controlled with the use of drywells on the property with the overflow being directed towards the Nixon Road right-of-way. Some reworking of the ditch on Nixon Road is required. In this case the introduction of the additional six (6) lots results in an increase in the impervious area from zero to approximately 1.5% which would be considered insignificant in this application. The introduction of the drywells would further reduce the runoff on this site.

Feb 2023

GRADING

Road grades will be established for the proposed development and are illustrated on the plans appended to the report. Minimum (0.50%) and maximum (6.0%) grades have been used in accordance with Norfolk County design criteria.

UTILITIES

Coordination of these services will be required with Union Gas, the hydro utility, Bell, and the local cable tv provider (if available)

CONCLUSIONS

The preceding sections of this report outline the servicing and grading requirements for the proposed residential development on this site. Based on the work completed to date, it may be concluded that the proposed development may be developed with full municipal services.

Report Prepared By:

J.H. COHOON ENGINEERING LIMITED



R. W. Phillips, P.Eng.



Appendix 'A'
Proposed Draft Plan of Subdivision – Job 15296 – DP1
As prepared by J H Cohoon Engineering Limited

PART OF LOT 12
CONCESSION 13
(GEOGRAPHIC TOWNSHIP OF WINDHAM)
NORFOLK COUNTY

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ JOHN MUIR, O.L.S.
MACAULAY, WHITE & MUIR LTD.

I HEREBY AUTHORIZE J.H. COHOON ENGINEERING LTD. TO PREPARE AND
SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF
NORFOLK COUNTY FOR APPROVAL

DATE _____ PETER HORVATH _____

A - SEE PLAN
B - SEE PLAN
C - SEE PLAN
D - RESIDENTIAL (SINGLE FAMILY)
E - SEE PLAN
F - SEE PLAN
G - SEE PLAN
H - INDIVIDUAL WELLS
I - SILTY SAND
J - SEE PLAN
K - INDIVIDUAL SEPTIC SYSTEMS
L - NONE

TOTAL AREA = 8.723 Ha



DESIGN	R.W.P.	15296
DRAWN	K.P.B.	
SCALE	1:750	DATE: 15/9/22
DATE	SEPT. 16/22	DP1



Appendix 'B'
Proposed Residential Development Engineering Plans as prepared by
J H Cohoon Engineering Limited

15296-1

Appendix 'C'
Proposed Rural Fire Fighting Information



Fire Underwriters Survey

A SERVICE TO INSURERS AND MUNICIPALITIES

c/o Opta Information Intelligence

May 15, 2023

RECOGNITION FOR FIRE INSURANCE GRADING RECEIVED

Norfolk County Fire Department

Superior Tanker Shuttle Service - Accredited

I am pleased to advise you that the above-mentioned fire protection district within the province of Ontario was recently registered in the fire insurance grading index as being accredited for the delivery of Superior Tanker Shuttle Service.

The requirements for this accreditation are stringent and verify that the fire protection district is capable of delivering the minimum accepted fire flows to detached dwellings throughout the fire protection district and within 8 kilometres by road of the responding fire station. This accreditation is an equivalency to the minimum requirements for hydrant protection as set out by the insurance industry and the Fire Underwriters Survey.

Fire Underwriters Survey has provided information on fire protection and risk levels to the insurance industry in Canada since 1883. Fire Underwriters Survey was previously operated under the auspices of the Insurers Advisory Organization, CGI; however, is now operated by Opta Information Intelligence.

Should you have any questions or concerns related to the Fire Underwriters Survey, the Superior Tanker Shuttle Service Accreditation process or any other related area, please contact the offices of Fire Underwriters Survey for further information.

Please note that this accreditation expires on May 13, 2028 and is valid for the following fire station:

- Simcoe - F.S. #1 (95 Culver St, Simcoe, ON N3Y 2V5)
- Port Dover - F.S. #2 (111 Nelson St E, Port Dover, ON N0A 1N0)
- Waterford - F.S. #3 (294 Main St S, Waterford, ON N0E 1Y0)
- Teeterville - F.S. #4 (186 Teeter St, Teeterville, ON N0E 1S0)
- Delhi - F.S. #5 (104 Argyle Ave, Delhi, ON N4B 1J3)
- Courtland - F.S. #6 (272 Main Street of Courtland, Courtland, ON N0J 1E0)
- Langton - F.S. #7 (18 Queen St, Langton, ON N0E 1G0)
- Fairground - F.S. #8 (722 Regional Rd 28, Clear Creek, ON N0E 1C0)
- Port Rowan - F.S. #9 (35 Erie Ave, Port Rowan, ON N0E 1M0)
- St. Williams - F.S. #10 (180 Regional Rd 16, St Williams, ON N0E 1P0)
- Vittoria - F.S. #11 (1375 Vittoria Rd, Vittoria, ON N0E 1W0)

Mark Radejewsky
Fire Protection Specialist
Fire Underwriters Survey



**fire
underwriters
survey**

British Columbia:
800 665 5661
Ontario:
877 642 4468

Québec:
877 640 8352
Atlantic Canada:
877 634 8564

POWERED BY **opta**
optaintel.ca
fireunderwriters.ca



THE ANGRISH GROUP

156 Charing Cross Street, Brantford, ON N3R 2J4

Planning Justification Report

2328 Nixon Road, Norfolk County

Prepared For: J. H. Cohoon Engineering Limited

Prepared By: The Angrish Group

Date: June 14, 2023

File: 2023_112

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1. Introduction

The Planning Justification Report (PJR) has been prepared by The Angrish Group in support of a Draft Plan of Subdivision and a Zoning By-Law Amendment (ZBA) Application for the property fronting 2328 Nixon Road, Norfolk County.

It is proposed to develop the lands for six single detached dwelling lots fronting on Nixon Road, on private well and septic system. A portion of the lands are located in the Hamlet Boundary of Nixon. The retained lands, outside the settlement boundary will remain agricultural.

The PJR will provide an analysis of the provincial and municipal planning framework and provide a professional planning opinion related to the proposed rezoning of the current agricultural lands in the Hamlet Area of Nixon to Residential Hamlet, and Open Space to support a draft plan of subdivision, containing six one-acre single detached lots.

2. Location and Description of Subject Lands

The subject lands are situated at 2328 Nixon Road, and legally described as WDM Concession 13 Part Lot 12, within Norfolk County.

The property is approximately 23.60 acres (9.55 hectares) in size, with a frontage of over 250 meters along Nixon Road and approximately 303 meters on Windham Road 13.

The subject lands comprise of one (1) rectangular polygon shaped parcel and are generally flat in topography. The subject lands have a boundary of trees along the northern and western property lines.

The subject lands are located on the west side of Windham Street, leading to the intersection of Windham Street and Nixon Road and goes south from the intersection. Nixon Road is classified as an arterial road on the Norfolk County Official Plan Schedule “E-1”, south of the subject lands, this road connects to Provincial Highway #3 allowing easy access to nearby towns such as Delhi and Simcoe.

The property is currently occupied with agricultural land, mostly covered by fields, trees, and shrubs, apart from a 1-storey home in the south-west corner of the property and a garage in the south-east division of the land.

The southern portion of the lands include Significant Woodlands as identified in the Long Point Conservation Authority regulation mapping and the Norfolk County Official Plan.

The lands are located within the Hamlet of Nixon.

Map 1 shows the location of the subject lands.

Map 1: Location of Subject Lands



3. Surrounding Land Uses

The surrounding land uses are described as following:

North - Some hamlet residential, natural heritage features and agricultural lands are located on the opposite side of Windham Road 13.

South - Single detached residential lots are located adjacent to the property.

East - East of the property are large tracts of Agricultural Land and significant woodlots.

West - Proposed lots facing west, towards Nixon Road. Opposite the property is a Rural Institutional Zone (IR), going south from the Rural Institutional Zone is Residential Hamlet (RH), followed by Commercial Hamlet Zone (CHA) on the intersecting corner of Nixon Road and Greenslade Drive.

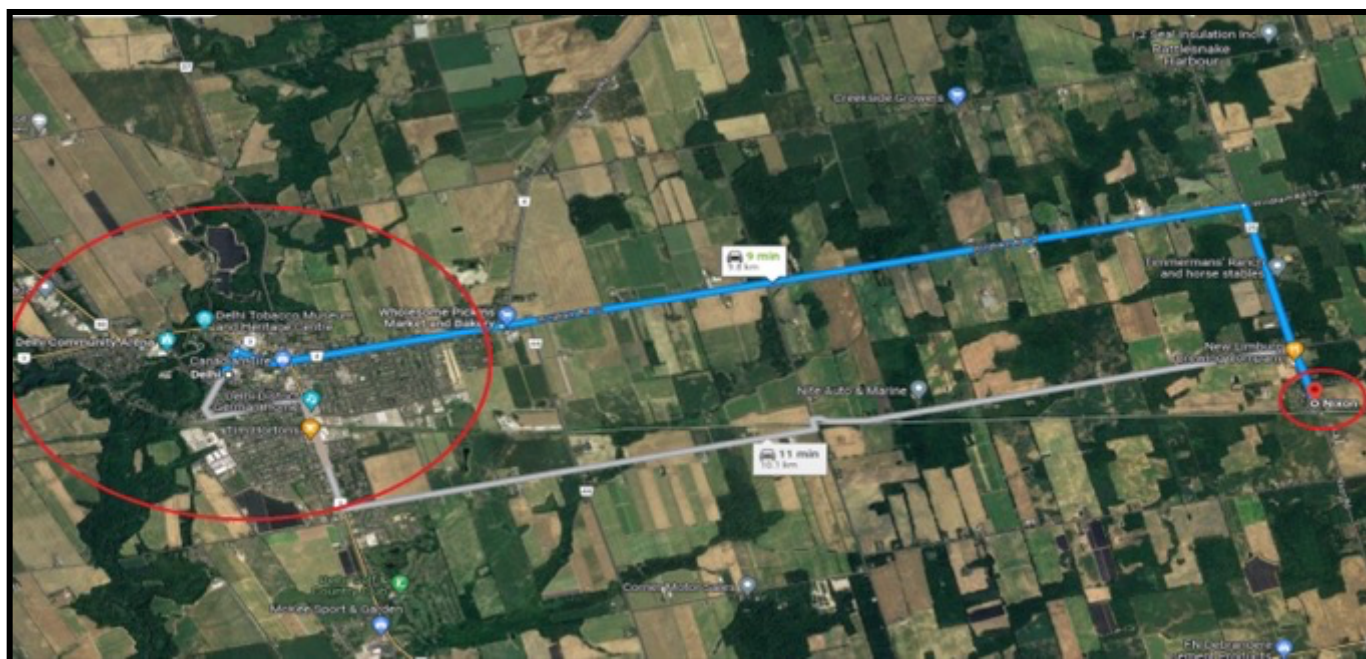
The subject lands are located on the opposite side of New Limburg Brewing Company surrounded mostly by agricultural lands and hamlet residential uses.

On the south of the subject lands, it is a five-minute drive (6KM) to Woodside Greens Golf Club and Restaurant. The subject lands are situated approximately halfway between Simcoe and Delhi. The location is an eleven-minute drive (10KM) to Simcoe, and a ten-minute drive (9.8KM) to the community of Delhi.

The urban center of Delhi includes; community arena, pharmacies, a soccer club, multiple fast-food chains and restaurants, Delhi Public School, and Delhi District Secondary School. These uses provide various services and facilities to the residents.

Map 2 depicts the land uses in the surrounding community of Delhi in relation to the subject lands.

Map 2: Surrounding Land Uses – Nixon to Delhi



Various services in Simcoe include Norfolk General Hospital, grocery and shopping centers such as Sobeys, Walmart Super Center and Canadian Tire, Norfolk Golf and Country Club, Fanshawe College, multiple fast-food chains and restaurants, and Service Ontario.

Map 3 depicts the land uses in Simcoe as they relate to the subject lands.

Map 3: Surrounding Land Uses – Nixon Simcoe



4. Proposed Development

The purpose of this Planning Justification Report is to provide policy analysis to support the proposed Zoning By-Law Amendment to rezone the current agricultural lands in the Hamlet of Nixon, to a residential plan of subdivision. The design goal of the subdivision is to create opportunity for more homes and growth within the Hamlet of Nixon. Adding more homes to the streetscape of Nixon Road and installing more streetlights will add an overall enhancement to the pedestrian environment.

It is proposed to create six new lots via a draft plan of subdivision containing single detached dwellings on individual private well and septic systems. The new lots will front on Nixon Road and do not require any extension of municipal infrastructure.

4.1. Pre-Consultation Meeting

As required by the Norfolk County Official Plan, a pre-consultation meeting, with Norfolk County staff was held on November 10th, 2021, to discuss the proposed development.

The following items were requested by County staff for the proposed applications:

- Zoning By-Law Amendment Application
- Draft Plan of Subdivision Application

- Proposed Site Plan
- Grading and Drainage Plan
- Functional Servicing Report
- Stormwater Management Report
- Traffic Impact Brief
- Scoped Environmental Impact Study
- Archeological Assessment
- Parking Assessment

The requested information has been included in the submission. Additional technical information will be provided during the detailed design process.

4.2. Proposal

A portion of the subject property (8.03 acres) is located in the Hamlet Area in the Norfolk County Official Plan (the “Official Plan”). A draft plan of subdivision is proposed to create six residential lots within the Hamlet Boundary. Approximately 15.57 acres (6.3 hectares) of the subject lands will remain Agricultural and outside the Hamlet Boundary of Nixon.

The proposed one-acre lots are to be located starting at the corner of Windham Road 13 and Nixon Road and be divided into six lots fronting Nixon Road. The lots will be serviced on individual private well and septic systems.

The land is currently zoned Agricultural (A) in the Norfolk County Zoning By-Law 1-Z-2014. Agricultural (A) zoning does not permit the proposed subdivision development; hence a Zoning By-Law Amendment Application is required.

It is proposed to rezone the Agricultural Lands (A) in Hamlet to Residential Hamlet (RH) for the development of lands for residential uses.

Table 1 shows the statistics for each of the proposed lots.

The lots meet the zoning regulations for RH Zone. All parking and setback regulations for the proposed new lots are complied with.

The retained lands will remain to be used for agricultural uses.

Table 1: Site Statistics

Item	Zone Requirements	Proposed	Compliance
Lot Area (sq.mt.)	4000 sq.mt	4090 sq.mt	Yes
Lot Frontage (m)	30 m	30.5m	Yes
Front Yard (m) (Min)	6m	15m	Yes
Rear Yard (m) (Min)	9m	+9m	Yes
Exterior Side Yard (m)	6m	+6m	Yes
Interior Side Yard (Attached Garage)	1.2m	+1.2m	Yes

Once developed, the subject lands will be considered Group C Residential, Part 9 House as defined by the Ontario Building Code (OBC). It is acknowledged that this site will need to retain the service of a qualified individual with BCIN House, an Architect, or a Professional Engineer to complete the design documentations for the Building Permit application.

A Site Development Plan is shown as **Map 4** and forms part of the complete application submission.

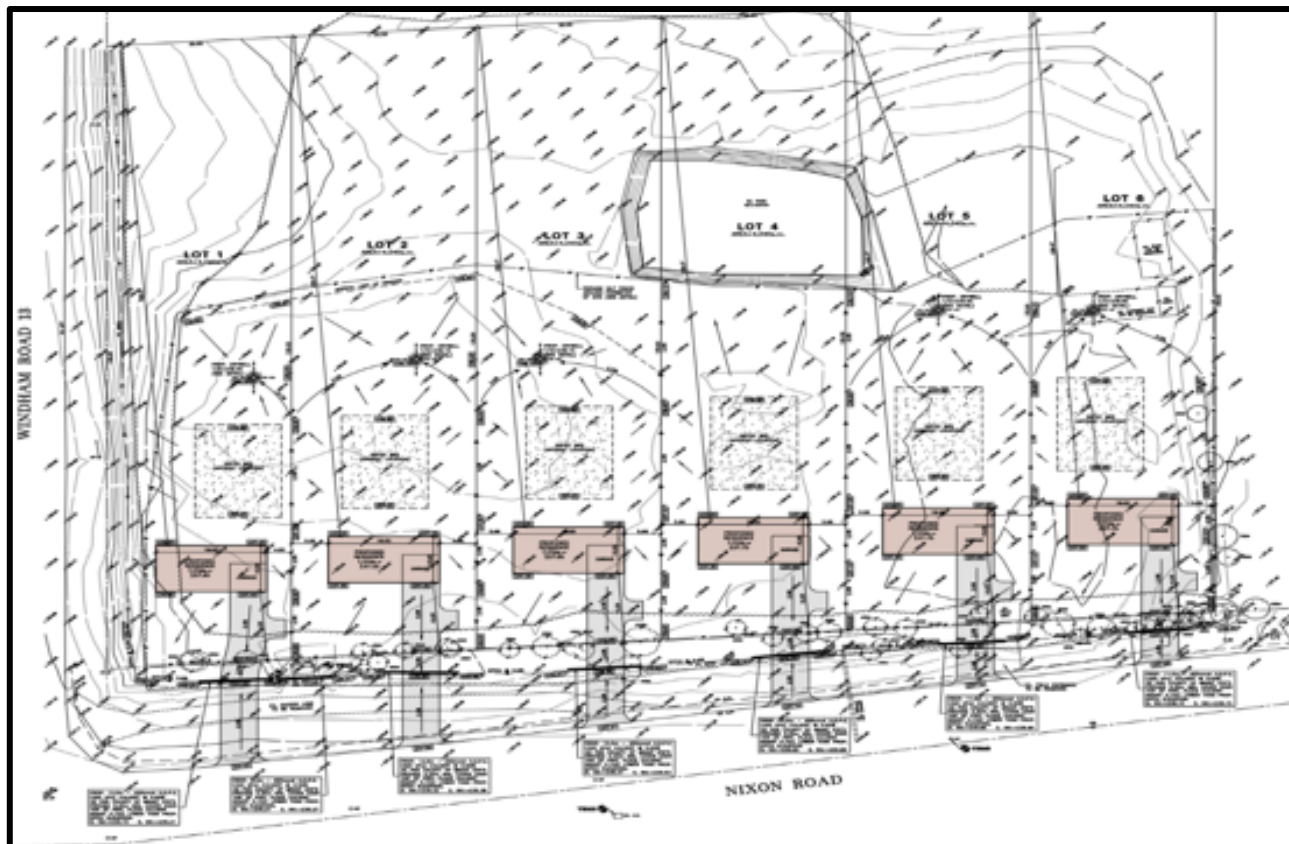
A preliminary grading plan is included as **Map 5**.

The technical analysis requested during pre-consultation meeting has been included with the application.

Map 4: Proposed Draft Plan of Subdivision



Map 5: Proposed Grading Plan



5. The Policy Context

The application is subject to the provisions of the Planning Act, as amended. All Planning Act applications are evaluated to ensure that the proposed development is consistent with the Provincial Policy Statement (2020) and is in conformity with the municipal Official Plan. This section demonstrates that the proposed draft Plan of Subdivision and the Zoning By-Law Amendment Applications are consistent with, and conforms to, the applicable provincial and local planning policy framework.

5.1. Planning Act

The Planning Act, R.S.O. 1990 sets out the legislative framework for land use planning in Ontario and provides the authority for the Minister of Municipal Affairs and Housing to issue policy statements and plans to guide land use planning and redevelopment in the province. The Act also sets out the legislative framework for local land use planning tools and plans, including Official Plans, Zoning By-Laws and Site Plan Approvals.

2 - The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- a) the protection of ecological systems, including natural areas, features and functions;
- b) the protection of the agricultural resources of the province;
- c) the conservation and management of natural resources and the mineral resource base
- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- e) the supply, efficient use and conservation of energy and water;
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) the minimization of waste;
- h) the orderly development of safe and healthy communities;
 - (i) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- j) the adequate provision of a full range of housing, including affordable housing;
- k) the adequate provision of employment opportunities;
- l) the protection of the financial and economic well-being of the province and its municipalities;
- m) the co-ordination of planning activities of public bodies;
- n) the resolution of planning conflicts involving public and private interests;
- o) the protection of public health and safety;
- p) the appropriate location of growth and development;
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The proposed Draft Plan of Subdivision and Zoning By-Law Amendment have regard to the matters of provincial interests by promoting new subdivision developments on a currently undeveloped site. The site is located in a Hamlet Area of Norfolk County, already containing residential developments making it ideal for growth. The subdivision is well designed and in accordance with the developments surrounding the land, encouraging a sense of place and moving towards a safe and healthy community.

It is our professional opinion that the proposed applications are consistent with the provisions of the Planning Act.

5.2. Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (PPS) is issued in accordance with Section 3 of the Planning Act and came into effect on May 1, 2020. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” the PPS.

The PPS provides policy direction on matters of provincial interest related to land use planning and development in Ontario and sets the policy foundation for regulating the development and use of land. The PPS encourages efficient development patterns that support sustainability by promoting strong, livable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. The PPS is to be read in its entirety and applicable policies are to be applied to specific situations/applications.

Section 1.0 of Part V of the Provincial Policy Statement speaks to policies that promote “strong, livable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.”

Policy 1.1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi- unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity, and;
- i) preparing for the regional and local impacts of a changing climate.

A portion of the subject lands are located within a Hamlet Area of Norfolk County. The proposed development is within the existing residential hamlet and provides for additional housing stock in the area.

The proposal will provide for an efficient use of land, by developing unused land and building onto the community, allowing for regeneration and growth within the Hamlet. Each property being one-acre will still allow for large open spaces, providing ample amenity area while being compatible with the surrounding community.

A number of technical studies have been prepared in support of the development, which analyze that there will be no negative impact on the environment or will create any public health or safety concerns. The proposal will not negatively impact the financial well-being of the neighbourhood, County and Province over the long term. The environmental features will remain protected on the lands and a scoped Environmental Impact Assessment has been completed to provide the analysis of these features.

Policy 1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. 1.1.3.1 Settlement areas shall be the focus of growth and development.

The subject lands are located in a rural settlement area in the County. The Hamlet Area of Nixon permits low density residential uses on private services.

Policy 1.1.4 Rural Areas in Municipalities

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- e) using rural infrastructure and public service facilities efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.1.4.4 Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area. 1.1.4.1 c) accommodating an appropriate range and mix of housing in rural settlement areas.

The property is located in a rural area, therefore residential growth in the designated areas is considered a main priority. The lands are surrounded by similar sized residential lots. The proposed subdivision will allow for additional residential growth within the community while still maintaining the patterns of the existing developments. The vacant utilized parcel will be developed to complement the surrounding land uses.

1.6 Infrastructure and Public Service Facilities

The policies in this section promote efficient use of existing and planned infrastructure

The subject lands do not run on municipal water or sewage, hence will be developed on private well and septic systems. The proposed development acknowledges, based on the site and receiving watercourse, that it will require enhanced levels of treatment, as per the 2003 MECP Stormwater Management Planning and Design Manual. A stormwater management report has been completed to ensure that there is minimal erosion and changes in water balance, and mitigating risks that could affect human health, safety, property and the environment. The stormwater management design will be reviewed by the Long Point Region Conservation Authorities using the 2003 Ministry of the Environmental Conservation Stormwater Management Manual, the Municipal Stormwater Management, Ministry of Transportation Drainage Manual and the Low Impact Development Stormwater Management Manual.

Policy 3.0 Protecting Public Health and Safety

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the province, planning authorities, and conservation authorities to work together.

The subject lands are deemed to have no threat to any natural hazards. A scoped Environmental Impact Assessment has been completed for review by the Long Point Conservation Authority and Norfolk County staff for the protection of the woodland features on the subject lands. No significant impacts are anticipated due to the proposed residential development.

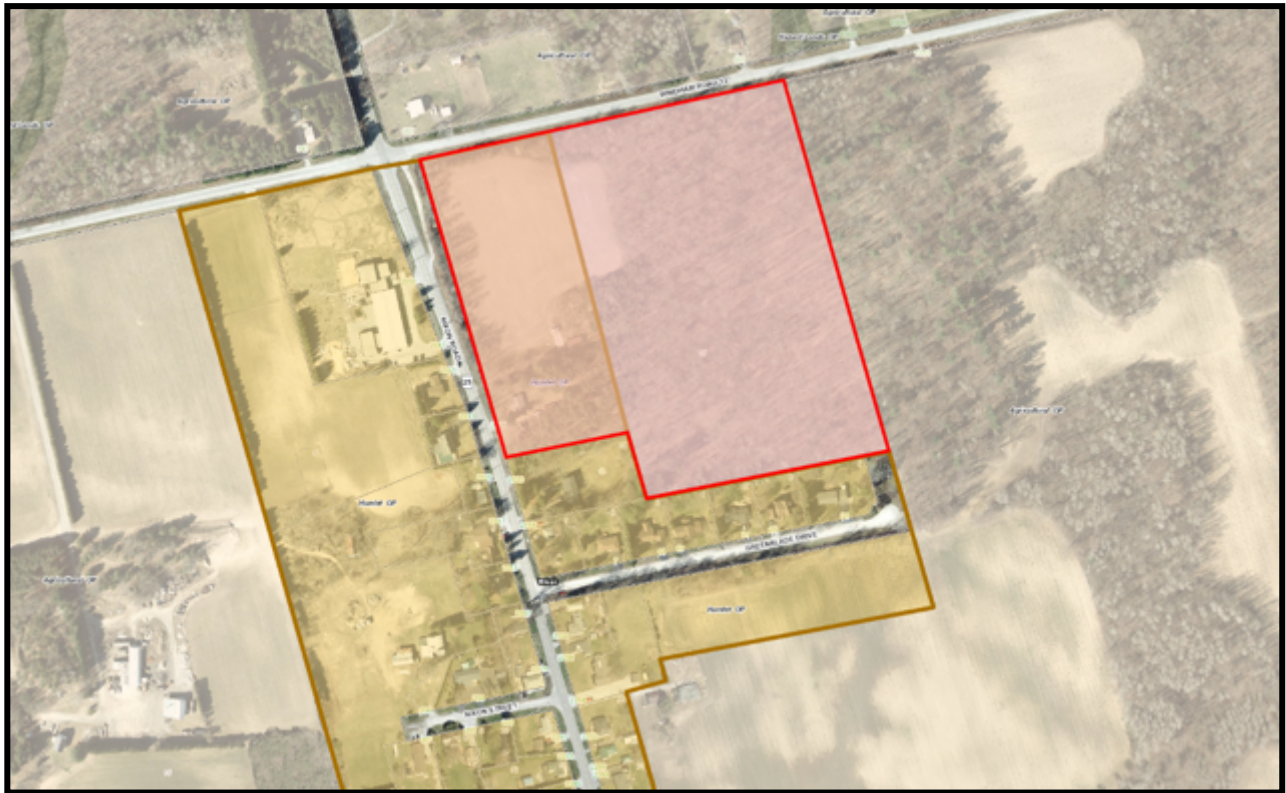
It is our professional opinion that the proposed applications are consistent with the Provincial Policy Statement (2020).

5.3. Norfolk County Official Plan (2018)

The Norfolk County Official Plan was adopted by the County Council in 2006 with the five-year review completed in 2018. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on October 5, 2018.

The Official Plan provides a framework of objectives and strategies, land use designations and policies intended to guide the future growth and development in the County which will result in strong, balanced, sustainable, and complete communities.

Map 6: Official Plan Excerpt



*The subject lands are designated Hamlet Area and Agricultural in the Official Plan as depicted on **Map 6**.*

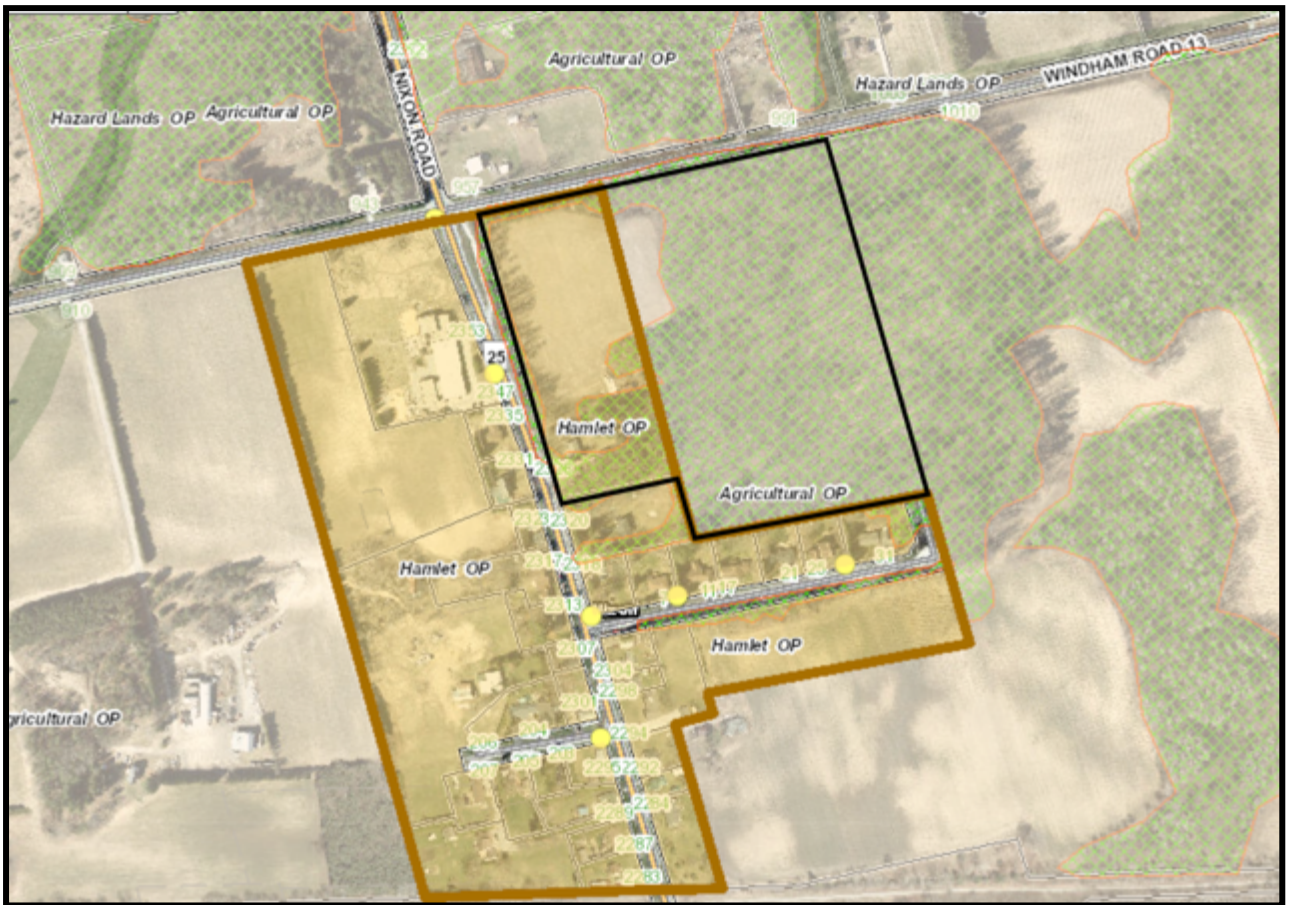
The proposed development in the Hamlet Boundary for six single detached dwelling lots requires a Draft Plan of Subdivision and a Zoning By-Law Amendment Application. The proposal on private well and septic system provides for additional housing options in the rural community.

Section 2.2.3 - Maintaining and Enhancing the Rural and Small Town Character

The main goal of this section is to protect the unique character of Norfolk's cultural landscapes, Urban Areas, Hamlet Areas and Agricultural Area through heritage conservation, community design and redevelopment policies that promote community health, safety and broad aesthetic appeal. The policies encourage to maintain and enhance the rural character of Norfolk's many Hamlet Areas through appropriate infill development.

The proposed development is located in the rural area of the County, is appropriate and consistent with the pre-existing developments in the surrounding area. To maintain a safe, sustainable community, and encourage beautification, additional street lighting will be implemented along Nixon Road as per Norfolk County Design Criteria.

Map 7: Norfolk County Official Plan Illustrating Significant Woodland on Site



3.5 Natural Heritage Systems

It is the policy of this Plan to conserve Natural Heritage Features and functions and protect such features and areas from incompatible development, wherever possible.

The Official Plan separates land-based environmental considerations into three categories:

- a) Provincially Significant Features, as described in Section 3.5.1 (Provincially Significant Features), and Section 7.4 (Provincially Significant Wetlands Designation);
- b) Natural Heritage Features, as described in Section 3.5.2 (Natural Heritage Features), and identified on Schedule “C” to this Plan; and
- c) Hazard Lands, as designated and described in Section 7.3 (Hazard Lands Designation) and designated on Schedule “B” to this Plan.

The Significant Woodland identified on the southern portion of the proposed development falls under Section 3.5.2 (Natural Heritage Features) and is identified on Schedule “C” illustrated on Map 7 shown above. It is acknowledged that developments must have regards to the protection of the woodlot, and that if they are not considered, it can cause degradation of the natural environment causing potential harm to public safety. A scoped Environmental Impact Study has been prepared to ensure that the development will not have any impacts on natural heritage

7.5 Hamlet Designation

Section 7.5 provides policies for the Hamlet Designations and permits Low density residential dwellings on lots suitably sized to accommodate private servicing systems

The proposed development contains one (1) acre single detached lots that will have a designated septic bed space, and a lot area of 4.040 sq. mt. to accommodate the private services. The proposed development will run on private water and wastewater systems, and it is acknowledged that an enhanced level of treatment will be required as per the 2003 Stormwater Management and Design Manual. The subdivision is compatible with existing developments and will be a logical extension of Hamlet.

The proposed lot is within a ten (10) minute proximity of Simcoe and Delhi, making availability to community facilities easily accessible. The proposed lots are consistent with the current properties and will be seen as an extension of the community. The development is in compliance with policies of section 6.6 (Hamlet Areas) of this plan, which has been noted in previous section.

9.6.2 Zoning By-law Amendments

Pursuant to Section 9.4.1 (Zoning By-law) of this Plan, the County shall prepare a Zoning By-law. The Zoning By-law shall be maintained and administered by the County and may be amended at the Council's discretion provided the amendments are in keeping with this Plan. The County shall consider all applications to amend the Zoning By-law and shall provide notice of such application in accordance with the provisions of the Planning Act. Applications for Zoning By-law amendments shall be evaluated based on the same or similar criteria as those outlined for Official Plan amendments in Section 9.6.1.

9.6.4 Draft Plan of Subdivision and Condominium Approval

Applications for approval of a draft plan of subdivision or condominium shall be considered on the basis of the underlying land use designation and the associated policies of this Plan. While the County shall deal with all applications for draft plan approval in accordance with the relevant provisions of the Planning Act, applications that do not conform to the policies of this Plan shall not be approved.

The following policies shall apply to plans of subdivision:

- a) The provisions of the Planning Act relating to subdivision control, including subdivision agreements, shall be used by Council to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development.
- b) Prior to approval of an application for plan of subdivision or plan of condominium, the County shall confirm the availability of adequate servicing infrastructure and allocation in accordance with Section 8.9.3 (Servicing Allocation and Phasing), waste collection and disposal services, and roads.
- c) The review of plans of subdivision or plan of condominium shall be based in part on the consideration of the community design policies included in Section 5.4 (Community Design) and Section 11.8 (Community Design Strategy) of the Lakeshore Special Policy Area Secondary Plan of this Plan.
- d) All lots within a plan of subdivision shall have frontage on a public road maintained on a year-round basis, constructed to an acceptable County standard. Plans of condominium shall have access to a public road maintained on a year-round basis, however, it is recognized that development within the condominium plan may occur on private roads.
- e) Provincially Significant Features and Natural Heritage Features shall be protected and preserved in the design of any plan of subdivision or condominium.
- f) Plans of subdivision or condominium shall be appropriately phased to ensure orderly and staged development.
- g) All plans of subdivision shall be subject to a subdivision agreement between the

County and the development proponent.

- h) The County shall consult with the appropriate Conservation Authority and the Province, as well as other relevant agencies, in considering an application for approval of a plan of subdivision or condominium.

The proposed development complies with land use designations and policies as contained in the Official Plan. The proposed development has been designed to be an extension of current surrounding developments and will be adding additional streetlights to maintain high standards of design and a safe, sustainable community.

The proposal acknowledges that an assessment of existing road conditions is required through the Traffic Impact Brief, to ensure the safety of the community and roads.

An Environmental Impact Study has been conducted to ensure significant features and natural heritage features are protected and preserved in development.

The conditions of approval for the draft plan of subdivision will deal with provincial and municipal matters of providing parkland dedication, design of the stormwater management features, and any other technical aspects to be dealt during detailed design of the subdivision.

It is our professional opinion that the proposed Draft Plan of Subdivision and the accompanying Zoning By-Law Amendment conform to the policies of the Norfolk County Official Plan.

5.4. Zoning By-Law

The site is zoned Agricultural (A) (Map 4 below) in the Norfolk County Zoning By-Law 1-Z-2014. Map 8 shows the current zoning of the property.

Agricultural (A) Zone does not allow for creating subdivisions; hence a Zoning By-Law Amendment application is submitted for the development of these lands for residential uses.

Map 8: Zoning By-Law Excerpt



It is proposed to amend the zoning on a portion of the subject lands from Agricultural (A) to Residential Hamlet (RH) to allow residential uses.

All other provisions of the by-law are complied with.

6. Summary and Recommendations

The proposed Applications allow for intensification of an underutilized parcel within the Hamlet Area of Nixon located within the County. The lands will be developed for single detached lots in keeping with the surrounding land uses. The technical information completed with the submission notes, state that the proposed development will not create any negative impact on the environment, road infrastructure or create any public safety issues.

It is our professional opinion that the proposed applications are:

- consistent with the Provincial Policy Statement;
- conform with the policies of the Norfolk County Official Plan; and
- comply with the regulations of the Norfolk County Zoning By-Law 1-Z-2014.

The proposed Draft Plan of Subdivision and Zoning By-Law Amendment Applications

represent good planning, and it is requested to the Council of the Norfolk County that the applications be approved.

Respectfully Submitted,

TAG – The Angrish Group

Report Prepared By:



Jassie Cleaver
Junior Planner
The Angrish Group

Report Reviewed and Approved By:



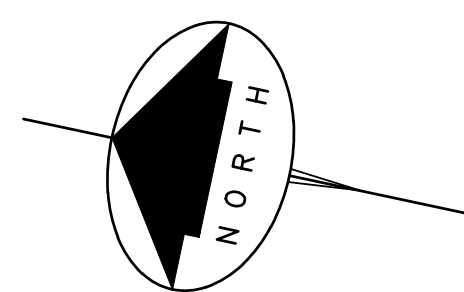
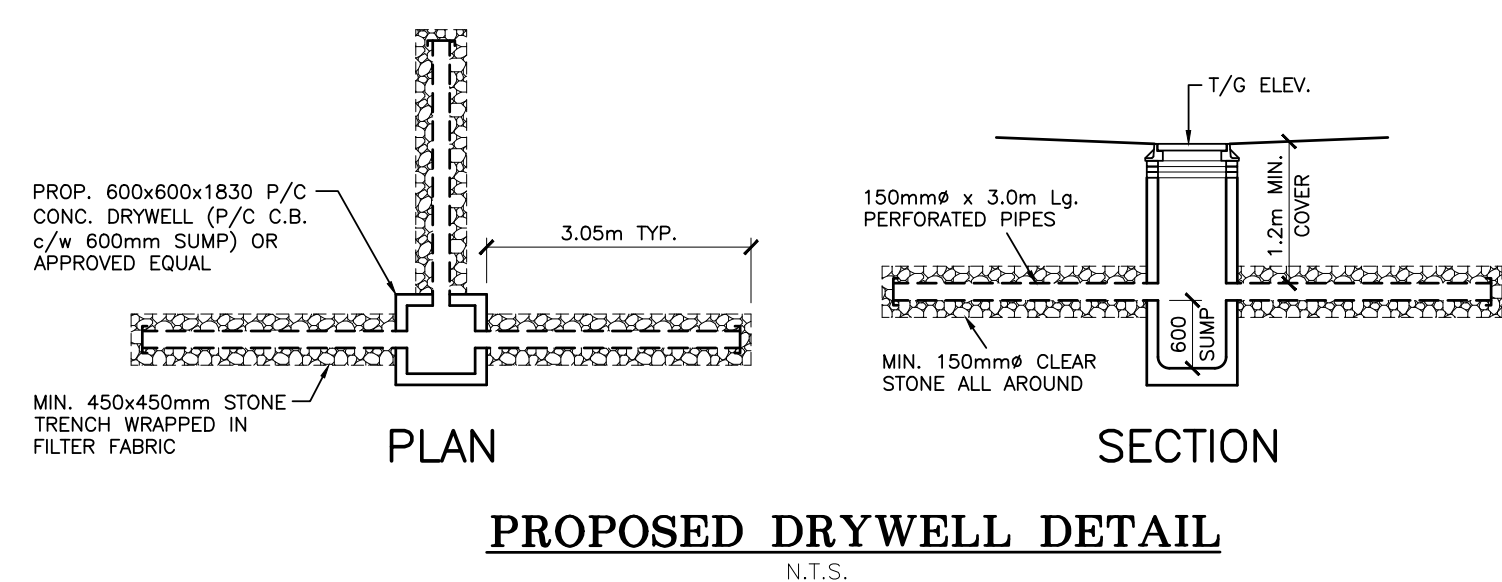
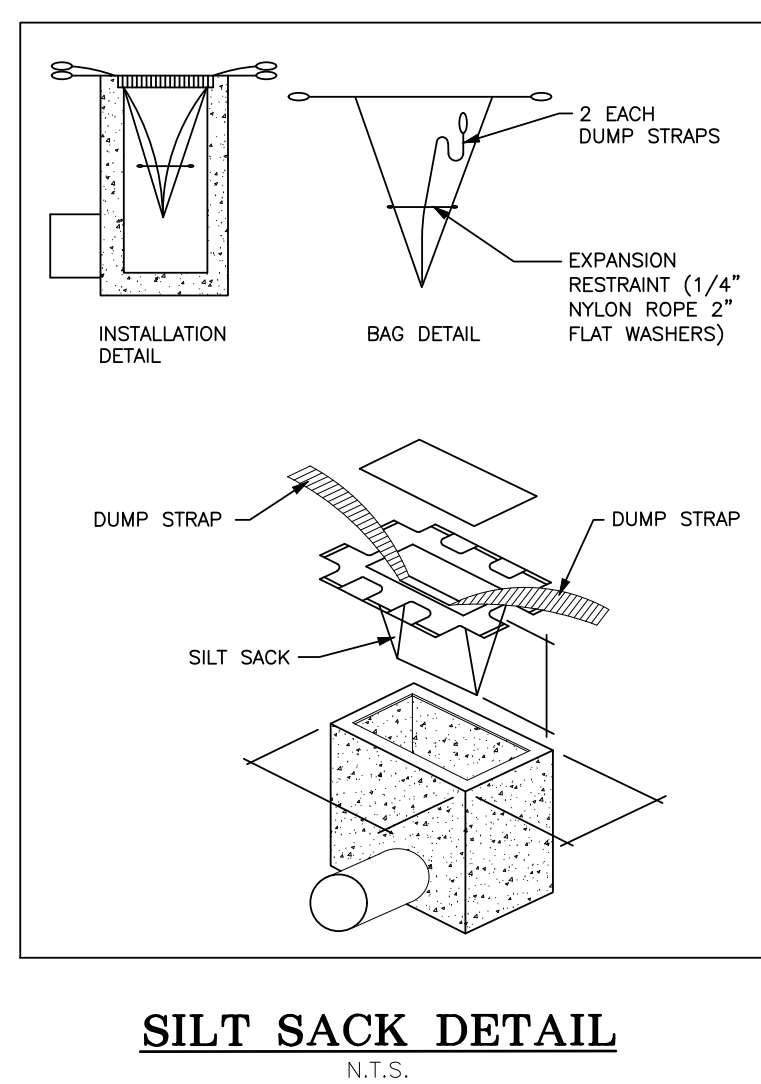
Ruchika Angrish, MPlan, B.Tech, MCIP,
RPP
Co-Founder
The Angrish Group










I hereby certify that this Planning Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners' Institute Act, 1994.



June 14, 2023

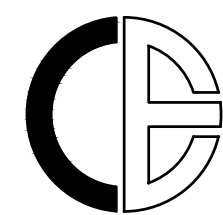
I hereby certify that this plan/report was prepared by a Registered Professional Planner,
within the meaning of the Ontario Professional Planners Institute Act, 1994.
June 14, 2023
Date 
Ruchika Angrish
Registered Professional Planner



- | | |
|---|--------------------------|
| LEGEND: | |
|  | EXISTING ELEVATIONS |
|  | PROPOSED ELEVATIONS |
|  | PROPOSED SWALE ELEVATION |
|  | PROPOSED SWALE |
|  | GENERAL DRAINAGE |
|  | SILTATION FENCE |
|  | SILT SACK AS SHOWN |
|  | EX. TREES TO REMAIN |
|  | EX. TREES TO BE REMOVED |

- NOTES:**
1. ALL ELEVATIONS SHOWN ARE METRIC.
 2. BUILDER/OWNER TO ENSURE ALL CONSTRUCTION WITH ZONING BYLAWS (E.G. SETBACKS, HEIGHTS, ETC.) COMPLIES WITH ZONING.
 3. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (E.G. TRANSFORMERS, STREET LIGHTS, HYDRANTS, PEDESTALS, ETC.) AND CONFLICT WITH GRASS/VEGETATION LOCATION. (15% MINIMUM CLEARANCE)
 4. WEEDING THE DRAINAGE AROUND HOUSE FOOTING TO BE PROVIDED TO GRACE VIA A SUMP PUMP C/O A "GOOSE-NECK" STYLE DRAIN.
 5. STEP DOWN FOOT OF FOUNDATION AND/or FOOTINGS TO SUIT PROPOSED GRASS.
 6. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
 7. NO WINDOWS/UNPROTECTED OPENINGS PERMITTED WHERE FOUNDATION SETBACK LESS THAN 1.2m.
 8. THE SULATION & EROSION CONTROL (SEC) MEASURES ARE RESTRICTED TO THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
 9. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 10. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
 11. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
 12. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL NOT OCCUR AND THE CONSULTANT MUST PROVIDE CONFIRMATION THAT ALL APPROVED SULATION AND EROSION CONTROL, INCLUDING ALL SEC MEASURES, ARE IN PLACE TO THE COMMENCEMENT OF ANY GRADING, EXCAVATION OR CONSTRUCTION.
 13. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
 14. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES OF TOPSOIL, FENCIBLE TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
 15. THE OWNER IS RESPONSIBLE TO ENSURE THE MUNICIPAL COUNCIL'S CLEANER CITY ACT IS COMPLIED WITH INCLUDING TRACKING ETC. AND FROM THE SITE, AT THE END OF EACH WORKDAY.
 16. ALL DISTURBED AREAS, NOT INCLUDED IN THE CONSTRUCTION ZONE, ARE TO BE TOPDRESSED AND SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.

T.B.M. No. 1 ELEV. = 236.90m				(GEO)
TOP SOUTH-WEST CORNER OF CONCRETE CURB OF PEDESTAL AS SHOWN.				
T.B.M. No. 2 ELEV. = 237.37m				(GEO)
TOP NORTH-EAST CORNER OF CONCRETE BASE OF HYDRO VAULT AS SHOWN.				
T.B.M. No. 3 ELEV. = 237.66m				(GEO)
M.S.I. IN HYDRO POLE ON THE WEST SIDE OF NIXON ROAD AS SHOWN.				
NO.	REVISION	DATE (MM/DD/YYYY)	B	



**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD , UNIT #1 , BRANTFORD - ONTARIO , N3T 5L8

PROPOSED
RESIDENTIAL
DEVELOPMENT
2328 NIXON ROAD
NORFOLK COUNTY

CLIENT: PETER HORVATH

SITE DEVELOPMENT PLAN

DESIGN:	R.W.P.	SCALE:	1:300
DRAWN:	K.P.B.	JOB No:	15296
CHECKED:	R.W.P.		
SHEET:	1 of 1	DWG. No:	
DATE:	DEC. 16/22		15296-1

Stage 1 Archaeological Assessment Report

2328 Nixon Road
Part of Lot 12, Concession 13
County of Norfolk
Historic Township of Windham
Historic County of Norfolk

February 23, 2024
Prepared for: The Proponent
Prepared by: Irvin Heritage Inc.
Archaeological Licensee: Thomas Irvin, P379
PIF#: P379-0649-2024
Related PIF#(s): NA
Version: Original

EXECUTIVE SUMMARY

Irvin Heritage Inc. was contracted by the proponent to conduct a Stage 1 Archaeological Assessment in support of a severance application for a Study Area which is approximately 8.65 Ha in size. The Stage 1 Archaeological Assessment report on herein was completed to facilitate a proposed Plan of Subdivision.

Given the results of the completed Stage 1 Analysis & Conclusions the Study Area retains archaeological potential and should be subject to a Stage 2 Archaeological Assessment Survey and should conform to the following:

- Lands which can be subject to agricultural ploughing must be prepared via ploughing to ensure a minimum 80% of soil visibility; the objective being to invert the soil column and ensure the exposed soils has minimal chaff. The use of chisel ploughs, harrow, or tined equipment are not archaeologically acceptable means of field preparation. Prepared lands must be allowed to weather under a significant rainfall event, or several lighter rains. A Pedestrian Survey must be undertaken along transects not greater than 5 m.
- Lands which are not viable to plough must be subject to a Test Pit Survey with the following conditions:
 - ▶ All test pits are to be excavated by hand at 5 m intervals along 5 m transects
 - ▶ Test pits must be excavated to within 1 m of all extant and/or ruined structures when present
 - ▶ All test pits must be 30 cm in diameter and be excavated into the first 5 cm of subsoil
 - ▶ All test pits must be examined for evidence of fill, stratigraphy or cultural features
 - ▶ All excavated soils must be screened through 6 mm wire mesh to facilitate artifact recovery
 - ▶ All artifacts recovered must be retained via their associated test pit
 - ▶ All test pits are to be backfilled unless instructed otherwise by the landowner

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Project Personnel

<u>Professional Licensee:</u>	Thomas Irvin, MA (P379)
<u>Project Manager:</u>	Thomas Irvin, MA (P379)
<u>Report Author(s):</u>	Thomas Irvin, MA (P379) Kathleen McGowan, Hon. BA (R1299)
<u>GIS Mapping:</u>	Thomas Irvin, MA (P379) Sajeev Bhagowtee, AA
<u>Internal Review:</u>	Thomas Irvin, MA (P379)

Archaeological Resources Reported On Herein (Bordenized & Non-Bordenized)

Name	Borden	Affinity	Type	CHVI	Notes
-	-	-	-	-	-

1. ASSESSMENT CONTEXT

1.1. Development Context

Irvin Heritage Inc. was retained by the proponent to conduct a Stage 1 Archaeological Assessment of their property (the Study Area) located within part of 2328 Nixon Road, Part of Lot 12, Concession 13, County of Norfolk, Historic Township of Windham in the Historic County of Norfolk (Map 1).

The requirement for an Archaeological Assessment was triggered by the Approval Authority in response to proposed Plan of Subdivision under the Planning Act. The assessment reported on herein was undertaken after direction by the Approval Authority and before formal application submission.

The Archaeological Assessment reported on was undertaken for the entirety of the approximately 8.65 Ha Study Area.

1.2. Environmental Setting

The Study Area is irregular in shape, approximately 8.65 Ha in size, and is predominantly wooded with active agricultural lands in the northwest corner. The Study Area also contains an extant structure in its southwest portion with associated outbuildings, parking pads, manicured lawns, and minor tree lines (Map 2 & 3).

The Study Area is situated within the Black Creek - Lynn River Watershed, which drains into the Big River Watershed (OMNRF 2024).

There is an unnamed watercourse within 50m of the northern border of the Study Area.

The Study Area is situated within the Norfolk Sand Plain (22) physiographic region of Southern Ontario (Chapman & Putnam 1984).

2. INDIGENOUS CONTEXT

2.1. Indigenous Peoples Archaeological Context

A search was conducted on February 16, 2024 within the Sites Module of the provincial PastPort System for all pre-contact registered archaeological sites within a 5 km radius of the

Study Area. The Sites Module is the online registry of all known and registered archaeological sites and is maintained by the Archaeology Program Unit of the Ontario Ministry of Citizenship and Multiculturalism (MCM). This determined that a total of 27 such sites have been registered as of the date noted above.

This baseline review was conducted to place the specific Study Area within the known archaeological landscape of the surrounding area, in specific relation to inferred land use patterns by Indigenous peoples. A 5 km radius was chosen, by the licensee, to sample the registered archaeological landscape in which the Study Area is situated by reviewing sites identified as 'Pre-Contact' and/or 'Indigenous'. It should be noted that low numbers, or an absence of registered archaeological sites, is directly tied to the degree of archaeological survey conducted within the search area. Further, absence or productivity of sites may not accurately reflect the land use patterns of Indigenous peoples within the landscape.

Within the data reviewed for this assessment, it is of note that there is archaeological evidence of Indigenous interaction with the landscape from a wide variety of time periods; Paleo-Indian (n=1), Archaic (n=6), Woodland (n=4), and unspecific pre-contact and mixed Euro-Canadian/ Indigenous (n=16). The data available does not indicate a specific trend in inferred land use however, campsite/special purpose sites (n=5) do support that the landscape was utilized for at minimum short term occupations. Overall, the general landscape in which the Study Area is situated has been inhabited by Indigenous peoples across a broad spectrum of time periods and of a variety of cultural affiliations for at minimum short term habitation and resource procurement.

TABLE 1: REGISTERED INDIGENOUS SITES WITHIN 5 KM RADIUS OF STUDY AREA

Site Periods & Types	# of Registered Sites
Pre-Contact	13
Aboriginal	9
scatter	8
(blank)	1
(blank)	4
Unknown	1
Othercampsite, special purpose	2
special purpose	1

Stage 1 Archaeological Assessment

Site Periods & Types	# of Registered Sites
Post-Contact, Pre-Contact	3
Aboriginal	2
scatter	2
OtherAboriginal, Euro-Canadian	1
(blank)	1
Woodland, Middle	3
Aboriginal	3
findspot	3
Archaic, Late	2
Aboriginal	2
findspot	2
Archaic, Middle	1
Aboriginal	1
findspot	1
Archaic, Late, Archaic, Middle	1
(blank)	1
Othercampsite, special purpose	1
Paleo-Indian, Paleo-Indian, Late	1
Aboriginal	1
scatter	1
Archaic, Early	1
Aboriginal	1
findspot	1
Archaic	1
Aboriginal	1
findspot	1
Pre-Contact, Woodland, Middle	1
(blank)	1
Othercampsite, special purpose	1

It should be noted that this list contains site types and designations created in the 20th/21st century and may not accurately reflect the true nature or purpose of the identified sites.

3. INDIGENOUS PEOPLES CULTURAL HISTORIES

3.1. Mississaugas of the Credit First Nation

The following indigenous history was written and provided by the Mississaugas of the Credit First Nation:

Prior to European contact, the ancestors of the Mississaugas of the New Credit First Nation occupied the lands north of Lake Superior and the area around Georgian Bay. The Mississaugas lived lightly on the lands they occupied and purposefully moved about the landscape harvesting resources as they became available.

Mississauga Territory

The ancestors of the Mississaugas of the Credit migrated into Southern Ontario by means of military conquest. After the Iroquois had expelled the Huron from Southern Ontario in 1649-50, they continued their attacks northward into the territories occupied by the Mississaugas and their allies. By the end of the 17th century, the Mississaugas and their allies had succeeded in driving the Iroquois back into their homelands south of Lake Ontario. At the conclusion of the conflict, many Mississaugas settled at the eastern end of Lake Ontario; other Mississaugas settled at the western end of the lake with their primary location at the mouth of the Credit River. The Mississaugas of the Credit occupied, controlled and exercised stewardship over approximately 3.9 million acres of lands, waters, and resources in Southern Ontario. Their territory extended from the Rouge River Valley westward across to the headwaters of the Thames River, down to Long Point on Lake Erie and then followed the shoreline of Lake Erie, the Niagara River, and Lake Ontario until arriving back at the Rouge River Valley. From the time of the conquest of New France in 1760, the British Crown recognized the inherent rights of First Nations and their ownership of the lands they occupied. The Royal Proclamation of 1763 confirmed First Nations' sovereignty over their lands and prevented anyone, other than the Crown, from purchasing that land. The Crown, needing First Nations' land for military purposes or for settlement, would first have to purchase it from its Indigenous occupants. (MCFN 2023)

4. HISTORICAL CONTEXT

4.1. Treaty History

The following Treaty No. 3 information is provided by the Mississaugas of the Credit First Nation:

The arrival of Loyalists during and after the American Revolutionary War placed pressure on the British Crown to find lands on which to settle the newcomers. Among the Loyalists were approximately 2000 members of the Six Nations who had lost their homes fighting on behalf of the Crown. Seeking to reward his First Nation allies for their loyalty during the war, Governor Haldimand offered homes to the Six Nations refugees in the remaining British colonies. One group of the Six Nations Loyalists settled at the eastern end of Lake Ontario, while another group, under the leadership of Mohawk Chief Joseph Brant, selected the Grand River Valley as an area for settlement. Recognizing that under the terms of the Royal Proclamation of 1763 the land needed to be purchased from its owners before the resettlement of the Grand River Valley could begin, Col. John Butler was sent to negotiate with the Mississaugas at the western end of Lake Ontario. On May 22, 1784, for the sum of £1180 worth of trade goods, the Mississaugas of the Credit ceded to the Crown approximately 3 000 000 acres of land located between Lakes Huron, Ontario, and Erie. Of those lands, some 550 000 acres were granted to the Six Nations in the Haldimand Proclamation of October 25, 1784, with the remainder to be utilized for the settlement of other Loyalists. The land grant to the Six Nations was to extend six miles on both sides of the Grand River from its mouth to its source. When it was later discovered that the upper limits of the Between the Lakes Treaty were in error due to faulty geographical assumptions, actual boundaries were defined and a confirming document signed by the Mississaugas and the Crown in 1792. Major population centres found within the boundaries of the Between the Lakes Treaty include Hamilton, Cambridge, Waterloo, Guelph, Brantford, and St. Catharines. The present location of the Mississaugas of the New Credit First Nation Reserve is located on Between the Lakes Treaty lands. (MCFN 2023)

The Study Area is located within the boundaries of the Between the Lakes Treaty No. 3. This treaty was signed on December 7, 1792 by Chiefs and Principle Women of the Mississauga Nation and John Graves Simcoe on behalf of the British Crown. The treaty includes over 3 million acres between Lake Ontario and Lake Erie. It extends along the northeastern shore of Lake Erie to outside of Port Bruce where it shares its western border with the McKee Purchase, London Township Purchase, and Huron Tract Purchase. It extends north to approximately Arthur and then southeast to Indian Point, Burlington. On the east its bordered by the Ajetance Purchase, the Head of the Lake Purchase, and the Brant Tract. The Between the Lakes Treaty

is split into two sections with the Haldimand Tract running directly down the middle of the treaty lands just shy of 10km on either side the Grand River (MIA 2023).

4.2. County History

Norfolk County is a municipality in southwestern Ontario located along the north shore of central east Lake Erie around and including Long Point Peninsula. Long Point Peninsula is a 40km stretch of sandy loam land that projects from the shore into Lake Erie. Due to Norfolk's advantageous location on Lake Erie, the availability of natural resources such as edible plants, wild game, fish, and fertile land for agriculture made it a well frequented area for early indigenous communities (H.R. Page & Co 1877). Archaeologically, the Princess Point culture is a distinct part of Long Point Peninsula's Indigenous history however, the landscape lent itself to a variety of cultures from a large range of time periods (Dakin & Skibicki 1994).

Prior to formal settlement by Europeans, Norfolk County was a point of contact for early French Fur traders and Jesuits beginning in the 1580s but more frequent in the mid 1600s (Dakin & Skabicki 1994). These French explorers provided some of the only written records of indigenous peoples' activity and inferred cultural affiliation. In Norfolk County, it was observed in the 1600s to be mainly inhabited by a culture the French called the "Neutrals" (Brown 2009) (Coakley & Charlton 2021).

European settlement began as early as the 1780s with United Empire Loyalists building lives for themselves primarily along the north shore of Lake Erie and up inland by way of the numerous river systems (Brown 2009)(Sutherland & Co 1867). Before Norfolk County was established, the lands were originally placed into the 1788 administrative district of Hesse, renamed the Western District in 1792. Norfolk County was also established in 1792 and then further reduced in 1798 and again in 1826 (MOPBSD 2024). Widespread settlement of Norfolk sped up after the completion of the Talbot Colonization Road in 1824 (Mika & Mika 1983). The early industries of the Norfolk centred around farming and milling with lumber being vastly popular along Long Point. In the mid 1800s, the lumber industry employed over 600 people but as the trees disappeared residents moved to mixed farming focussed on fruit, dairy and poultry (Mika & Mika 1977). However, the loss of forests came with the loss of soil fertility which cause many farmers to abandon their once prosperous farms, now reduced to fields of blowing sand. A reforestation effort was introduced in 1908 and by the early 1920s farmers realized these desert like conditions were ideal for growing tobacco (Hodgins 1938) (H.R Page & Co 1877). Ironically, tobacco was a crop noted by the French to be grown by the "Neutrals" in the 1600s (Brown 2009). Tobacco farming became a defining industry of Norfolk that persisted into the modern

era. As well as large farming operations, 19th century Norfolk County supported a strong iron ore smelting industry (Sutherland & Co 1867). By 1861, the population was 28 490, made predominantly of; English, Welsh, Scottish, and Irish (Sutherland & Co 1867). The completion of the railway in 1870 bolstered the farming industry as Delhi could now ship its products more readily (Brown 2009)(H.R. Page & Co 1877).

Norfolk County went through number of restructurings over its administrative lifespan. In 1974 the County of Norfolk was dissolved and united with the former Haldimand County to create the Regional Municipality of Haldimand-Norfolk which included the City of Nanticoke; the Towns of Dunnville, Haldimand, and Simcoe; and the Townships of Delhi and Norfolk (Mika & Mika 1983)(MOPBSD 2024). The Regional Municipality of Haldimand-Norfolk was dissolved in 2001 and the County of Norfolk was established roughly in the boundaries of the historic Norfolk County. Modern Norfolk County is composed of the, "Townships of Norfolk and Delhi, the Town of Simcoe, and the westerly portion of the City of Nanticoke. Norfolk County forms part of the southern coast of Ontario on Lake Erie, and abuts the Six Nations of the Grand River Territory and Haldimand County to the east, Brant and Oxford Counties to the north and Elgin County to the west" (Norfolk County 2021). Norfolk's economy hangs onto its farming roots with Tobacco and small grain farming taking the forefront. Many residents also commute to nearby Haldimand County's heavy industrial parks (MacDonald 2015). The County has a large tourism component that is composed of cottaging along Lake Erie, the Long Point Biosphere Reserve, and Backus Heritage Conservation Area which is home to Ontario's oldest continually running mill (MacDonald 2015).

4.3. Local or Community History

The Study Area is north of the historically mapped community of Nixon, first known as Nicksville by John Nickerson in 1874, is situated in Delhi Township, Haldimand-Norfolk region (Rayburn, 1997). It is also part of Windham township's villages (Tasker, 1900)

4.4. Study Area History

A review of historical resources resulted in the following data relevant to the Study Area:

Map 4: "Map of the County of Norfolk Canada West" (Tremaine 1856)

The Study Area is situated within part of Lot 12, Concession 13. The land containing the Study Area is listed under the ownership of W. Richardson. There are no structures within or directly adjacent to the Study Area.

Map 5: “Township of Windham” (H.R. Page & Co 1877)

The Study Area is situated within part of Lot 12, Concession 13. The land containing the Study Area is listed under the ownership of L.S. & J.S.. There are no structures within or directly adjacent to the Study Area.

The following should be noted in regard to the review of historic maps:

- Study Area placement within historic maps is only approximate
- Many historic maps were subscriber based, meaning only individuals who paid a fee would have their property details mapped

5. ARCHAEOLOGICAL CONTEXT

5.1. Registered Archaeological Sites

A search of the Ontario Sites Database conducted on February 16, 2024 using a Study Area centroid of 17T E 549149 N 4744744 indicated that there are no registered archaeological sites within a 1 km radius of the Study Area. No registered archaeological sites are within the Study Area nor are any within a 50 m buffer which would suggest encroachment of archaeological resources into the Study Area.

5.2. Cemeteries & Burials

As per a cursory search conducted on February 16, 2024, there are no known or registered cemeteries or burials within or directly adjacent to the Study Area.

5.3. Archaeological Management/Master Plan

The Study Area is not situated within limits of any formalized Archaeological Management or Master Plan.

5.4. Heritage Conservation District

The Study Area is not situated within an existing or proposed Heritage Conservation District (OHT 2024).

5.5. Heritage Properties

There are no Heritage Properties Listed / Designated on the property.

5.6. Historic Plaques

There are no historic plaques within a 100 m radius of the Study Area (Ontario Heritage Trust 2024).

5.7. Study Area Archaeological Potential

The Study Area retains the following criteria of indicating archaeological potential:

- Present or past water sources within 300 m of the Study Area
- Proximity to early historic transportation routes
- The Study Area is situated within a landscape suitable for resource procurement, transit and habitation by both pre and post-contact Indigenous Peoples.

The Study Area is situated within an overall historic landscape that would have been appropriate for both resource procurement and habitation by both Indigenous and Euro-Canadian peoples.

6. STAGE 1 ANALYSIS & CONCLUSIONS

It is clear that the Study Area retains archaeological potential owing to the presence of one or more indicators of archaeological potential. Based on this analysis, it is concluded that a Stage 2 Archaeological Assessment is required of the Study Area.

7. STAGE 1 ARCHAEOLOGICAL ASSESSMENT RECOMMENDATIONS

Given the results of the completed Stage 1 Analysis & Conclusions the Study Area retains archaeological potential and should be subject to a Stage 2 Archaeological Assessment Survey and should conform to the following:

- Lands which can be subject to agricultural ploughing must be prepared via ploughing to ensure a minimum 80% of soil visibility; the objective being to invert the soil column and ensure the exposed soils has minimal chaff. The use of chisel ploughs, harrow, or tined equipment are not archaeologically acceptable means of field preparation. Prepared lands

must be allowed to weather under a significant rainfall event, or several lighter rains. A Pedestrian Survey must be undertaken along transects not greater than 5 m.

- Lands which are not viable to plough must be subject to a Test Pit Survey with the following conditions:
 - ▶ All test pits are to be excavated by hand at 5 m intervals along 5 m transects
 - ▶ Test pits must be excavated to within 1 m of all extant and/or ruined structures when present
 - ▶ All test pits must be 30 cm in diameter and be excavated into the first 5 cm of subsoil
 - ▶ All test pits must be examined for evidence of fill, stratigraphy or cultural features
 - ▶ All excavated soils must be screened through 6 mm wire mesh to facilitate artifact recovery
 - ▶ All artifacts recovered must be retained via their associated test pit
 - ▶ All test pits are to be backfilled unless instructed otherwise by the landowner

8. ADVICE ON COMPLIANCE WITH LEGISLATION

The Standards and Guidelines for Consultant Archaeologists requires that the following standard statements be provided within all archaeological reports for the benefit of the proponent and approval authority in the land use planning and development process (MTC 2011:126):

This report is submitted to the Minister of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the MTCS, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

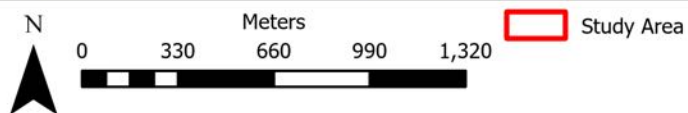
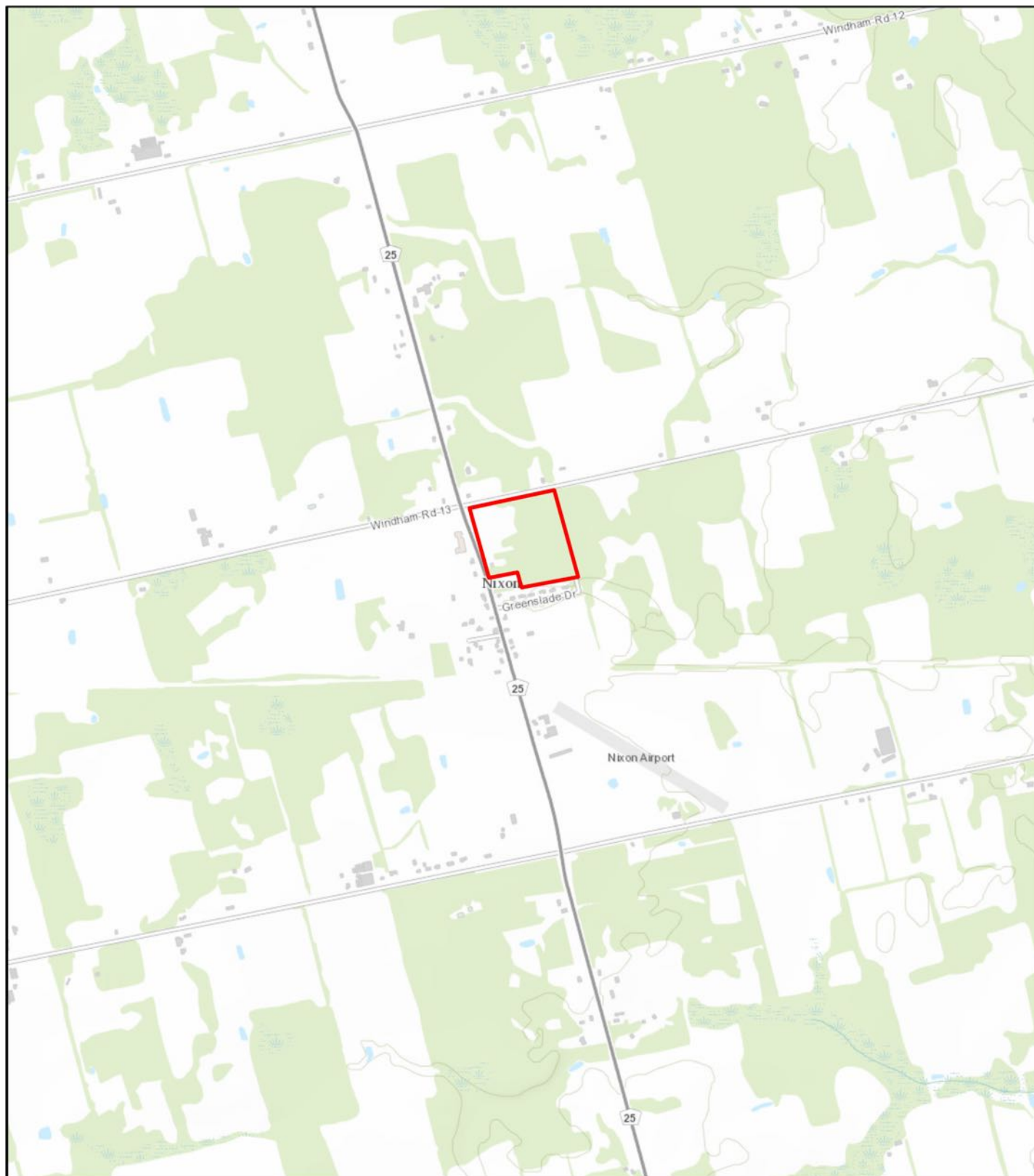
It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act.

Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the Ontario Heritage Act and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.

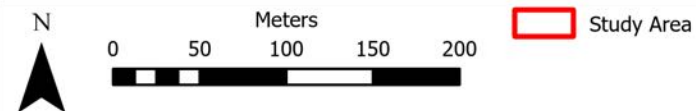
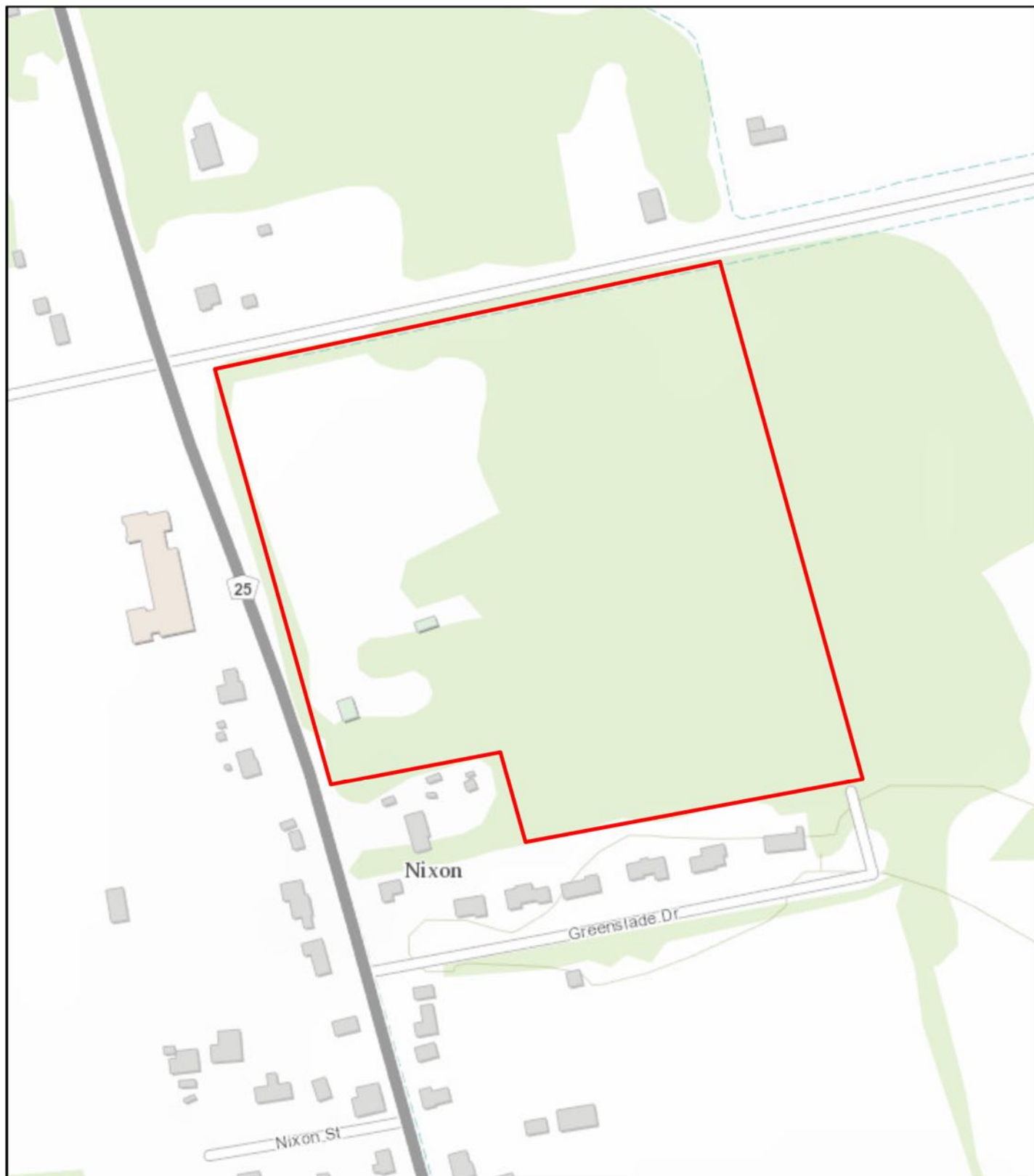
The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Service.

9. MAPS



Source: Norfolk County, Province of Ontario, Ontario MNR,
Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS,
METI/NASA, EPA, USDA, AAFC, NRCan

Map 1: Study Area Location



Source: Norfolk County, Province of Ontario, Ontario MNR,
Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS,
EPA, USDA, AAFC, NRCan

Map 2: Study Area Topographic Detail

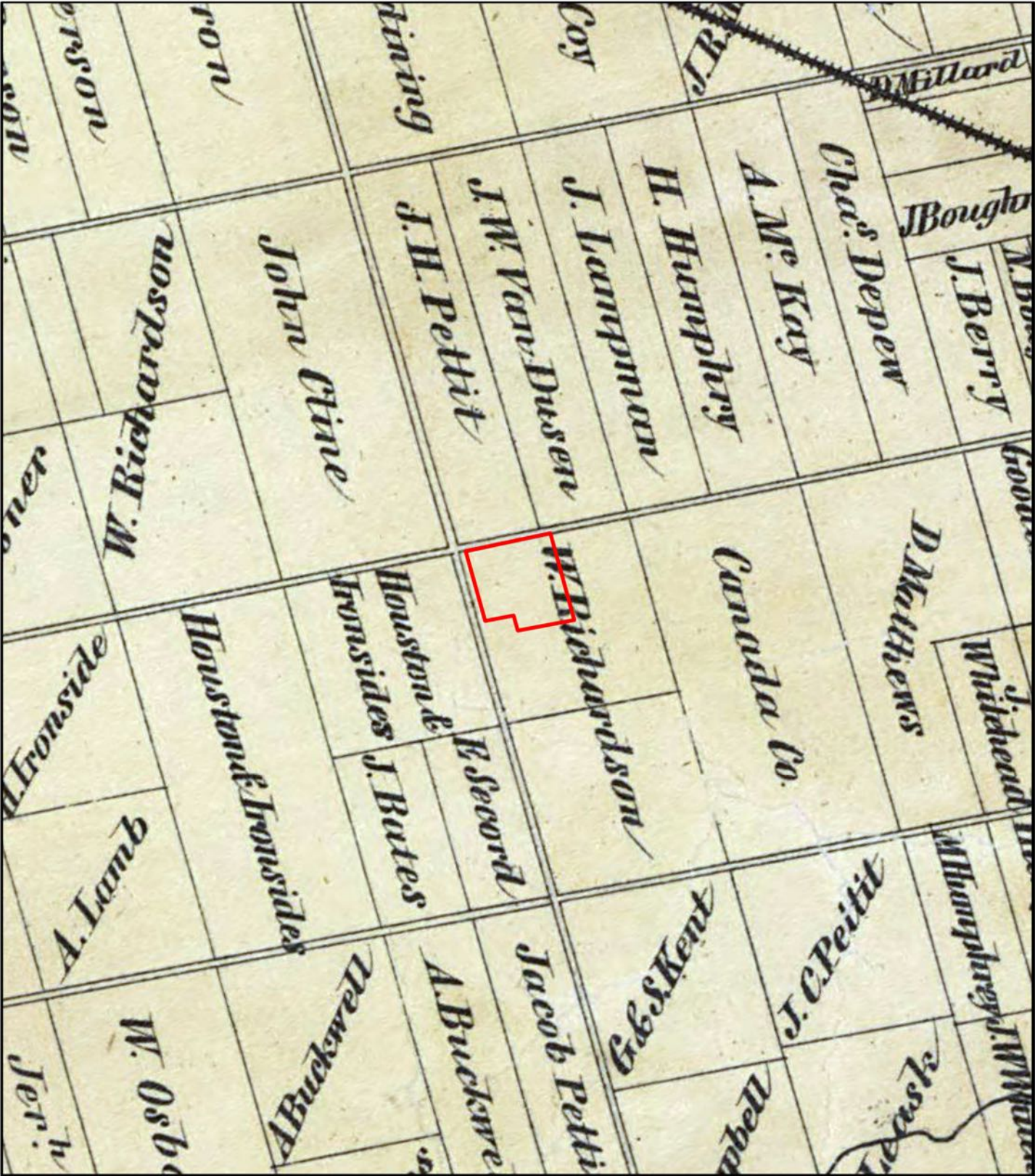


Meters
0 50 100 150 200

 Study Area

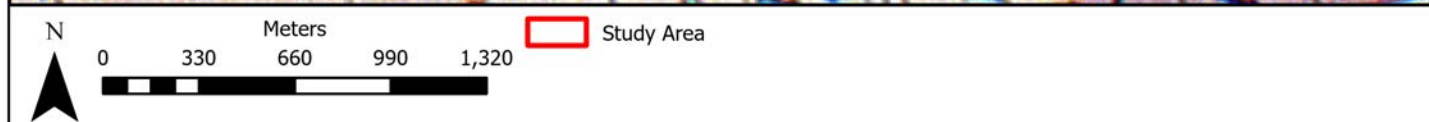
Source: Maxar

Map 3: Study Area Environmental Detail



Source: Tremaine 1856

Map 4: Study Area atop 1856 Map



Source: Page & Co 1877

Map 5: Study Area Atop 1877 Map



Meters
0 50 100 150 200

 Study Area

 Archaeological Potential : Stage 2 Archaeological Assessment Recommended

Source: Maxar

Map 6: Stage 1 Results & Recommendations

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December 26, 2022

Norfolk County
Environmental and Infrastructure Services Division
185 Robinson St., Suite 200
Simcoe, Ontario
N3Y 5L6

Attention: Mr. Tim Dickhout
Project Manager, Development

Re: Proposed Residential Development
MN 2328 Nixon Road
Simcoe, Ontario
Norfolk County
Traffic Considerations

Dear Sir:

In response to request from the owner of the property, Mr. P. Horvath, our firm has reviewed the traffic impacts of the proposed development to be located at MN 2328 Nixon Road, in Simcoe, Ontario, Norfolk County.

In support of an application for re-zoning and for draft plan of subdivision, to create six (6) single family lots on the subject property, a traffic brief was requested as part of the pre-consultation notes. The proposed site development has been included within Appendix 'A' of this report.

Existing Transportation Network

The subject property is located on the north side of Nixon Road, in the rural area of Simcoe, Ontario in Norfolk County. The attached aerial photograph and the key plan presented within Figure No. 1, illustrates the existing transportation network in the area.

The site is located in the rural area of Norfolk County with no municipal services on the existing streets (Nixon Road) adjacent to the property. Our firm reached out to Norfolk County and determined that no existing traffic volumes were available for Nixon Road or Windham Road No. 13.

The current zoning for the site is 'Agriculture' with the proposal to rezone the property to allow the creation of the residential lots (Residential Hamlet (RH)). A land use plan illustrating the



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existing land uses in the area has been included within Appendix 'B' of this report.



Figure No. 1
Key Plan

Development Proposal

In consideration of the impacts of the traffic generated on the subject property and utilizing the ITE manual for trip generations during the peak hours, we have estimated the following trip generations for this site during the peak hours

Residential

Six (6) Single Family Homes / Units

= Approximately 0.6 trips per unit for the peak pm hour – this trip generation for single family homes is 1.0. For the purpose of this analysis, a trip generation of 1.0 was utilized.

In this case, this would translate into about 6 peak hour trips relating to this site.



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In review of the requirements for the typical TIS report, a full TIS is usually only required when the trip generation exceed 75 peak hour vehicles generated. As such, a traffic brief is being proposed in support of this application.

The site is anticipated to operate without any impacts to the existing road network. The addition of 6 peak hour trips associated with the development on Nixon Road will not have an impact on the existing road infrastructure network.

Site Access

The proposed site plan has been reviewed with consideration of access for all types of vehicles on this property.

In the review of the site plan in conjunction with the road network, the proposed driveway access locations have sufficient site lines on the existing Nixon Road right-of-way. The location of the entrance would not have any impact on the operation of the municipal rights-of-way.

Fire protection for this development will be provided directly from the Nixon Road right-of-way to meet the requirements of the Ontario Building Code.

Conclusions:

The findings of our analysis of the site complete with considerations of the overall development are as follows:

- The development proposal to redevelop the subject property to allow for approximately six (6) single family homes.
- The access to the site is intended to be a full movement driveway onto Nixon Road.
- The development is going to generate only a maximum of 6 peak pm hour movements as a result of the increased development
- The anticipated increased traffic from the development would be considered insignificant as it relates to the overall capacity of existing infrastructure in the area.

I trust that this information will be sufficient to allow the re-zoning application to proceed.

Yours truly,

J.H. COHOON ENGINEERING LIMITED



R.W. Phillips, P.Eng.



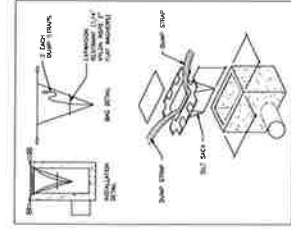
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Appendix 'A'

**J H Cohoon Engineering Limited – Site Development Plan
Being drawing 15296-1**



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NOTES:

1. The 1950s were characterized by a conservative political climate.
2. The 1960s were characterized by a liberal political climate.
3. The 1970s were characterized by a conservative political climate.
4. The 1980s were characterized by a conservative political climate.
5. The 1990s were characterized by a liberal political climate.
6. The 2000s were characterized by a conservative political climate.
7. The 2010s were characterized by a conservative political climate.
8. The 2020s were characterized by a conservative political climate.
9. The 2030s were characterized by a conservative political climate.
10. The 2040s were characterized by a conservative political climate.
11. The 2050s were characterized by a conservative political climate.
12. The 2060s were characterized by a conservative political climate.
13. The 2070s were characterized by a conservative political climate.
14. The 2080s were characterized by a conservative political climate.
15. The 2090s were characterized by a conservative political climate.

TBM No. 1	ELEV. = 236.90m	(GEO)
100m 200m 300m 400m 500m 600m 700m 800m 900m 1000m 1100m 1200m 1300m 1400m 1500m 1600m 1700m 1800m 1900m 2000m 2100m 2200m 2300m 2400m 2500m 2600m 2700m 2800m 2900m 3000m 3100m 3200m 3300m 3400m 3500m 3600m 3700m 3800m 3900m 4000m 4100m 4200m 4300m 4400m 4500m 4600m 4700m 4800m 4900m 5000m 5100m 5200m 5300m 5400m 5500m 5600m 5700m 5800m 5900m 6000m 6100m 6200m 6300m 6400m 6500m 6600m 6700m 6800m 6900m 7000m 7100m 7200m 7300m 7400m 7500m 7600m 7700m 7800m 7900m 8000m 8100m 8200m 8300m 8400m 8500m 8600m 8700m 8800m 8900m 9000m 9100m 9200m 9300m 9400m 9500m 9600m 9700m 9800m 9900m 10000m 10100m 10200m 10300m 10400m 10500m 10600m 10700m 10800m 10900m 11000m 11100m 11200m 11300m 11400m 11500m 11600m 11700m 11800m 11900m 12000m 12100m 12200m 12300m 12400m 12500m 12600m 12700m 12800m 12900m 13000m 13100m 13200m 13300m 13400m 13500m 13600m 13700m 13800m 13900m 14000m 14100m 14200m 14300m 14400m 14500m 14600m 14700m 14800m 14900m 15000m 15100m 15200m 15300m 15400m 15500m 15600m 15700m 15800m 15900m 16000m 16100m 16200m 16300m 16400m 16500m 16600m 16700m 16800m 16900m 17000m 17100m 17200m 17300m 17400m 17500m 17600m 17700m 17800m 17900m 18000m 18100m 18200m 18300m 18400m 18500m 18600m 18700m 18800m 18900m 19000m 19100m 19200m 19300m 19400m 19500m 19600m 19700m 19800m 19900m 20000m 20100m 20200m 20300m 20400m 20500m 20600m 20700m 20800m 20900m 21000m 21100m 21200m 21300m 21400m 21500m 21600m 21700m 21800m 21900m 22000m 22100m 22200m 22300m 22400m 22500m 22600m 22700m 22800m 22900m 23000m 23100m 23200m 23300m 23400m 23500m 23600m 23700m 23800m 23900m 24000m 24100m 24200m 24300m 24400m 24500m 24600m 24700m 24800m 24900m 25000m 25100m 25200m 25300m 25400m 25500m 25600m 25700m 25800m 25900m 26000m 26100m 26200m 26300m 26400m 26500m 26600m 26700m 26800m 26900m 27000m 27100m 27200m 27300m 27400m 27500m 27600m 27700m 27800m 27900m 28000m 28100m 28200m 28300m 28400m 28500m 28600m 28700m 28800m 28900m 29000m 29100m 29200m 29300m 29400m 29500m 29600m 29700m 29800m 29900m 30000m 30100m 30200m 30300m 30400m 30500m 30600m 30700m 30800m 30900m 31000m 31100m 31200m 31300m 31400m 31500m 31600m 31700m 31800m 31900m 32000m 32100m 32200m 32300m 32400m 32500m 32600m 32700m 32800m 32900m 33000m 33100m 33200m 33300m 33400m 33500m 33600m 33700m 33800m 33900m 34000m 34100m 34200m 34300m 34400m 34500m 34600m 34700m 34800m 34900m 35000m 35100m 35200m 35300m 35400m 35500m 35600m 35700m 35800m 35900m 36000m 36100m 36200m 36300m 36400m 36500m 36600m 36700m 36800m 36900m 37000m 37100m 37200m 37300m 37400m 37500m 37600m 37700m 		

T.B.M. No	3	ELEV	= 237.66m	(GEO)
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T.B.M. No	3	ELEV	= 237.66m	(GEO)
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**J.H. COHOON
ENGINEERING
LIMITED**

440 HURLEY ROAD, UNIT #1, BLANFORD - ONTARIO, N2A
ILL (519) 753-2856 Fax (519) 753-4267 www.conquest.com

PROPOSED
RESIDENTIAL
DEVELOPMENT
328 NIXON ROAD
NORFOLK COUNTY

PETER HORVATH

SITE DEVELOPMENT PLAN

15296	15296-1
15296	15296-1

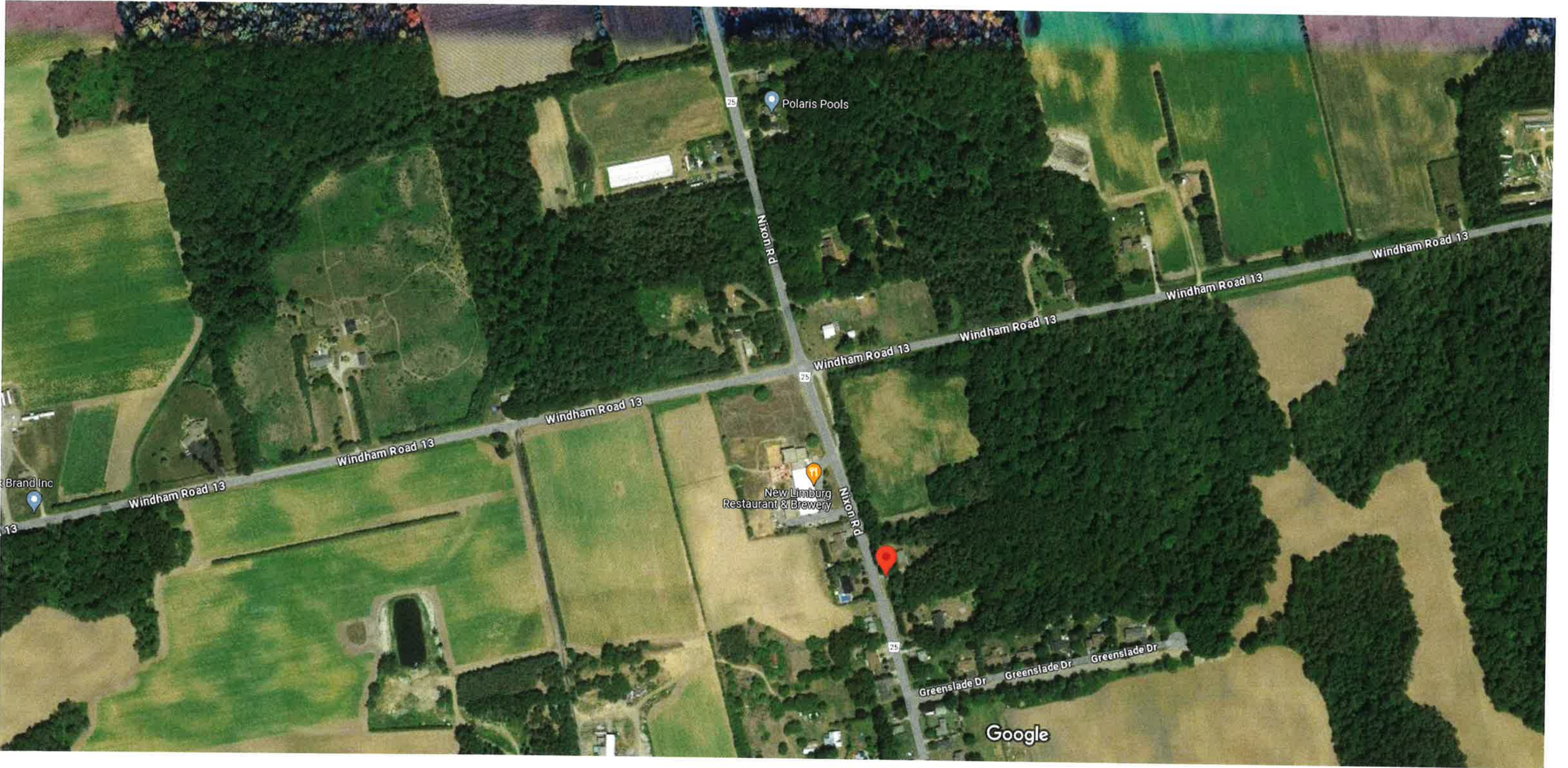
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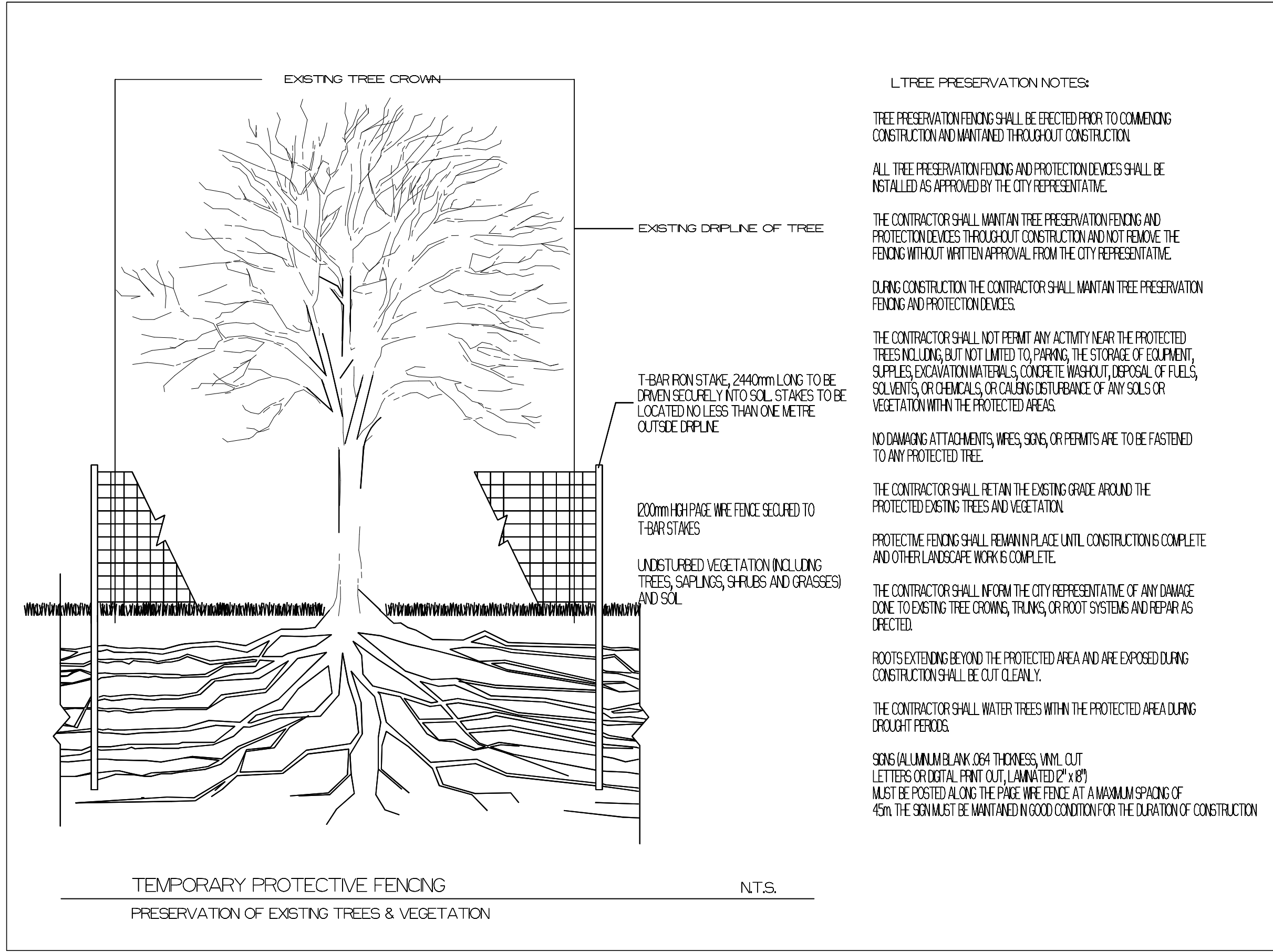
15296-1

Appendix 'B'
Land Use Aerial Photo of Subject Area



Professional Engineers
Ontario





Tree Survey						
Tree Number	Botanical Name	Common Name	Size in mm	Condition	Notes	Remove or Retain
1	Castanea mollissima	chinese chestnut	350	moderate		retain
2	Morus alba	mulberry	500	moderate		retain
3	Robinia pseudacacia	black locust	700	moderate		retain
4	Castanea mollissima	chinese chestnut	400	moderate		retain
5	Robinia pseudacacia	black locust	600	moderate		retain
6	Robinia pseudacacia	black locust	600	moderate		retain
7	Robinia pseudacacia	black locust	600	moderate		retain
8	Robinia pseudacacia	black locust	300	moderate		retain
9	Robinia pseudacacia	black locust	250	moderate		retain
10	Robinia pseudacacia	black locust	500	moderate		retain
11	Robinia pseudacacia	black locust	400	moderate		remove
12	Robinia pseudacacia	black locust	300	moderate		remove
13	Fraxinus pennsylvanica	green ash	250	poor		remove
14	Acer negundo	manitoba maple	350	poor	clump 350 & 300mm	retain
15	Quercus rubra	red oak	600	moderate	leaning	retain
16	Quercus rubra	red oak	200	fair	clump 200 & 200mm	retain
17	Acer negundo	manitoba maple	200	poor	clump 200 & 200mm	retain
18	Ulmus pumila	elm	250	poor		retain
19	Fraxinus pennsylvanica	green ash	300	poor		retain
20	Robinia pseudacacia	black locust	800	moderate		retain
21	Fraxinus pennsylvanica	green ash	300	poor		retain
22	Acer negundo	manitoba maple	400	poor		retain
23	Prunus serotina	black cherry	200	fair		remove
24	Populus x canadensis 'eugenei'	carolina poplar	150	poor		remove
25	Fraxinus pennsylvanica	green ash	300	poor		remove
26	Populus x canadensis 'eugenei'	carolina poplar	200	poor		remove
27	Populus x canadensis 'eugenei'	carolina poplar	175	poor		remove
28	Populus x canadensis 'eugenei'	carolina poplar	200	poor		remove
29	Prunus serotina	black cherry	200	fair		retain
30	Quercus rubra	red oak	400	moderate		retain
31	Quercus rubra	red oak	400	poor		retain
32	Fraxinus pennsylvanica	green ash	200	moderate		retain
33	Populus x canadensis 'eugenei'	carolina poplar	200	poor		remove
34	Populus x canadensis 'eugenei'	carolina poplar	150	poor		remove
35	Quercus rubra	red oak	500	poor		retain
36	Populus x canadensis 'eugenei'	carolina poplar	400	poor		remove
37	Populus x canadensis 'eugenei'	carolina poplar	200	moderate		remove
38	Populus x canadensis 'eugenei'	carolina poplar	200	poor		remove
39	Ulmus pumila	elm	150	poor		retain
40	Quercus rubra	red oak	1000	moderate		retain
41	Acer negundo	manitoba maple	275	poor		remove
42	Quercus rubra	red oak	450	moderate		remove
43	Quercus rubra	red oak	400	moderate		retain
44	Prunus serotina	black cherry	300	fair		retain
45	Populus x canadensis 'eugenei'	carolina poplar	300	poor		remove
46	Prunus serotina	black cherry	250	fair		retain
47	Populus x canadensis 'eugenei'	carolina poplar	150	poor		remove
48	Ulmus pumila	elm	300	dead		remove
49	Populus x canadensis 'eugenei'	carolina poplar	100	poor		remove
50	Populus x canadensis 'eugenei'	carolina poplar	300	poor		retain
51	Quercus rubra	red oak	300	fair	one-sided	retain
52	Populus x canadensis 'eugenei'	carolina poplar	150	poor		remove
53	Populus x canadensis 'eugenei'	carolina poplar	200	poor		remove
54	Populus x canadensis 'eugenei'	carolina poplar	200	poor		remove
55	Populus x canadensis 'eugenei'	carolina poplar	100	poor		remove
56	Populus x canadensis 'eugenei'	carolina poplar	150	poor		remove
57	Populus x canadensis 'eugenei'	carolina poplar	100	poor		remove
58	Populus x canadensis 'eugenei'	carolina poplar	200	poor		remove
59	Populus x canadensis 'eugenei'	carolina poplar	150	poor		remove
60	Populus x canadensis 'eugenei'	carolina poplar	300	poor		remove
61	Populus x canadensis 'eugenei'	carolina poplar	150	poor		remove
62	Populus x canadensis 'eugenei'	carolina poplar	250	poor		remove
63	Populus x canadensis 'eugenei'	carolina poplar	100	poor		remove
64	Quercus rubra	red oak	350	moderate		retain
65	Quercus rubra	red oak	125	moderate		retain
66	Quercus rubra	red oak	300	moderate		retain
67	Quercus rubra	red oak	300	moderate		retain

Note 1: the carolina poplars are very bad condition. For this reason, we recommend removal of all of them.

Note 2: The trees in this area were not located on the survey. There are 3 red oaks which should be retained. The others may be retained as required. However, there are approximately 17 Scots pine (Pinus sylvestris) that are dead or nearly dead. In my opinion, they should be removed.

There are also carolina poplar in poor condition. These should be removed as well.

NOTES

1. We recommend 32 trees be removed along Nixon Road. The remaining trees are to be protected as per detail. Undergrowth around retained trees can be retained.

2. Protective fencing around existing trees is to be installed prior to any site work.

Key

Existing trees to be retained

Existing trees to be removed

Protective Fencing

No.	Date	Description
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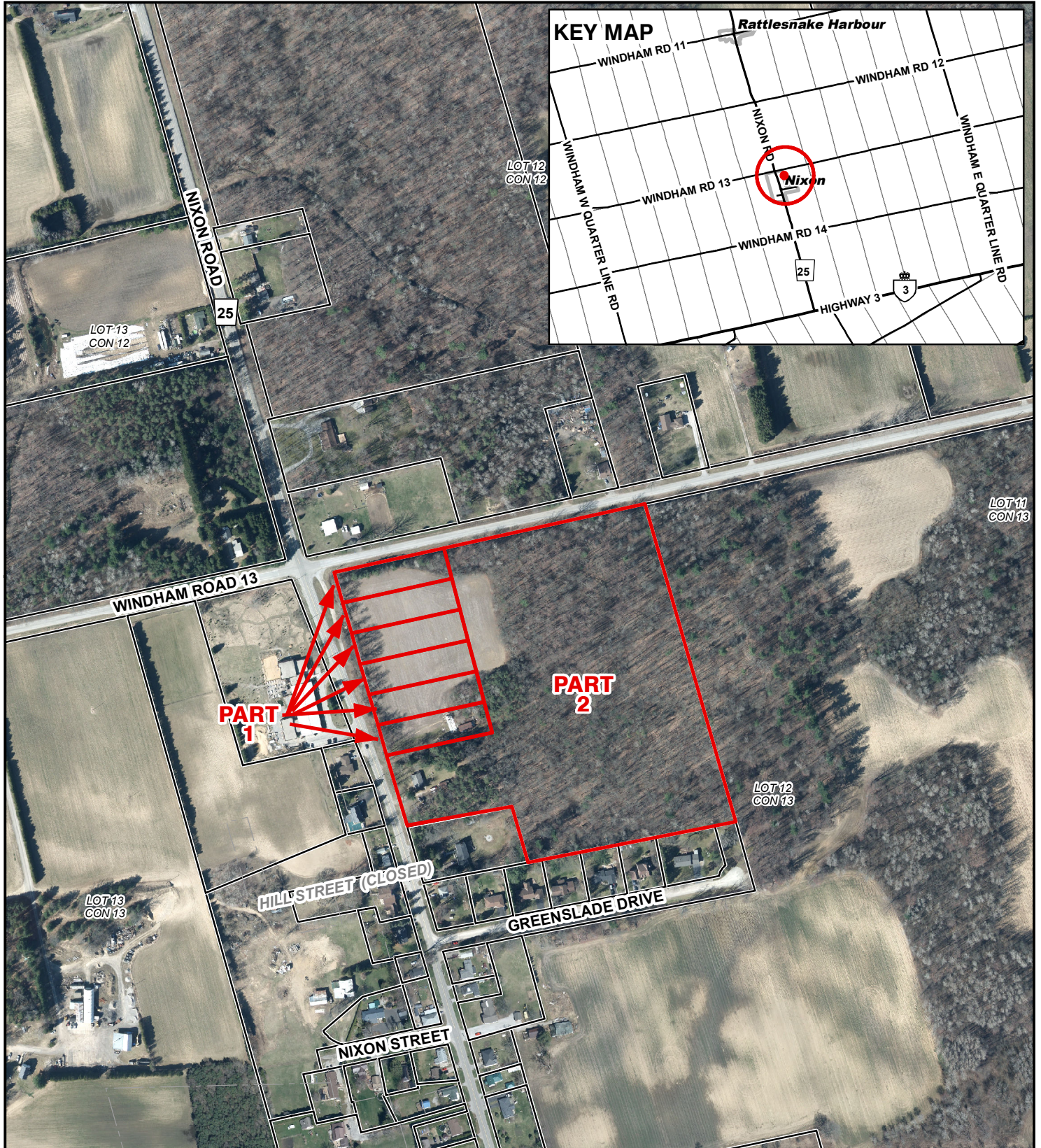
James McCracken
Landscape Architect
5 Sunnyside Rd, Jerseyville, ON L0R 1R0
jmcraackendesign@gmail.com
519 754-6345

Tree Survey


Proposed Residential Development

2328 Nixon Road
Norfolk County, ON

SCALE: 1:300	PROJECT NO: 24J05
DRAWN BY: JJM	SHEET NO: L - 1
CHECKED BY:	
DATE: Mar, 15/24	
DATE OF PRINT:	

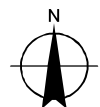


Legend

 Subject Lands

2020 Air Photo

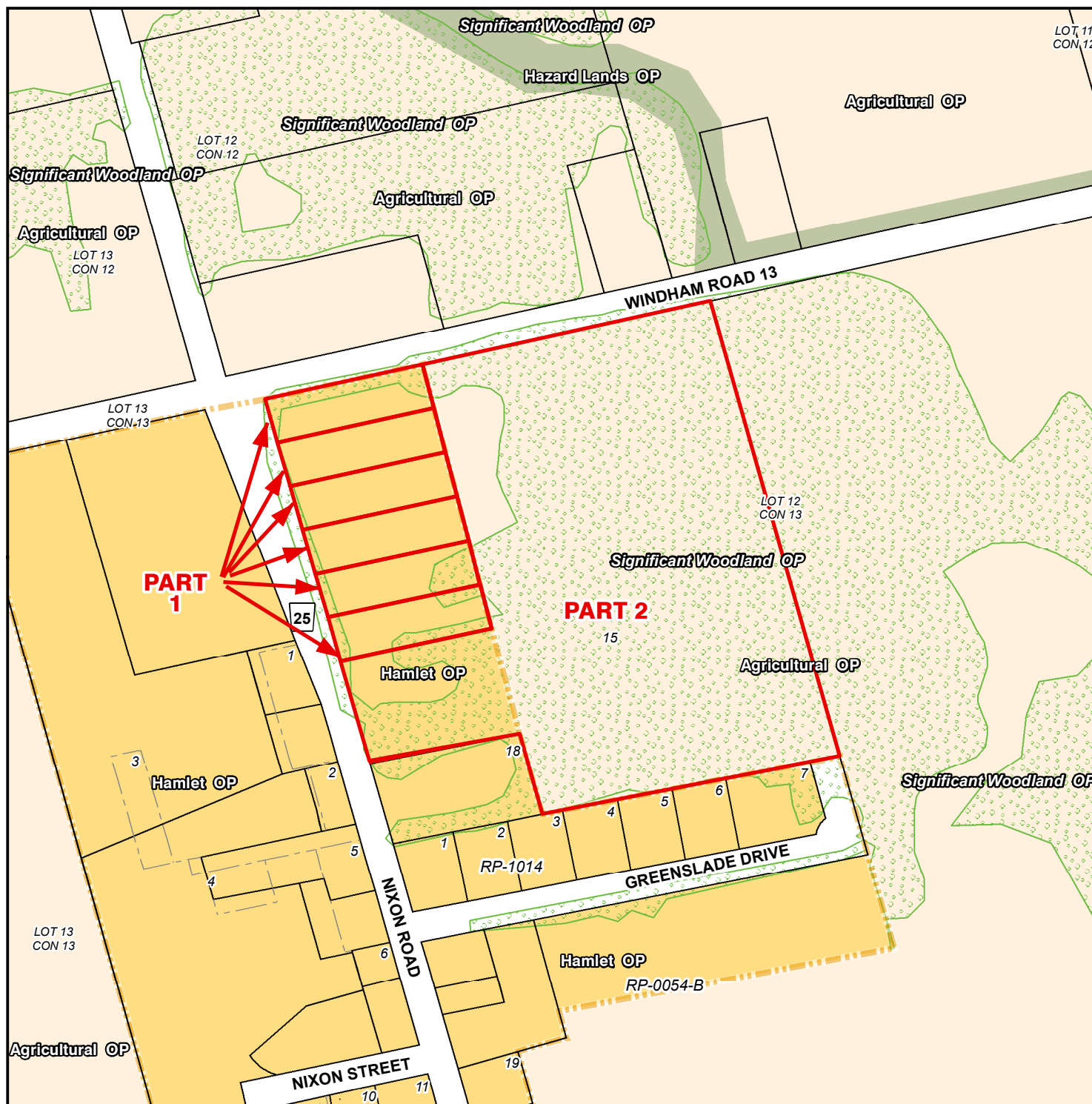
12/10/2024



40 20 0 40 80 120 160 Meters

Geographic Township of WINDHAM

ZNPL2024331



12/10/2024

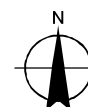
Agricultural

Hazard Lands

Hamlet

Hamlet Area Boundary

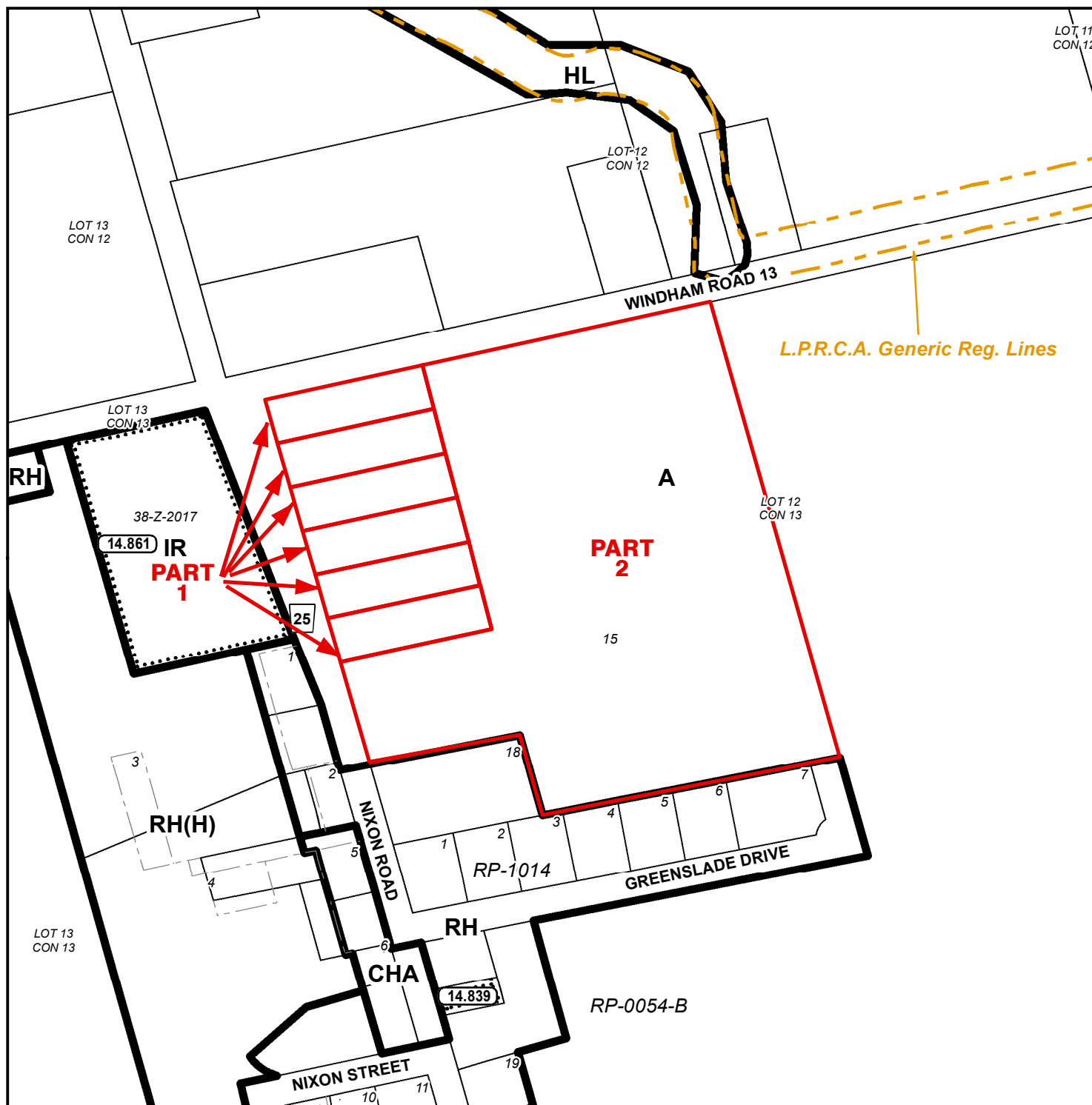
Significant Woodland



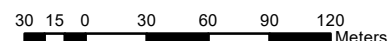
A horizontal scale bar with tick marks at 30, 15, 0, 30, 60, 90, and 120 meters. The bar is black with white tick marks and labels.

Geographic Township of WINDHAM

ZNPL2024331

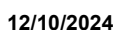


12/10/2024



Geographic Township of WINDHAM

ZNPL2024331



☐ Subject Lands