

Township of Havelock-Belmont-Methuen Regular Council Meeting Agenda

Date: Tuesday, March 18, 2025

Place: Havelock-Belmont-Methuen Council Chamber
1 Ottawa Street East
Havelock ON K0L 1Z0 (Limited Seating)

and

Video Conference
Various Remote Locations
Township of Havelock-Belmont-Methuen

Note: Meeting will be recorded and uploaded to YouTube

Time: 9:30 a.m.

Zoom Link: [Open Session Council Meeting Zoom Invitation Link](#)

Meeting ID: 853 4823 5581

Passcode: 112042

Call to Order

Mayor Martin will call the meeting to order.

Land Acknowledgement

Moment of Silent Reflection

Cell Phones

Everyone in the meeting is asked to turn off their cell phone or place it on vibrate mode.

Declaration of Pecuniary Interest and General Nature Thereof

No written Declarations of Pecuniary Interest were received prior to publication of the agenda.

Minutes of Council Meetings

1. Regular Council Meeting – March 4, 2025

2. Special Council Meeting (budget) – March 7, 2025

Delegations and Presentations

1. Matthew Philip, Senior Project Lead
Unity Design Studios
Re: Community Centre Fitness Gym Design Review
2. Cordova Mines Recreation Association
Re: Summary of Events and Financial Update for 2024

Public Meeting for Zoning By-law Amendment

[Note to Virtual Guests: Please keep your video off and microphone muted during the meeting until the Chair invites comments regarding a planning matter.](#)

1. Samantha Deck, Planner
Re: Zoning By-law Amendment – Gord Tucker
Part Lot 31, Concession 10 (Shady Lane)
ARN: 1531-010-007-66700
2. Samantha Deck, Planner
Re: Zoning By-law Amendment – Robert and Rita Foran
Part Lot 30, Concession 10 (119 and 129 Shady Lane)
ARN: 1531-010-007-66601 and 1531-010-007-66615
3. Samantha Deck, Planner
Re: Zoning By-law Amendment - Oren Steinman & Shery Wasser
Part Lot 28, Concession 9 (1022 Fire Route 89)
ARN: 1531-010-007-65300

Regular Meeting Resumes

Planning

1. Samatha Deck, Planner
Re: Removal of Holding Provision (H) – Robert and Marcia Semple
Part Lot 3, Concession 5 – 119 Fire Route 63C
2. Samatha Deck, Planner
Re: Creation of New Lot – Application B-129-21A (Patricia Janssen)

Staff Reports for Information

1. Travis Toms, Chief Building Official
Re: Building Department Activity Report – February 2025
2. Ray Haines, Fire Chief
Re: Incident Summary – January 2025
3. Ray Haines, Fire Chief
Re: Incident Summary – February 2025
4. Peter Lauesen, Manager of Public Works
Re: 2024 Havelock Drinking Water System Annual Water Report
5. Lionel Towns, Treasurer
Re: Council Remuneration and Expenses – 2024
6. Shari Gottschalk, Economic Development Officer
Re: March 2025 Social Media Insights

Staff Reports for Follow-up Action

1. Travis Toms, Chief Building Official
Re: Noise By-law, Request for Amendment
2. Josh Storey, Supervisor of Parks, Recreation and Facilities
Re: Havelock Library Lower-Level Security Alarm
3. Josh Storey, Supervisor of Parks, Recreation and Facilities
Re: Ball Park Booth (Canteen) Contract
4. Bob Angione, Chief Administrative Officer/Clerk
Re: Appointment of Weed Inspectors

Correspondence

Action Items

1. The Auxiliary to Campbellford Memorial Hospital
Re: Annual Tag Day

2. Havelock-Belmont-Methuen and Havelock Historical Society
Re: Location to display artifacts
3. Royal Canadian Legion, Havelock
Re: Drug Safety Initiative
4. Peterborough Community Health Centre
Re: Rural Primary Health Care

Information Items

1. Letter from Accent Building Sciences
Order Prohibiting Use or Occupancy of Unsafe Building
Order to Remedy Unsafe Building
Re: Old Town Hall, 1 Mathison St W
2. Peterborough Public Health
Re: Media Release, Smoke-Free Enforcement at Local Arenas

Committee Liaison Reports

1. Jim Martin, Mayor (Verbal)
Hart Webb, Deputy Mayor (Verbal)
Re: County Council Update
2. Bob Angione, Chief Administrative Officer/Clerk
Re: Councillor Activity Report

Written or Oral Notice of Motion or Discussion

None.

Other Business

1. Bob Angione, Chief Administrative Officer/Clerk
Re: Other Business

By-Laws

1. **By-law 2025-017** Being a By-law to amend The Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law in order to change the zoning of certain lands being located in Part Lot 31, Concession 10, located on Shady Lane with no municipal address, Assessment Roll No. 1531-010-007-66700 from Rural (RU) to Special District 293 (S.D. 293) Zone' and 'Special District 294 (S.D. 294) Zone'

introducing site specific regulations to facilitate the creation of two (2) new lots, one with reduced frontage and one with reduced lot area (Tucker).

2. **By-law 2025-018** Being a By-law to amend The Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law in order to change the zoning of certain lands being located in Part Lot 30, Concession 10, having municipal address of 119 Shady Lane and 129 Shady Lane, Assessment Roll No. 1531-010-007-66601 and 1531-010-007-66615 from Seasonal Residential (SR) Zone and Special District 100 (S.D. 100) Zone to 'Special District 291 (S.D. 291) Zone' introducing site-specific regulations to facilitate the lot addition application for the construction of a new accessory structure (Foran/Coons).
3. **By-law 2025-019** Being a By-law to amend The Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law in order to change the zoning of certain lands being located Part Lot 28, Concession 9, having municipal address of 1022 Fire Route 89, Assessment Roll No. 1531-010-007-65300 from Seasonal Residential (SR) Zone to Special District 292 Holding (S.D. 292-H) Zone' introducing site-specific regulations to facilitate the construction of a new seasonal recreational dwelling. A Holding Provision (H) has been affixed to the zoning to ensure the recommendations from the Scoped EIS are registered on title (Steinman).
4. **By-law 2025-020** Being a By-law to amend By-law No. 1995-42, as amended, otherwise known as the "The Township of Havelock-Belmont-Methuen Comprehensive Zoning By-Law" to amend by removing the Holding symbol and changing the zone category of certain lands located in Part Lot 3, Concession 5, having municipal address of 119 Fire Route 63C in the Township of Havelock-Belmont-Methuen from 'Special District 288 Holding (S.D. 288-H) Zone' to 'Special District 288 (S.D. 288) Zone' (Semple).
5. **By-law 2025-021** Being a By-law to authorize the Mayor and the Clerk to execute a Road Agreement and Environmental Impact Mitigation Measures Agreement between the Corporation of the Township of Havelock-Belmont-Methuen and property owners Robert Semple and Marcia Semple, for the lands located at 119 Fire Route 63c, legally described as Part Lot 3, Concession 5, in the Township of Havelock-Belmont-Methuen.
6. **By-law 2025-022** Being a by-law to adopt the estimates for 2025, to establish and adopt tax rates, and to provide for a minimum tax.

7. **By-law 2025-023** Being a by-law to appoint Weed Inspectors for the Township of Havelock-Belmont-Methuen.

Closed Session

This Closed Session Council Meeting is held under authority of Section 239 (2)(a) the security of the property of the municipality or local board; and

Section 239 (2)(b) personal matters about an identifiable individual, including municipal or local board employees; and

Section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

Confirming By-law

A By-law to confirm the proceedings of the Regular Meeting of the Council of the Township of Havelock-Belmont-Methuen held on March 18, 2025.

Adjournment

Next Regular Meeting
Tuesday, April 1, at 9:30 a.m.

TOWNSHIP OF HAVELOCK-BELMONT-METHUEN

To: Mayor and Members of Council

Prepared By: Samantha Deck, Planner

Meeting Date: March 18th, 2025

Subject: **Application to Amend** Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law, 1995-42 (AS AMENDED). Property owners Gord Tucker. Part Lot 31, Concession 10 located on Shady Lane with no municipal address. ARN: 1531-010-007-66700.

PURPOSE and EFFECT:

The purpose and effect of this report is to present for the consideration and requisite approval of Council, an application to amend Comprehensive Zoning By-law No. 1995-42 (as amended) in order to establish Special District Zones introducing site specific regulations to facilitate the creation of two (2) new lots, one with reduced frontage and one with reduced lot area.

RECOMMENDATION:

- That Council enacts a by-law (see by-law section of agenda) to rezone the two (2) severed lots created through Consent Applications B-139-22A and B-140-22A from the 'Rural (RU) Zone' to the 'Special District 293 (S.D. 293) Zone' and 'Special District 294 (S.D. 294) Zone'.
- That the balance of this report be received.

BACKGROUND:

As proposed, the application is to rezone the severed lots provisionally approved through Consent Applications B-139-22A and B-140-22A from the 'Rural (RU) Zone' to the 'Special District 293 (S.D. 293) Zone' and 'Special District 294 (S.D. 294) Zone'.

Currently, the subject property and provisionally approved severed lots are all vacant. The two (2) severed lots are intended to support a residential dwelling unit in the future.

An application for consent to sever the site was received by County of Peterborough Land Division (“the County”) in October of 2022, and further amended and submitted in November of 2023. The purpose of the amended applications would have the effect of severing two (2) vacant lots. The severed lands (Lot 1) is proposed with a lot area of 0.54 hectares (1.34 acres) with approximately 25.43 metres (83.4 feet) of frontage on Shady Lane. The severed lands (Lot 2) is proposed with a lot area of 0.29 hectares (0.72 acres) with approximately 59.1 metres (194 feet) of frontage on Shady Lane.

The Township Council endorsed the applications on March 19, 2024 to facilitate the consent applications subject to conditions. The County granted provisional approval to applications B-139-22A and B-140-22A on October 29, 2024, and the Zoning By-law Amendment Application was received by the Township on February 12, 2025.

Owner/Applicants: Gord Tucker

Property Description: Part Lot 31, Concession 10

Municipal Address: Shady Lane

Roll Number: 1531-010-007-66700

Lot Area: 29 acres (11.7 hectares)

Type of Planning Approval: Planning Act, Section 34

Description of Property and Surrounding Lands:

The subject lands comprise approximately 11.7 hectares (29 acres), with approximately 221.9 metres (728 feet) of frontage on Shady Lane, a municipally maintained road. Vehicular access to the severed and retained lands would be provided from Shady Lane.

The subject property is designated Rural and Shoreline in the Township of Havelock-Belmont-Methuen. The surrounding lands are predominately comprised of rural land uses and shoreline residential uses.

Proposed Redevelopment

The consent applications have the effect of creating (2) new vacant residential building lots along Shady Lane. The purpose of the Zoning By-law Amendment Application is to rezone the two (2) severed lots provisionally approved through Consent Applications B-139-22A (Lot 1) and B-140-22A (Lot 2) from the 'Rural (RU) Zone' to the 'Special District 293 (S.D. 293) Zone' and 'Special District 294 (S.D. 294) Zone'.

Severed Lot 1 serves to be rezoned from the 'Rural (RU) Zone' to the 'Special District 293 (S.D. 293) Zone' to recognize the deficient lot frontage of 25.43 metres where 45 metres is currently permitted.

Severed Lot 2 serves to be rezoned from the 'Rural (RU) Zone' to the 'Special District 294 (S.D. 294) Zone' to recognize the deficient lot area of 0.72 acres where 0.75 acres is currently permitted.

PLANNING DISCUSSION:

Provincial Planning Statement (PPS)

The Zoning By-law Amendment application is consistent with the Provincial Planning Statement (PPS, 2024) by supporting residential development within Rural Areas while ensuring significant natural heritage features are protected. Section 2.6 of the PPS indicates that residential development and lot creation is permitted on rural lands, provided that development can be sustained by rural service levels and must comply with minimum distance separation formulae. Section 4.2 of the PPS outlines the development shall be restricted in or near sensitive water features and ensuring that their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

The provisionally approved consent applications are anticipated to support the development of residential uses, which is consistent with the policies for rural lands in the PPS.

On this basis, the proposed development is consistent with the Provincial Planning Statement.

County of Peterborough Official Plan

According to the County of Peterborough Official Plan, the site is designated as “Rural and Cultural Landscape”. The rural area designation permits residential land uses while maintaining its rural and cultural landscape.

The County Official Plan indicates that development and built form within rural lands should not threaten the quality of quantity of ground or surface water and to ensure the agricultural industry remains viable. The proposed development aligns with the rural character and scale of surrounding residential uses.

The County Official Plan will permit non-agricultural related uses in the rural community outside prime agricultural areas and other agricultural areas designated in local plans. All new development near livestock barns and must comply with the Minimum Distance Separation Formula as established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.

Section 4.3.3.1 of the County Official Plan indicates that recognizing the need for growth on a limited basis, the County will permit non-agricultural related uses in the rural community outside prime agricultural areas and other agricultural areas designated in local plans in accordance with Section 4.3.3.2 which reflect the cultural and rural character of the area, promote a variety of living and employment opportunities for the rural community and do not negatively impact on the natural environment that cannot be located in settlement areas.

As outlined in the Preliminary Severance Review, there does not appear to be any livestock facilities within 750 metres of the proposed severed lots. The proposed development is located within the area designated “Rural and Cultural Landscape” as per the County Official Plan.

It is the Township’s planning opinion that the application conforms to the policies of the County’s Official Plan.

Township of Havelock-Belmont-Methuen Official Plan

According to the Township of Havelock-Belmont-Methuen Official Plan, the subject property is designated ‘Rural’ and ‘Shoreline’. The ‘Rural’ and ‘Shoreline’ designation permits permanent residential uses in the Official Plan.

The proposed severed lots are located within the area designated ‘Rural’ in the Township Official Plan.

The Official Plan policies direct development within the rural designation to be consistent with maintaining its rural, natural heritage and cultural landscape including the retention of forested areas and open spaces. Section 3.1.3.1 of the Official Plan states that new development shall conform to the relevant policies of this Plan and shall comply with the Minimum Distance Separation Formula 1, as amended.

The proposed Zoning By-law Amendment Application is compatible with the rural, natural heritage, and cultural landscape of lands within the 'Rural' designation.

It is the Township's planning opinion that the application conforms to the policies of the Township's Official Plan.

Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law No. 1995-42 (as amended)

According to Schedule 'A1' of the Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law No. 1995-42, as amended, the subject property is currently zoned 'Rural (RU) Zone'. If approved, the application will serve to rezone the two (2) severed lots provisionally approved through Consent Applications B-139-22A (Lot 1) and B-140-22A (Lot 2) from the 'Rural (RU) Zone' to the 'Special District 293 (S.D. 293) Zone' and 'Special District 294 (S.D. 294) Zone'

Section 4.11 of the Zoning By-law states that a lot must have frontage on an improved public street or navigable waterway order to support the development of any building or structure, unless the lot is zoned Seasonal Residential (SR) zone. The severed and retained lands have frontage on a public street, being Shady Lane.

Following our review and assessment of this application within the context of relevant land use planning policies, it is the Township's planning opinion that the subject application conforms to the County of Peterborough's Official Plan, the Township of Havelock-Belmont-Methuen's Official Plan, the Township's Zoning By-law 1995-42, as amended, and is consistent with the Provincial Planning Statement.

COMMENTS:

Staff Comments:

None received at the time of report preparation.

Agency Comments:

Notice was circulated to a number of prescribed agencies for review. Enbridge and KPRDSB provided comments and have no issues with the subject application.

Should any additional comments be received prior to the March 18th meeting of Council they will be brought forward at that time.

Public Comments:

Notice was circulated to all property owners within 120 metres of the subject property. No comments have been received at the time of report preparation. Should any comments be received prior to the March 18th meeting of Council they will be brought forward at that time.

FINANCIAL IMPACT:

There are no financial impacts unless Council's consideration respecting the approval or refusal of the requested amendment is appealed to the Ontario Land Tribunal (OLT). In the event of an appeal, there could be costs, some of which may be recovered from the applicant.

STRATEGIC PLAN ALIGNMENT:

- Customer Service
- Environment and Sustainability

Respectfully submitted,

Samantha Deck

Samantha Deck, Planner

Township of Havelock-Belmont-Methuen

ATTACHMENTS:

Appendix A – GIS Mapping

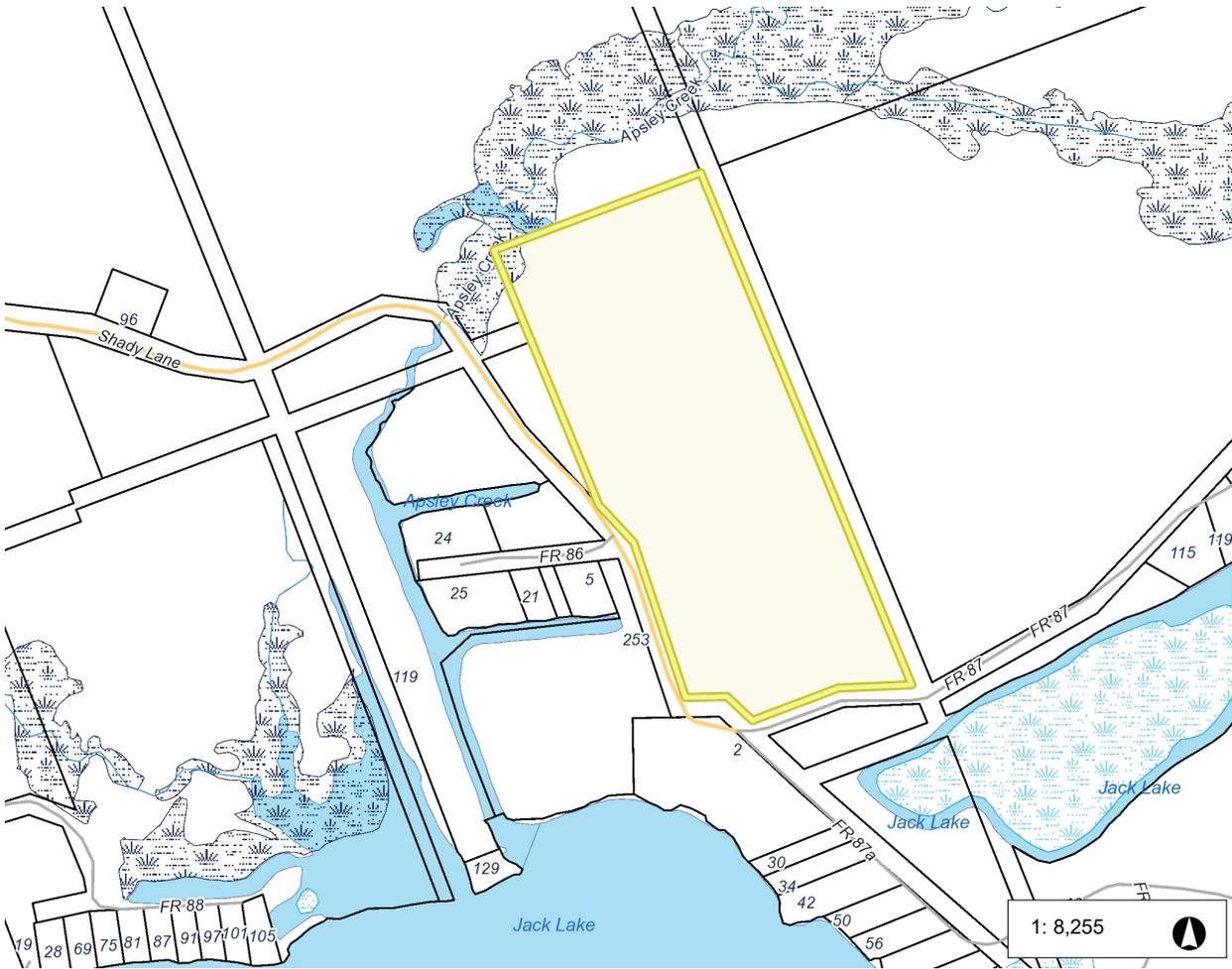
Appendix B – Property Survey

Appendix C – Site Plan

Appendix D – B-139-22A and B-140-22A Decisions

Appendix E – Public Meeting Notice – Shady Lane

Shady Lane



Legend

- Roads < 50,000**
 - PRIV : Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000**
 - Major Roads
 - Local Roads
- Peterborough Proposed Bypass**
- First Nations**
- Civic Address**
- Parcel Fabric**
- Parcel First Nations - Canada I**
- Rivers**
 - Intermittent
 - Permanent
- Clean Water Act Policies Apply**
- Provincially Significant Wetland**
- Locally Significant Wetlands**
- Non-evaluated Wetlands**
- Lakes - Local Scale**
- Municipal Boundary - Upper Ti**
 - <all other values>
 - COUNTY OF PETERBOROUGH

1: 8,255

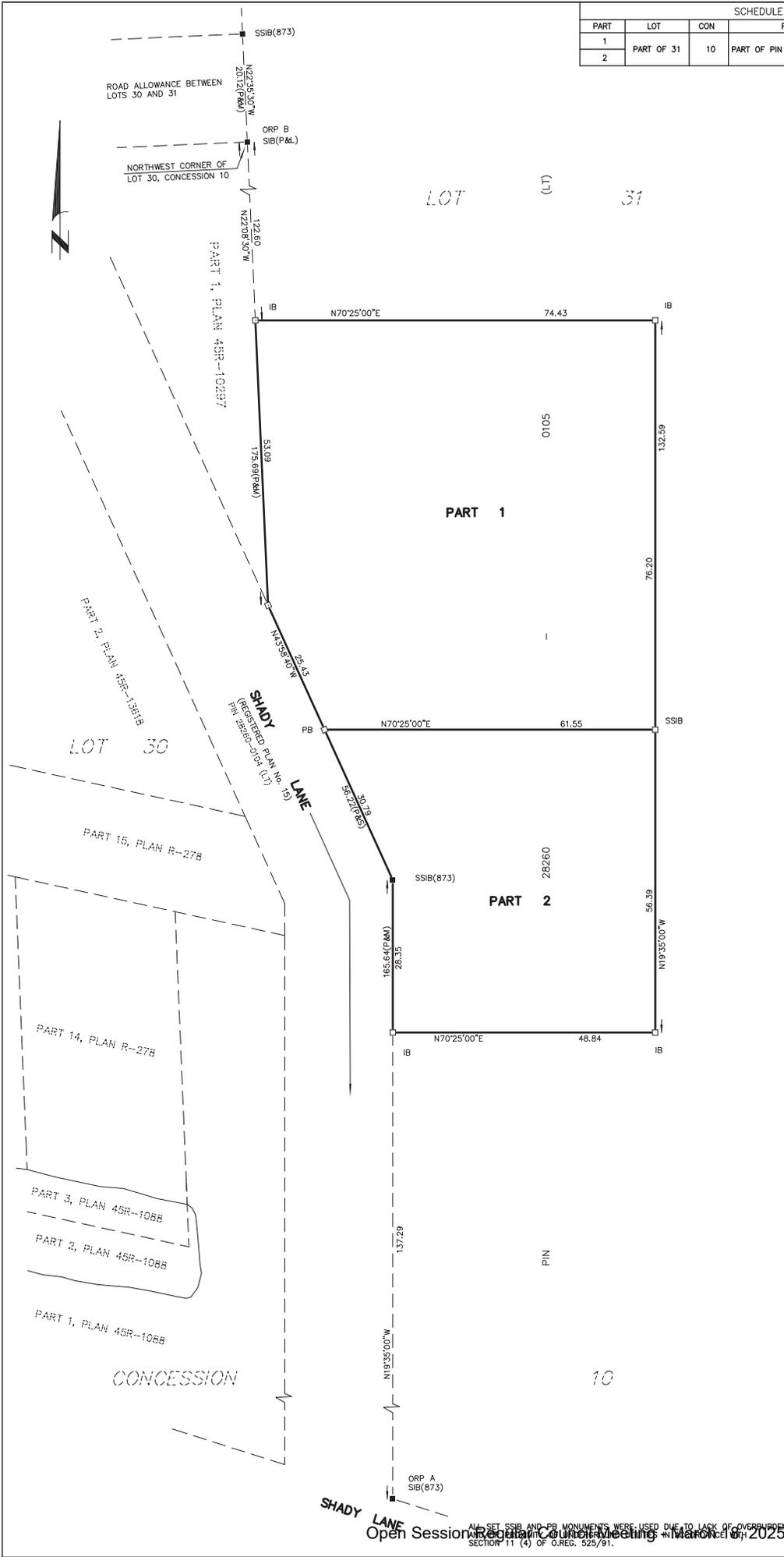
419.3 0 209.67 419.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

| SCHEDULE | | | | |
|----------|------------|-----|-----------------------------|----------|
| PART | LOT | CON | PIN | AREA |
| 1 | PART OF 31 | 10 | PART OF PIN 28260-0105 (LT) | 0,543 ha |
| 2 | | | | 0,293 ha |



PLAN OF SURVEY OF
 PART OF LOT 31
 CONCESSION 10
 GEOGRAPHIC TOWNSHIP OF METHUEN
 TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
 COUNTY OF PETERBOROUGH
 SCALE 1 : 500

THE INTENDED PLOT SIZE OF THIS PLAN IS 459mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

| INTEGRATION DATA | | |
|---|-----------|-------------|
| OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG 216/10. | | |
| POINT ID | EASTING | NORTHING |
| ORP (A) | 733 461.2 | 4 955 538.3 |
| ORP (B) | 733 300.4 | 4 955 897.5 |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. | | |
| THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS N24°06'40"W 393.57m | | |

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000270

LEGEND

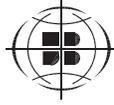
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- S DENOTES SET
- M DENOTES MEASURED
- 873 DENOTES BENINGER SURVEYING LTD., O.L.S.
- JDB DENOTES J.D. BARNES LIMITED
- P&L DENOTES PIERCE & LYONS, O.L.S.
- P DENOTES A PLAN OF SURVEY BY BENINGER SURVEYING LTD., O.L.S., DATED OCTOBER 27, 2010.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 12, 2024.

DECEMBER 3, 2024 DATE
 STEPHEN W. OLENDER ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX



Elliott and Parr
 (PETERBOROUGH)
 A Division of
J.D. Barnes Limited

211 SHERRBROOKE ST PETERBOROUGH ON K9J 2N2
 T: (705) 745-8444 E: (705) 745-5314 www.jdbarnes.com

DRAWN BY: SWO CHECKED BY: 701216 REFERENCE NO.: 19-281-00 RPLAN
 FILES: BENINGER METHUEN 24 AND 24-1 DATED: DECEMBER 3, 2024

ALL SET SIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERLAPPING
 Regional Council Meeting - March 10, 2025
 SECTION 11 (4) OF O.REG. 525/91.

PLOTTED: NOV22/2022

CLIENT

PROJECT TITLE
SITE PLAN
SHADY LANE
APSLEY, ON

DRAWING TITLE
SITE PLAN



eco line
design
studio

email:
fabiennelehmann@yahoo.ca
tel: 705-875-0038
www.ecolinedesignstudio.com
BCIN 33321

Rev:
JUNE 2022

PROJECT #:
Scale: As Shown
Drafted by Fabienne Lehmann
BCIN 28161

SHEET #
A0

SITE DATA:

LOT A RETAINED LOT

RETAINED LOT SIZE: 1,191,045.27 SF [107,861.09m²]

SEVERED LOT 1: 56,858.03 SF [5,282.11m²]

SEVERED LOT 2: 31,066.94 SF [2,886.12m²]



1
A0
SITE PLAN
1/4 INCH = 200 FEET
1:2400

Planning Act
Provisional Consent

Date: October 28, 2024

B-139-22 Amended Lot 1 – Miller Timber Sands c/o Gord Tucker– Methuen – Lot 31 – Concession 10

The County of Peterborough has granted **Approval** to this application subject to the fulfillment of the following conditions:

Conditions to Decision:

1. The Secretary-Treasurer will receive the following when all other conditions are met: two (2) copies each of the following documents: (i) Signed Acknowledgement and Direction, (ii) the "Transfer in Preparation", (iii) the Planning Act Certificate Schedule.
2. Further required: One (1) printed copies of the deposited Plan of Survey or a legal description acceptable to the Registrar of Deeds illustrating the severed lands.
3. Further to the printed Plan of Survey: A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG Windows-readable format to the satisfaction of the County. It is recommended that the applicant's Ontario Land Surveyor consult with the County of Peterborough GIS Section to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer or the County Website for instructions on how to submit this document.
4. \$1,000.00 Cash-in-lieu of parkland fee be paid to the Municipality.
5. Rezoning of the severed parcel to the satisfaction of the Municipality.

Reason: This application conforms to the County and Municipal Official Plans.

All written and oral submissions relating to this application were given due consideration, allowing the approval authority to make an informed decision.

The applicant and any prospective owners are advised that endangered threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with their local Ministry of Natural Resources district office if they have questions about the Endangered Species Act. Any sightings of a threatened or endangered species during development and construction on the property must be reported to the local MNR Species at Risk Biologist.

It is the responsibility of the applicant to complete the above-mentioned conditions. **A letter is required by the Secretary-Treasurer, from the agency or department that requested a condition, confirming condition is met in order to clear that condition.** If applicable, please refer to the attached report(s). There is also a **\$450.00** fee for stamping a deed or issuing a Certificate by the Secretary-Treasurer when the transfer documents and R-plans or legal descriptions are presented. **The two (2) year expiry date for this file to have all conditions met is: October 28, 2026**

Note: Pursuant to Section 53(41) - "If conditions have been imposed and the applicant has not, within a period of two year after notice was given under subsection (17) or (24), whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused". If this decision is appealed, the expiry date will be 2 years from the date that the Ontario Land Tribunal issues its Order.

Approved by 
Iain Mudd, Director of Planning

Date: Oct 28/24

Certified a true copy of the Decision of the County of Peterborough in respect to Application **B-139-22A**.


Ann Hamilton, Secretary-Treasurer

Last date for filing an appeal under Section 53 of the Planning Act is **November 17, 2024 at 4:30 pm**.

Planning Act
Provisional Consent

Date: October 28, 2024

B-140-22 Amended Lot 2 – Miller Timber Sands c/o Gord Tucker– Methuen – Lot 31 – Concession 10

The County of Peterborough has granted **Approval** to this application subject to the fulfillment of the following conditions:

Conditions to Decision:

1. The Secretary-Treasurer will receive the following when all other conditions are met: two (2) copies each of the following documents: (i) Signed Acknowledgement and Direction, (ii) the "Transfer in Preparation", (iii) the Planning Act Certificate Schedule.
2. Further required: One (1) printed copies of the deposited Plan of Survey or a legal description acceptable to the Registrar of Deeds illustrating the severed lands.
3. Further to the printed Plan of Survey: A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG Windows-readable format to the satisfaction of the County. It is recommended that the applicant's Ontario Land Surveyor consult with the County of Peterborough GIS Section to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer or the County Website for instructions on how to submit this document.
4. \$1,000.00 Cash-in-lieu of parkland fee be paid to the Municipality.
5. Rezoning of the severed parcel to the satisfaction of the Municipality.

Reason: This application conforms to the County and Municipal Official Plans.

All written and oral submissions relating to this application were given due consideration, allowing the approval authority to make an informed decision.

The applicant and any prospective owners are advised that endangered threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with their local Ministry of Natural Resources district office if they have questions about the Endangered Species Act. Any sightings of a threatened or endangered species during development and construction on the property must be reported to the local MNR Species at Risk Biologist.

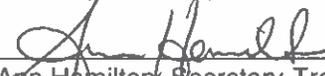
It is the responsibility of the applicant to complete the above-mentioned conditions. **A letter is required by the Secretary-Treasurer, from the agency or department that requested a condition, confirming condition is met in order to clear that condition.** If applicable, please refer to the attached report(s). There is also a **\$450.00** fee for stamping a deed or issuing a Certificate by the Secretary-Treasurer when the transfer documents and R-plans or legal descriptions are presented. **The two (2) year expiry date for this file to have all conditions met is: October 28, 2026**

Note: Pursuant to Section 53(41) - "If conditions have been imposed and the applicant has not, within a period of two year after notice was given under subsection (17) or (24), whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused". If this decision is appealed, the expiry date will be 2 years from the date that the Ontario Land Tribunal issues its Order.

Approved by 
Iain Mudd, Director of Planning

Date: Oct 28/24

Certified a true copy of the Decision of the County of Peterborough in respect to Application **B-140-22A**.


Ann Hamilton, Secretary-Treasurer

Last date for filing an appeal under Section 53 of the Planning Act is **November 17, 2024 at 4:30 pm**.



**Notice Of Complete Application and A Public Meeting
Concerning A Zoning By-Law Amendment**

Take Notice that the Corporation of the Township of Havelock-Belmont-Methuen is in receipt of an application for a Zoning By-law Amendment for certain lands located in Part Lot 31, Concession 10, located on Shady Lane with no municipal address; bearing the Assessment Roll Number (ARN) 1531-010-007-66700.

As required under subsection 34 (10.4) and 34 (10.7) of the *Planning Act*, R.S.O. 1990, as amended, Council of the Township of Havelock-Belmont-Methuen has deemed this application to be "Complete".

Take Further Notice that the Council of the Corporation of the Township of Havelock-Belmont-Methuen will hold a public meeting on **March 18th, 2025 at 9:30 a.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990, as amended. **The Public Meeting will be held in hybrid fashion (in-person and electronically).**

If you wish to participate in the meeting in real time, please contact the Clerk, Bob Angione, by email at BAngione@hbmtwp.ca **no later than 12:00 p.m. (noon) on the day prior to the scheduled meeting** and you will be provided with an invitation to join the meeting using your computer or phone.

The Municipality is using Zoom for electronic meetings. The application can be downloaded to either a computer or cell phone. It is recommended that you test the program in advance of the meeting. Meetings will also be recorded and made available on YouTube for public viewing as soon as possible following the meeting.

We would encourage you to communicate with Council by forwarding written comments in support or opposition of the application to BAngione@hbmtwp.ca or to P.O. Box 10, 1 Ottawa Street East, Havelock, ON K0L 1Z0.

Purpose and Effect:

The purpose of the Zoning By-law Amendment Application is to rezone the two (2) severed lots provisionally approved through Consent Applications B-139-22A (Lot 1) and B-140-22A (Lot 2) from the 'Rural (RU) Zone' to the 'Special District 293 (S.D. 293) Zone' and 'Special District 294 (S.D. 294) Zone'. Severed Lot 1 serves to be rezoned to the 'Special District 293 (S.D. 293) Zone' to recognize the deficient lot frontage of 25.43 metres where 45 metres is currently permitted. Severed Lot 2 serves to be rezoned to the 'Special District 294 (S.D. 294) Zone' to recognize the deficient lot area of 0.72 acres where 0.75 acres is currently permitted.

Take Notice that the subject lands were given Provisional Consent Approval for application B-139-22A and B-140-22A by the County of Peterborough Land Division Committee on October 29, 2024.

A key map and site plan showing the lands to which this application applies is provided with this notice.

Any person may attend the public meeting and/or make verbal or written representation either in support of or in opposition to the proposed Zoning By-law Amendment. Written submissions in respect of the proposed Amendment should be directed to the Clerk of the Township of Havelock-Belmont-Methuen.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Havelock-Belmont-Methuen to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Havelock-Belmont-Methuen before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make an oral submission at the public meeting or make written submissions to the Township of Havelock-Belmont-Methuen before the by-law is passed,

the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notification:

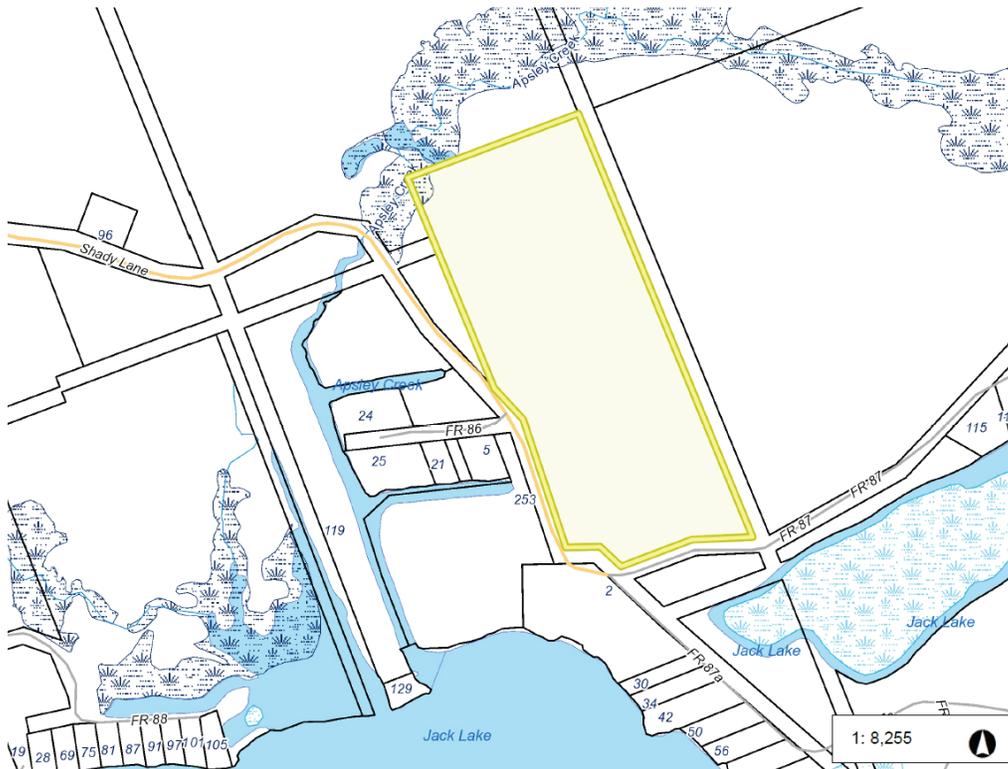
If you wish to be notified of the decision of the Council of the Township of Havelock-Belmont-Methuen on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Havelock-Belmont-Methuen at the address below.

Additional Information:

Additional information and material related to the proposed by-law will be available for public inspection on the Township website as of the date of the posting of this notice. Anyone wishing to obtain additional information with respect to this application is requested to direct enquiries to Samantha Deck, Planner, at 705-778-2308 or planning@hbmtp.ca.

Dated at the Township of Havelock-Belmont-Methuen this 20th day of February 2025.

Mr. Robert Angione, M.P.A., B. Admin,
Chief Administrative Officer
Municipal Clerk
Township of Havelock-Belmont-Methuen
P.O. Box 10, 1 Ottawa Street East
Havelock, ON K0L 1Z0
(705) 778-2308
(705) 778-5248 (fax)



| | | |
|--|------------------|--|
|  <p>HBM TOWNSHIP OF HAVELOCK - BELMONT - METHUEN INC. 1999</p> | <h1>KEY MAP</h1> | <p>TOWNSHIP OF Havelock-Belmont- Methuen</p> |
|--|------------------|--|



Township of
HAVELOCK-BELMONT-METHUEN
www.hbmtwp.ca INC. 1998

Site Plan



LOT A RETAINED LOT

RETAINED LOT SIZE: 1,191,045.27 SF [107,861.09m²]

SEVERED LOT 1: 56,858.03 SF [5,282.11m²]

SEVERED LOT 2: 31,066.94 SF [2,886.12m²]

1
AD SITE PLAN
1/4" = 100 FEET
1:200

PO Box 10, 1 Ottawa St. E., Havelock, ON K0L 1Z0
P: 705.778.2308 or 1.877.767.2795 | F: 705.778.5248 | E: havbelmet@hbmtwp.ca

TOWNSHIP OF HAVELOCK-BELMONT-METHUEN

To: Mayor and Members of Council

Prepared By: Samantha Deck, Planner

Meeting Date: March 18th, 2025

Subject: **Application to Amend** Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law, 1995-42 (AS AMENDED). Property owners Robert and Rita Foran. Part Lot 30, Concession 10 having municipal address of 119 and 129 Shady Lane. ARN: 1531-010-007-66601 and 1531-010-007-66615.

PURPOSE and EFFECT:

The purpose and effect of this report is to present for the consideration and requisite approval of Council, an application to amend Comprehensive Zoning By-law No. 1995-42 (as amended) in order to establish a Special District Zone introducing site specific regulations to facilitate a lot addition application to permit the construction of an accessory structure.

RECOMMENDATION:

- That Council enacts a by-law (see by-law section of agenda) to rezone 129 Shady Lane and the severed lands from B-38-23 from the 'Seasonal Residential (SR) Zone' and 'Special District 100 (S.D. 100) Zone' to the 'Special District 291 (S.D. 291) Zone'.
- That the balance of this report be received.

BACKGROUND:

As proposed, the application is to rezone the severed lot and benefiting lot provisionally approved through Consent Application B-38-23 from the 'Special District 100 (S.D. 100)

Zone' and the 'Seasonal Residential (SR) Zone' to the 'Special District 291 (S.D. 291) Zone' in order to permit the redevelopment of the enlarged lot with a new accessory structure. Given the nature of the peninsula lot and the water yard of Jack Lake surrounding the property, relief from the Zoning By-law is required to facilitate the proposed development. Currently, the property is developed with an existing recreational dwelling unit comprising a total gross floor area of 97.54 square metres (1050 square feet), with attached decks with a total area of 43 square metres (470 square feet). The subject property contains two (2) existing frame sheds and a bunkie. One (1) frame shed and the bunkie are proposed to be removed as part of the development application. A demolition permit is anticipated as part of the development approval process.

An application for consent to sever the site was received by County of Peterborough Land Division ("the County") on April 25, 2022, which would have the effect of severing a portion of the property located at 119 Shady Lane and adding it to the benefitting lands at 129 Shady Lane. The severed lands are proposed with a lot area of 0.127 hectares (0.31 acres). The Consent Application would result in the benefitting lands having a total lot area of 0.27 hectares (0.68 acres) with frontage on Jack Lake.

The Township Council endorsed application B-38-23 on September 19, 2023 to facilitate the lot addition application subject to a merger agreement and rezoning application are completed. The County granted provisional approval to application B-38-23 on February 8, 2024, and the Zoning By-law Amendment Application was received by the Township on January 27, 2025.

Owner/Applicants: Robert and Rita Foran

Agent: Scott Coons

Property Description: Part Lot 30, Concession 10

Municipal Address: 119 Shady Lane and 129 Shady Lane

Roll Number: 1531-010-007-66601 and 1531-010-007-66615

Type of Planning Approval: Planning Act, Section 34

Description of Property and Surrounding Lands:

The severed lands as part of Consent Application B-38-23 comprise approximately 0.127 hectares (0.31 acres), with approximately 83 metres (273 feet) with shoreline of Jack Lake on both sides of the property. Vehicular access to the severed and benefitting lands is provided via a private right-of-way over 119 Shady Lane in favour of 129 Shady Lane.

The subject property is designated Shoreline in the Township of Havelock-Belmont-Methuen. The surrounding lands are predominately comprised of shoreline residential uses.

Proposed Redevelopment

The Zoning By-law Amendment application does request relief from the high water setback, front yard setback, maximum total floor area of accessory structures, and maximum height.

The applicant is requesting approval to demolish the existing bunkie and frame shed and construct a new accessory structure with a gross floor area of approximately 111 square metres (1200 square feet). The proposed accessory structure will be located 4.5 metres (14.8 feet) from the shoreline, where the existing bunkie to be removed is currently located 3.0 metres (9.8 feet) from the shoreline. Therefore, the proposed accessory structure does provide a minimal improvement from the setback to the shoreline. The Zoning By-law Amendment Application is proposed to decrease the minimum required setback between the accessory structure and the high water mark from 30.0 metres (98 feet) to 4.5 metres (14.8 feet). The rezoning serves to request relief for a maximum height of 6 metres (19.6 feet) for the proposed accessory structure, where only 4.5 metres (14.7 feet) is currently permitted.

The current dwelling has a setback of 11.8 metres (38.7 feet) from the high water mark, and the current existing deck is also located 10.3 metres (33.8 feet) from the high water mark. Therefore, the existing dwelling and attached deck are non-complying and will be recognized as part of the Zoning By-law Amendment application.

The Zoning By-law Amendment Application is requesting to recognize the existing deficient lot area of 0.68 acres where 0.74 acres is required within the 'Seasonal Residential (SR) Zone'. The Zoning By-law Amendment Application is requesting to increase the maximum total floor area of all accessory buildings or structures from 75% of the total floor area of the main building on a lot in the 'Seasonal Residential (SR) Zone' to 124%.

PLANNING DISCUSSION:

Provincial Planning Statement (PPS)

The Zoning By-law Amendment application is consistent with the Provincial Planning Statement (PPS, 2024) by supporting residential development within Rural Areas while ensuring significant natural heritage features are protected. Section 2.6 of the PPS indicates that residential development and lot creation is permitted on rural lands, provided that development can be sustained by rural service levels. Section 4.2 of the PPS outlines the development shall be restricted in or near sensitive water features and ensuring that their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

The provisionally approved consent application and Zoning By-law Amendment application is anticipated to support the development of an accessory structure for residential uses, which is consistent with the policies for rural lands in the PPS.

On this basis, the proposed development is consistent with the Provincial Planning Statement.

County of Peterborough Official Plan

According to the County of Peterborough Official Plan, the site is designated as “Shoreland Areas and the Waterfront”. The shoreland area designation permits residential land uses and accessory structures while promoting the protection and restoration of natural heritage features.

The County Official Plan indicates that development and built form along the shoreline should complement, rather than dominate, the natural landscape and encourage the provision of access to the waterfront for public and private users where appropriate. The proposed development aligns with the shoreline character and scale of surrounding residential uses.

The proposed new development is located further back from the shoreline than the existing accessory structures. To ensure no adverse impact of the proposed development would result on the shoreline, a Scoped EIS was completed by Grace and Associates dated December 17, 2024. The EIS concluded that the development would have no impacts to the natural environment, including fish habitat. As Jack Lake is located outside of a conservation authority regulated area, CVCA is unable to provide comments. The

Ministry of Natural Resources was circulated on the application, and as of the writing of this report, no comments have been received.

It is the Township's planning opinion that the application conforms to the policies of the County's Official Plan.

Township of Havelock-Belmont-Methuen Official Plan

According to the Township of Havelock-Belmont-Methuen Official Plan, the subject property is designated 'Shoreline'. The 'Shoreline' designation permits both seasonal and permanent residential uses and accessory uses in the Official Plan.

The Official Plan policies direct development within the shoreline designation to have minimal visual, environmental, and navigational impact. The Plan also promotes low density shoreline development, enhanced setbacks from the high-water mark, and the maintenance of existing vegetation/tree coverage. Section 3.3.2.2. of the Official Plan states that the preservation and protection of the appearance of the shoreline in a natural vegetated state shall be encouraged.

The Plan directs that the shoreline area and its unique physical and environmental attributes are to be protected; while also recognizing the contribution of the shoreline area to leisure and recreation, as well as economic benefits resulting from tourism and recreational property development.

Section 2.1.24 of the Township Official Plan stipulates that whenever the Plan permits uses, buildings, or structures, it is intended that accessory uses, buildings and structures also be permitted that are normally incidental or subordinate to the principal uses, buildings, and structure on the same lot. As per the application, the accessory structure will be subordinate to the principal dwelling.

Section 3.3.4.1(b)(ii) and (iii) of the Township's Official Plan states that minor variances and zoning changes to accommodate proposed expansions of a structurally permanent nature to existing structures that further reduce any applicable minimum water setback shall not be permitted unless it is a matter of public health. Furthermore, on existing lots of record, where it is not possible to achieve the 30 metre setback, new buildings shall be set back as far as possible from the high water mark. An EIS may be required in these situations to determine the appropriateness of the reduced setback. The sEIS outlined that the subject lands are quite heavily treed which makes redevelopment of a new structure limited on the site. The shoreline has been maintained in a natural setting, other

than in the location of the current dwelling. Section 3.3.4 provides development policies within the Shoreline Designation, requiring new waterfront lots to comply with the minimum lot area and minimum lot frontage requirements of the applicable zone. The proposed lot addition brings the benefiting lands into further compliance with the minimum lot area requirements of the SR zone. The requested relief is not anticipated to encourage negative impacts related to site functionality or visual character within the shoreline area, as the proposed accessory structure is replacing two (2) existing structures set further back from the shoreline.

Due to the small size of the parcel and tree coverage, the location of the proposed accessory structure is limited on the subject lands. Although the development is proposed within the 30 metre high water mark setback, the redevelopment of the accessory structure will result in a minimal improvement from the setback to the shoreline. No further encroachment into the 30 metre high water setback is being proposed.

As previously identified, an EIS was completed as part of a complete application and determined that potential negative impacts to the ecological function of the features associated with the proposed development are not anticipated.

It is the Township's planning opinion that the application conforms to the policies of the Township's Official Plan.

Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law No. 1995-42 (as amended)

According to Schedule 'A1' of the Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law No. 1995-42, as amended, the subject property is currently zoned the 'Seasonal Residential (SR) Zone' and 'Special District 100 (S.D. 100) Zone'. If approved, the application will serve to rezone the severed and benefiting lands to the 'Special District 291 (S.D. 291) Zone' and introduce certain site-specific regulations.

Accordingly, the proposed zoning by-law amendment being submitted for Council's consideration includes site specific setbacks and other provisions intended to legally recognize reduced setbacks for the development of a new accessory structure.

Section 4.11 of the Zoning By-law states that a lot must have frontage on an improved public street or navigable waterway order to support the development of any building or structure, unless the lot is zoned Seasonal Residential (SR) zone. The site is in the SR zone and has frontage on a navigable portion of the shoreline of Jack Lake. Access to

the site will be maintained through the existing right-of-way provided over 119 Shady Lane.

The Zoning By-law requires that development must not be located within 30.0 metres of the existing high-water mark where a lot abuts a waterbody. The existing dwelling and attached deck are both located within the 30 metre setback of the shoreline, and the Zoning By-law Amendment application serves to recognize the reduced setbacks. The existing dwelling and attached deck are non-complying with a setback from the high water mark and front lot line of 11.8 metres to the existing dwelling and 10.3 metres to the attached deck.

The subject Zoning By-law amendment proposes a Special District zone for the subject site which is subject to all relevant provisions of the SR zone. In consideration of the general intent of the proposed rezoning, Section 10.0 Seasonal Residential zone provisions are reviewed.

A single detached vacation dwelling is a permitted use in the SR zone; therefore, the existing dwelling unit is permitted. The Zoning By-law Amendment Application is requesting to recognize the existing deficient lot area of 0.68 acres where 0.74 acres is required within the 'Seasonal Residential (SR) Zone'. The site meets the minimum lot frontage requirements of the SR zone as approximately 185 metres of frontage is provided from Jack Lake.

The Special District zone is proposed to accommodate the new proposed accessory structure. The rezoning serves to request relief for a maximum height of 6 metres (19.6 feet) for the proposed accessory structure, where only 4.5 metres (14.7 feet) is currently permitted. The Zoning By-law Amendment Application is proposed to decrease the minimum required setback between the accessory structure and the high water mark from 30.0 metres (98 feet) to 4.5 metres (14.8 feet). The Zoning By-law Amendment Application is requesting to increase the maximum total floor area of all accessory buildings or structures from 75% of the total floor area of the main building on a lot in the 'Seasonal Residential (SR) Zone' to 124%.

The proposed reductions are not anticipated to cause significant negative impacts regarding navigation on the waterfront, density of waterfront development, or any other matters relating to site functionality and character.

Following our review and assessment of this application within the context of relevant land use planning policies, it is the Township's planning opinion that the subject application conforms to the County of Peterborough's Official Plan, the Township of

Havelock-Belmont-Methuen's Official Plan, the Township's Zoning By-law 1995-42, as amended, and is consistent with the Provincial Planning Statement.

COMMENTS:

Staff Comments:

None received at the time of report preparation.

Agency Comments:

Notice was circulated to a number of prescribed agencies for review. Enbridge and KPRDSB provided comments and have no issues with the subject application.

Should any additional comments be received prior to the March 18th meeting of Council they will be brought forward at that time.

Public Comments:

Notice was circulated to all property owners within 120 metres of the subject property. No comments have been received at the time of report preparation. Should any comments be received prior to the March 18th meeting of Council they will be brought forward at that time.

FINANCIAL IMPACT:

There are no financial impacts unless Council's consideration respecting the approval or refusal of the requested amendment is appealed to the Ontario Land Tribunal (OLT). In the event of an appeal, there could be costs, some of which may be recovered from the applicant.

STRATEGIC PLAN ALIGNMENT:

- Customer Service
- Environment and Sustainability

Respectfully submitted,

Samantha Deck

Samantha Deck, Planner
Township of Havelock-Belmont-Methuen

ATTACHMENTS:

Appendix A – GIS Mapping

Appendix B – Property Survey

Appendix C – B-38-23 Decision

Appendix D – Environmental Impact Study

Appendix E – Public Meeting Notice – 119 & 129 Shady Lane



County of Peterborough

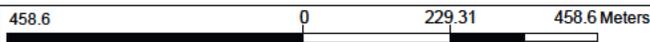
119 & 129 Shady Lane



Legend

- Roads < 50,000**
 - PRIV : Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000**
 - Major Roads
 - Local Roads
- Peterborough Proposed Bypass**
- First Nations**
- Civic Address**
- Parcel Fabric**
- Parcel First Nations - Canada 1**
- Rivers**
 - Intermittent
 - Permanent
- Clean Water Act Policies Apply**
- Provincially Significant Wetlands**
- Locally Significant Wetlands**
- Non-evaluated Wetlands**
- Lakes - Local Scale**
- Municipal Boundary - Upper Tier**
 - <all other values>
 - COUNTY OF PETERBOROUGH

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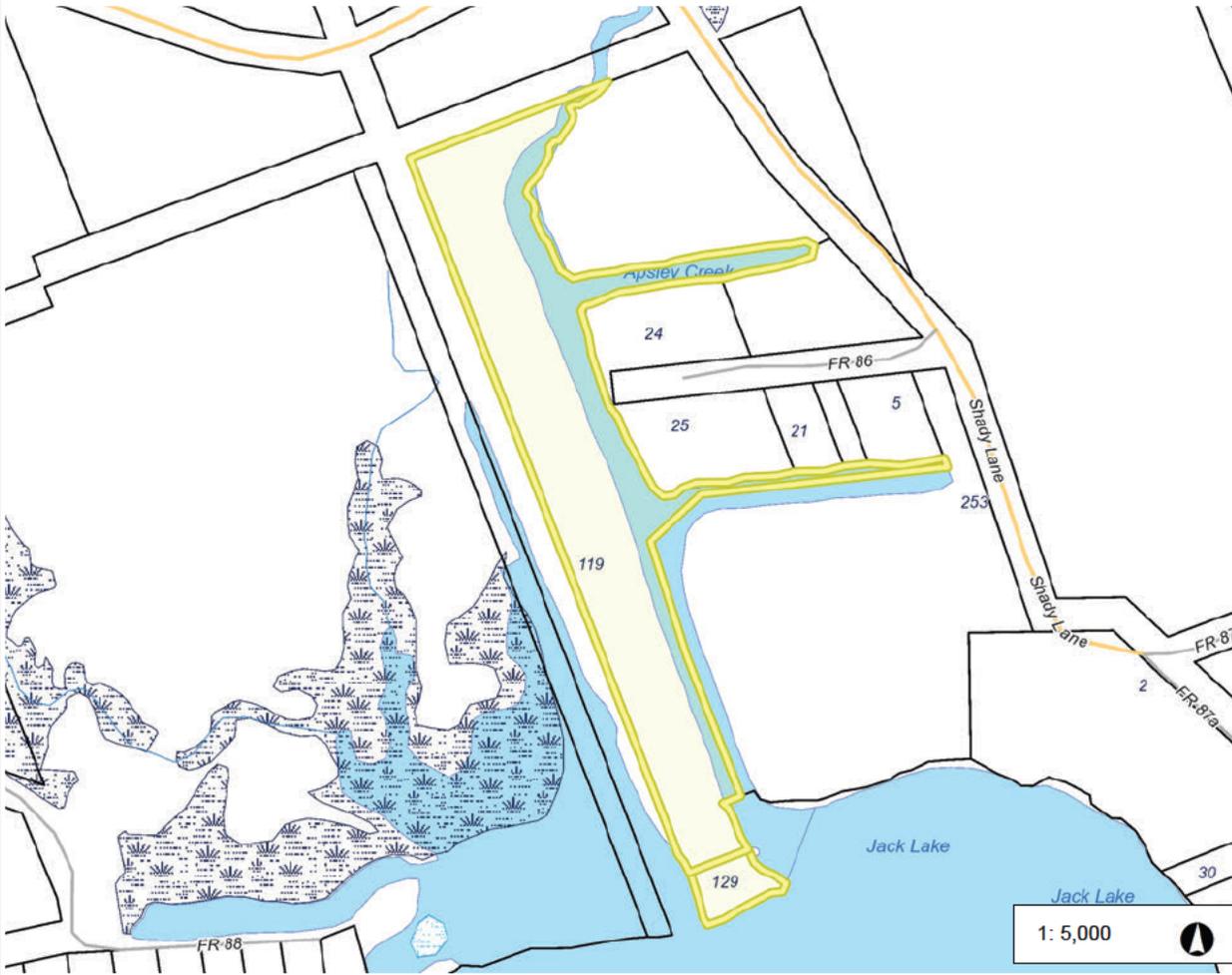


WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

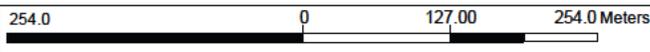
119 & 129 Shady Lane



Legend

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 - <all other values>
 - COUNTY OF PETERBOROUGH

1: 5,000



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Notes

**Planning Act
Provisional Consent**

Date: February 8, 2024

B-38-23 – Robert & Rita Foran - Methuen - Lot: 30 – Concession: 10

The County of Peterborough has granted **Approval** to this application subject to the fulfillment of the following conditions:

Conditions to Decision:

1. The Secretary-Treasurer will receive the following when all other conditions are met: Two (2) copies each of the following documents: (i) Signed Acknowledgement and Direction, (ii) the "Transfer in Preparation", (iii) the Planning Act Certificate Schedule.
2. Further required: One (1) printed copies of the deposited Plan of Survey or a legal description acceptable to the Registrar of Deeds illustrating the severed lands.
3. Further to the printed Plan of Survey: A PDF file and A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG Windows-readable format to the satisfaction of the County. It is recommended that the applicant's Ontario Land Surveyor consult with the County of Peterborough GIS Section to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer or the County Website for instructions on how to submit this document.
4. Rezoning of the severed parcel to the satisfaction of the Municipality.
5. A Merger Agreement is to be entered into between the Transferor, Transferee and Municipality, pursuant to Section 51(26) and Section 53(12) of the Planning Act, R.S.O. 1990, and registered on title to merge the severed parcel with the abutting (or separated) land identified by property roll # 153101000766601, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately OR The solicitor for the applicant is to provide an undertaking, whereby he informs the Committee, in writing, that the lands are being conveyed to an abutting property owner and a merger of title shall take place.
6. Subsection 3 or 5 of Section 50 of the Planning Act R.S.O. 1990, shall apply to any subsequent conveyance or transaction involving the severed land.

Reason: This application conforms to the County and Municipal Official Plans.

All written and oral submissions relating to this application were given due consideration, allowing the approval authority to make an informed decision.

The applicant and any prospective owners are advised that endangered threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with their local Ministry of Natural Resources district office if they have questions about the Endangered Species Act. Any sightings of a threatened or endangered species during development and construction on the property must be reported to the local MNR Species at Risk Biologist.

It is the responsibility of the applicant to complete the above-mentioned conditions. **A letter is required by the Secretary-Treasurer, from the agency or department that requested a condition**, confirming condition is met in order to clear that condition. If applicable, please refer to the attached report(s). There is also a **\$450.00** fee for stamping a deed or issuing a Certificate by the Secretary-Treasurer when the transfer documents and R-plans or legal descriptions are presented.

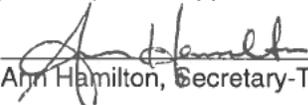
The two (2) year expiry date for this file to have all conditions met is: February 8, 2026.

Note: Pursuant to Section 53(41) - "If conditions have been imposed and the applicant has not, within a period of two year after notice was given under subsection (17) or (24), whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused". If this decision is appealed, the expiry date will be 2 years from the date that the Ontario Land Tribunal issues its Order.

Approved by 
Iain Mudd, Director of Planning

Date: Feb 8/24

Certified a true copy of the Decision of the County of Peterborough in respect to Application **B-38-23**.


Ann Hamilton, Secretary-Treasurer

Last date for filing an appeal under Section 53 of the Planning Act is **February 28, 2024 at 4:30 m.**

**SCOPED
ENVIRONMENTAL IMPACT STUDY**

- Glenn Coons -

**119/129 Shady Lane
Lot 30, Concession 10, Geographic Township of Methuen
Township of Havelock-Belmont-Methuen
County of Peterborough, Ontario**

December 17, 2024

Reference No.: R24-1164

Prepared for
Glenn Coons



GRACE & ASSOCIATES INC.
Geological & Environmental Consultants

16 Glenelg Street East
Lindsay, Ontario, K9V 1Y6
Phone: (705) 324-5408 Facsimile: (705) 324-2081

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**ENVIRONMENTAL IMPACT STUDY
FOR PROPOSED
RESIDENTIAL DEVELOPMENT**

119 / 129 Shady Lane
Lot 30, Concession 10
Geographic Township of Methuen
Township of Havelock-Belmont-Methuen
County of Peterborough, Ontario

LEGEND

 Subject Property



Base Map: ESRI World Street Basemap © WorldStreetMap (and) contributors, CC-BY-SA

TITLE

LOCATION MAP

CLIENT

Glenn Coons



GRACE & ASSOCIATES INC.
Geological & Environmental Consultants

DRAWN

R24-1164

FIGURE NO.

1

DATE

December, 2024





**ENVIRONMENTAL IMPACT STUDY
FOR PROPOSED
RESIDENTIAL DEVELOPMENT**

119 / 129 Shady Lane
Lot 30, Concession 10
Geographic Township of Methuen
Township of Havelock-Belmont-Methuen
County of Peleeborough, Ontario

LEGEND

-  Property Boundary
-  Single Family Residential
-  Dry-Fresh Hardwood-Hemlock Mixed Forest
-  Mixed Shallow-Bullhead Lily Mixed Shallow Aquatic
-  Red-osier Dogwood Mineral Deciduous Thicket Swamp



Scale: Not to Scale

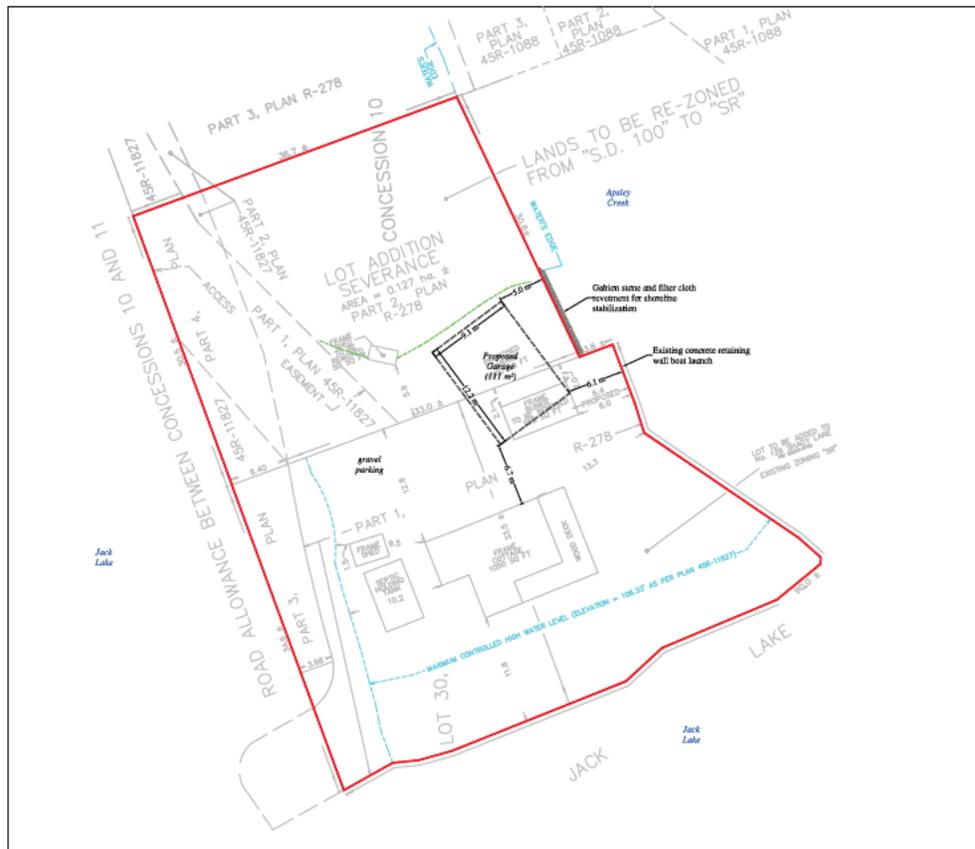
Aerial photography (2018) base layer obtained from County of Peleeborough website: www.peleeborough.on.ca/ir/ir/ir.asp

TITLE
ANTHROPOGENIC (AS-BUILT) AND
NATURAL HERITAGE FEATURES

CLIENT
Glenn Coons

 **GRACE & ASSOCIATES INC.**
Geological & Environmental Consultants

| | |
|-------------------------------|------------------------|
| DRAWN R24-1164 | FIGURE NO. 2 |
| DATE December, 2024 | |

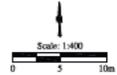


**ENVIRONMENTAL IMPACT STUDY
FOR PROPOSED
RESIDENTIAL DEVELOPMENT**

119 / 129 Shady Lane
Lot 30, Concession 10
Geographic Township of Methuen
Township of Havelock-Belmont-Methuen
County of Peterborough, Ontario

LEGEND

- Property Boundary
- Proposed Garage



Rise data obtained from J.D. Barnes Limited, dated showing proposed re-zoning application in support of previous application R-278-21. No. 119 / 129 Shady Lane (Geographic Township of Methuen), now in the Township of Havelock-Belmont-Methuen, County of Peterborough, Ref. No. 22-23-154-00, dated June 27, 2024.

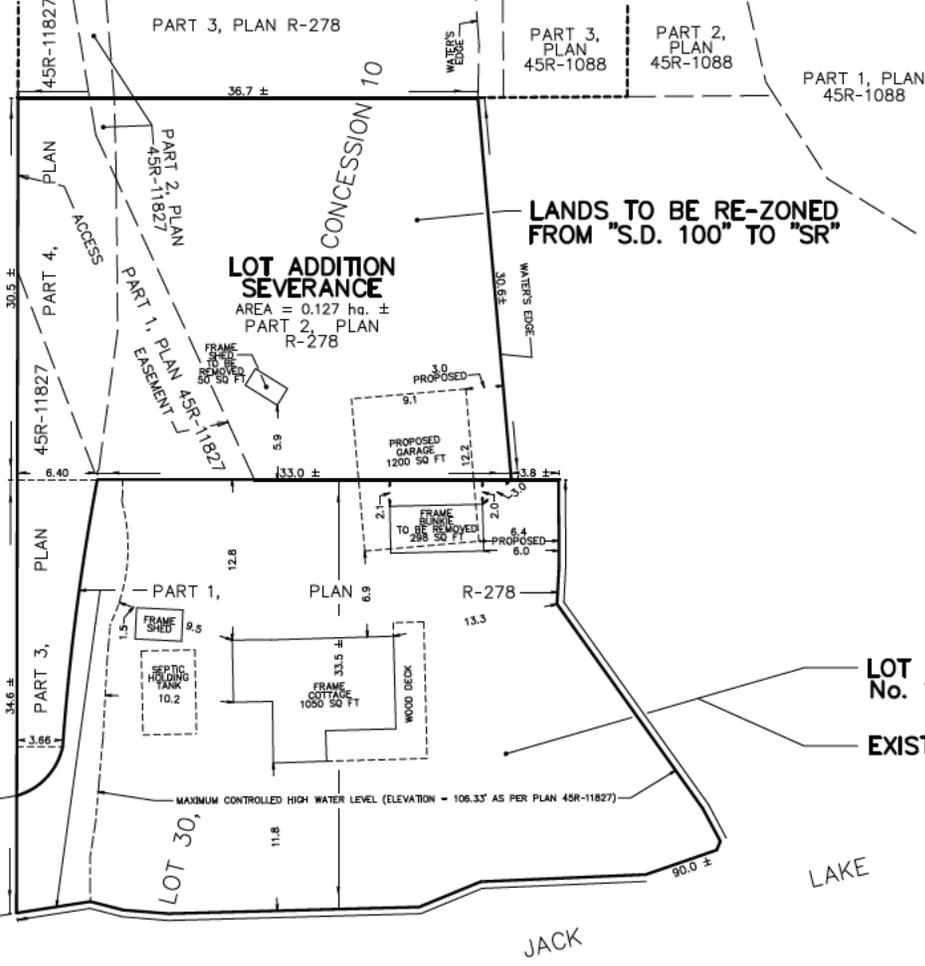
| | |
|---|-------------------|
| TITLE | |
| CONCEPTUAL LOT DEVELOPMENT | |
| CLIENT | |
| Glenn Coons | |
|  GRACE & ASSOCIATES INC. <i>Geological & Environmental Consultants</i> | |
| DRAWN | FIGURE NO. |
| R24-1164 | 3 |
| DATE | |
| December, 2024 | |

APPENDIX A

SKETCH:
PROPOSED RE-ZONING



ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11



SKETCH SHOWING PROPOSED RE-ZONING APPLICATION IN SUPPORT OF SEVERANCE APPLICATION B-38-23

No. 119 / 129 SHADY LANE
 (GEOGRAPHIC TOWNSHIP OF METHUEN)
 NOW IN THE
 TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
 COUNTY OF PETERBOROUGH
 SCALE 1 : 300

5 0 5 10 20 metres

J.D. BARNES LIMITED
 METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LANDS TO BE RE-ZONED FROM "S.D. 100" TO "SR"

LOT TO BE ADDED TO No. 129 SHADY LANE
 PIN 28260-0100
 AREA = 0.150 ha. ±
 EXISTING ZONING "SR"

| | | | |
|--|---|-------------|-----------------------|
| | J. D. BARNES | ADVERTISING | B.C. DRAWN |
| | LAND INFORMATION SPECIALISTS | MAPPING | S.E.C. 06/19/23 |
| | 119 SCOTIA COURT, UNIT 28, WHITBY, ON L1N 1P7 T: (905) 724-3212 F: (905) 724-4634 www.jdbarnes.com | DIG | DATES |
| | | | MAR 21 2024 |
| | | | Ref. No. 23-25-154-00 |

c:\23-25-154\00\23-25-154-00-A.dwg PLOTTED: 3/21/2024

APPENDIX B

SITE PHOTOGRAPHS



Photograph 1. Southward view along gravel driveway to 129 Shady Lane, via an easement through abutting lot at 119 Shady Lane



Photograph 2. Southward view along gravel on 129 Shady Lane Site, via the easement from 119 Shady Lane



Photograph 3. View of southeast corner of the Site, showing the open waters of Jack Lake along southern property edge



Photograph 4. View of open waters of Jack Lake and boat dock along western edge of the Site



Photograph 5. Open waters of Apsley Creek, which borders the east edge of the Site, including a boat dock attached to a concrete abutment



Photograph 6. View of open waters of Jack Lake and part of the Jack's Lake Trailer Park (seasonal camping only), along east edge of the Site



Photograph 7. View of north side of single-family dwelling (cottage) and part of gravel parking area on the Site (CVR_3)



Photograph 8. View of east edge of single-family dwelling (cottage), along with attached deck, grassed lawn and part of gravel parking lot (CVR_3)



Photograph 9. View of front of frame bunkie on Site, along with a sea container, all part of Site (CVR_3)



Photograph 10. View of south edge of frame bunkie on Site (CVR_3), along with part of the gravel parking lot



Photograph 11. View of small frame shed along edge of upland mixed woods (FOMM3-1) on Site (CVR_3) and part of gravel parking lot



Photograph 12. View of wooden shed, stone patio, hot tub and accessory furniture, all with Site (CVR_3)



Photograph 13. View of southeast corner of the Site (CVR_3), showing pre-fab shed, picnic table and grassed lawn



Photograph 14. View of boat dock attached to a concrete abutment, along east edge of the Site



Photograph 15. West view of south edge of Site (CVR_3), showing back of cottage, grassed lawn, scattered silver maple trees, other greenery, and boat dock



Photograph 16. View of concrete boat ramp, armour stone, eastern white cedar trees, grassed lawn of boat dock, along east edge of Site (CVR_3)



Photograph 17. View inside north portion of 119/129 Shady Lane severance within upland mixed woodland (FOMM3-1) on the Site



Photograph 18. View in interior of upland mixed woodland (FOMM3-1), comprised of white spruce, white birch, eastern hemlock, black cherry, silver maple, beech, red maple, Norway maple, eastern white cedar, sugar maple and scattered white pine and Scots pine



Photograph 19. View inside a portion of FOMM3-1, showing sparse groundcover of common strawberry, starflower, velvet-leaved blueberry, spinulose woodfern, helleborine and tall meadowrue



Photograph 20. Similar view in part of FOMM3-1, showing sparse groundcover of false Solomon's-seal, sensitive fern, tall hairy agrimony, Canada goldenrod, daisy fleabane, enchanter's nightshade, red baneberry and bracken fern



Photograph 21. View of a portion of red-osier dogwood deciduous thicket swamp (SWTM2-1), along east edge of Site



Photograph 22. View of a portion SWTM2-1, dominated by red-osier dogwood, along with sweet gale, meadowsweet, and Labrador tea



Photograph 23. View of a portion SWTM2-1 along east shoreline, along with a portion of bullhead lily mixed aquatic (SAM_1-8) in open waters of Jake Lake and part of Apsley Creek



Photograph 24. View of SWTM2-1 with abutting SAM1_8, which contains pickerelweed, yellow pond-lily, white water lily, water-shield, grassed-leaved arrowhead, broadleaf arrowhead, narrow-leaved cattail and blue flag



**Notice Of Complete Application and A Public Meeting
Concerning A Zoning By-Law Amendment**

Take Notice that the Corporation of the Township of Havelock-Belmont-Methuen is in receipt of an application for a Zoning By-law Amendment for certain lands located in Part Lot 30, Concession 10, located at 119 and 129 Shady Lane, on Jack Lake; bearing the Assessment Roll Number (ARN) 1531-010-007-66601 and 1531-010-007-66615.

As required under subsection 34 (10.4) and 34 (10.7) of the *Planning Act*, R.S.O. 1990, as amended, Council of the Township of Havelock-Belmont-Methuen has deemed this application to be "Complete".

Take Further Notice that the Council of the Corporation of the Township of Havelock-Belmont-Methuen will hold a public meeting on **March 18th, 2025 at 9:30 a.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990, as amended. **The Public Meeting will be held in hybrid fashion (in-person and electronically).**

If you wish to participate in the meeting in real time, please contact the Clerk, Bob Angione, by email at BAngione@hbmtwp.ca **no later than 12:00 p.m. (noon) on the day prior to the scheduled meeting** and you will be provided with an invitation to join the meeting using your computer or phone.

The Municipality is using Zoom for electronic meetings. The application can be downloaded to either a computer or cell phone. It is recommended that you test the program in advance of the meeting. Meetings will also be recorded and made available on YouTube for public viewing as soon as possible following the meeting.

We would encourage you to communicate with Council by forwarding written comments in support or opposition of the application to BAngione@hbmtwp.ca or to P.O. Box 10, 1 Ottawa Street East, Havelock, ON K0L 1Z0.

Purpose and Effect:

The purpose of the Zoning By-law Amendment Application is to rezone the severed lot and benefiting lot provisionally approved through Consent Application B-38-23 from the 'Special District 100 (S.D. 100) Zone' and the 'Seasonal Residential (SR) Zone' to the 'Special District 291 (S.D. 291) Zone' in order to permit the redevelopment of the enlarged lot with a new accessory structure. Given the nature of the peninsula lot and the water yard of Jack Lake surrounding the property, relief from the Zoning By-law is required to facilitate the proposed development.

The Zoning By-law Amendment Application is requesting to recognize the existing deficient lot area of 0.68 acres. The existing dwelling and attached deck are non-complying with a setback from the high water mark and front lot line of 11.8 metres to the existing dwelling and 10.3 metres to the attached deck. The rezoning serves to request relief for a maximum height of 6 metres (19.6 feet) for the proposed accessory structure, where only 4.5 metres (14.7 feet) is currently permitted. The Zoning By-law Amendment Application is requesting to increase the maximum total floor area of all accessory buildings or structures from 75% of the total floor area of the main building on a lot in the 'Seasonal Residential (SR) Zone' to 124%.

Take Notice that the subject lands were given Provisional Consent Approval for application B-38-23 by the County of Peterborough Land Division Committee on February 8, 2024.

A key map and site plan showing the lands to which this application applies is provided with this notice.

Any person may attend the public meeting and/or make verbal or written representation either in support of or in opposition to the proposed Zoning By-law Amendment. Written submissions in respect of the proposed Amendment should be directed to the Clerk of the Township of Havelock-Belmont-Methuen.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Havelock-Belmont-Methuen to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Havelock-Belmont-Methuen before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make an oral submission at the public meeting or make written submissions to the Township of Havelock-Belmont-Methuen before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notification:

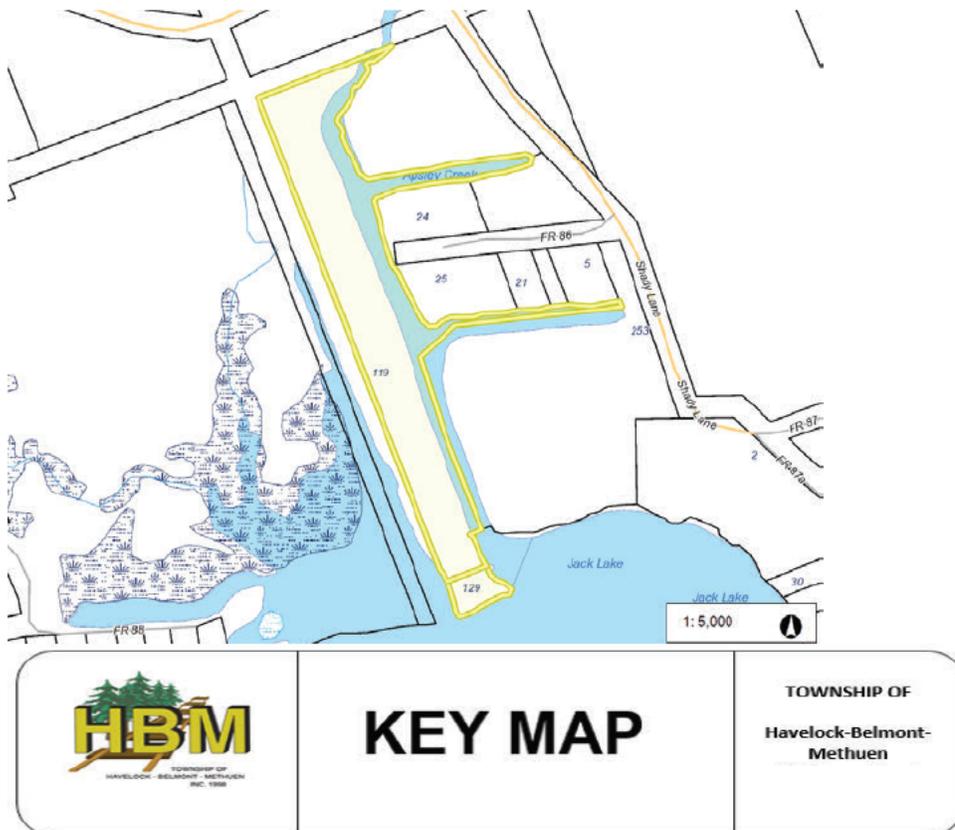
If you wish to be notified of the decision of the Council of the Township of Havelock-Belmont-Methuen on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Havelock-Belmont-Methuen at the address below.

Additional Information:

Additional information and material related to the proposed by-law will be available for public inspection on the Township website as of the date of the posting of this notice. Anyone wishing to obtain additional information with respect to this application is requested to direct enquiries to Samantha Deck, Planner, at 705-778-2308 or planning@hbmtwp.ca.

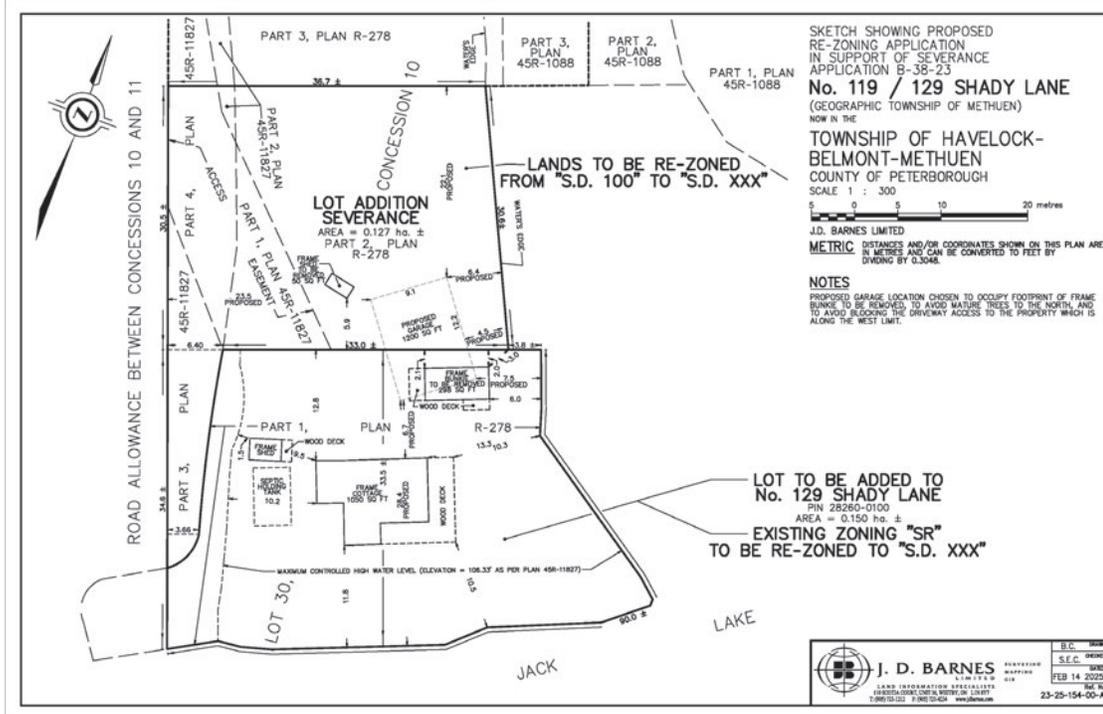
Dated at the Township of Havelock-Belmont-Methuen this 20th day of February 2025.

Mr. Robert Angione, M.P.A., B. Admin,
Chief Administrative Officer
Municipal Clerk
Township of Havelock-Belmont-Methuen
P.O. Box 10, 1 Ottawa Street East
Havelock, ON K0L 1Z0
(705) 778-2308 (705) 778-5248 (fax)





Site Plan



PO Box 10, 1 Ottawa St. E., Havelock, ON K0L 2Z0
 P: 705.778.2308 or 1.877.767.2795 | F: 705.778.5248 | E: havbelmet@hbmtwp.ca

TOWNSHIP OF HAVELOCK-BELMONT-METHUEN

To: Mayor and Members of Council

Prepared By: Samantha Deck, Planner

Meeting Date: March 18th, 2025

Subject: **Application to Amend** Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law, 1995-42 (AS AMENDED). Property owners Oren Steinman & Shery Wasser. Part Lot 28, Concession 9 having municipal address of 1022 Fire Route 89. ARN: 1531-010-007-65300.

PURPOSE and EFFECT:

The purpose and effect of this report is to present for the consideration and requisite approval of Council, an application to amend Comprehensive Zoning By-law No. 1995-42 (as amended) in order to permit the redevelopment of a single detached recreational dwelling unit, detached garage, and boathouse; while also introducing certain site-specific regulations.

RECOMMENDATION:

- That Council enacts a by-law (see by-law section of agenda) to rezone 1022 Fire Route 89 from the 'Seasonal Residential (SR) Zone' to the 'Special District 292 Holding (S.D. 292-H) Zone'.
- That the balance of this report be received.

BACKGROUND:

As proposed, redevelopment of the subject property will consist of a complete tear down and demolition of the existing seasonal recreational dwelling to construct a new seasonal recreational dwelling. The development will also include a new detached garage and

boathouse on the subject lands. Currently, the property is developed with an existing recreational dwelling unit comprising a total gross floor area of 84.5 square metres (910 square feet). The subject property contains an existing floating dock, boathouse, and two (2) existing frame sheds. The boathouse is proposed to be relocated, and one (1) frame shed is proposed to be removed as part of the development application. A demolition permit is anticipated as part of the development approval process.

Owner/Applicants: Oren Steinman & Shery Wasser

Agent: Riley Martens

Property Description: Part Lot 28, Concession 9

Municipal Address: 1022 Fire Route 89

Roll Number: 1531-010-007-65300

Lot Area: 5974 square metres (1.47 acres/0.59 hectares)

Type of Planning Approval: Planning Act, Section 34

Description of Property and Surrounding Lands:

The subject lands comprise approximately 0.59 hectares (1.47 acres), with approximately 104 metres (341 feet) of shoreline frontage maintained along the northern portion of Jack Lake. Vehicular access to the property is provided via 25.7 metres (84.4 feet) of frontage on Fire Route 89.

The subject property is designated Shoreline in the Township of Havelock-Belmont-Methuen. The subject property is currently zoned ‘Seasonal Residential (SR) Zone’ within the Township of Havelock-Belmont-Methuen Zoning By-law.

Proposed Redevelopment

The applicant is requesting approval to demolish the existing seasonal recreational dwelling and construct a new seasonal recreational dwelling in the general location of the existing dwelling. Additions to the new seasonal recreational dwelling will not be located any closer to the shoreline. The proposed dwelling will have a ground floor area of approximately 286 square metres (3081 square feet). The boathouse will be relocated in

the area of the existing shed to be demolished, with a gross floor area of 23.3 square metres (250 square feet). The existing boathouse platform, decks, and docks are to remain and be legally recognized as part of this application. The proposed detached garage will have a ground floor area of 97.5 square metres (1050 square feet). The installation of a new septic system is required to accommodate the increased footprint of the new proposed seasonal recreational dwelling.

The current dwelling has a setback of 12.8 metres (42 feet) from the high water mark, and the new dwelling is proposed to maintain that existing setback. The new detached garage is proposed with a setback of 34.7 metres (113.9 feet) from the high water mark. The new proposed septic system is to be located at the rear of the property approximately 55.6 metres (182.5 feet) from the high water mark.

The proposed dwelling will exceed the minimum rear and side yard setbacks. The Zoning By-law Amendment application does request relief from the high water setback, front yard setback, dwelling overhangs, height, and maximum total floor area of accessory buildings.

The Zoning By-law Amendment application is proposed to decrease the minimum required setback between the dwelling and the high water mark from 30.0 metres (98 feet) to 12.8 metres (42 feet) and to decrease the minimum front yard setback from 21.3 metres (70 feet) to 12.8 metres (42 feet). The new seasonal residential dwelling is also proposed to include overhangs exceeding the required maximum projection distance in the Zoning By-law of 0.6 metres (2 feet) and requesting relief for a maximum projection of 0.9 metres (3 feet).

The rezoning also serves to request relief for a maximum height of 7.31 metres (24 feet) for the proposed accessory structure, where only 4.5 metres (14.7 feet) is currently permitted. The Zoning By-law Amendment Application is requesting to increase the maximum total floor area of all accessory buildings or structures from 75% of the total floor area of the main building on a lot in the 'Seasonal Residential (SR) Zone' to 78%.

The subject property is currently zoned 'Seasonal Residential (SR) Zone'. The proposed dwelling faces constraints in terms of its redevelopment potential due to the irregular shape, vegetation communities, and steep slopes.

The overall pattern of development within the surrounding area is linear, corresponding with the waterfront. Recreational dwelling units located on adjacent and nearby properties are typically located within the 30 metre High Water Mark setback of Jack Lake due to many lots being undersized or facing further development constraints.

History of Use

The current owners had purchased the property in 2000.

Furthermore, data provided from the Municipal Property Assessment Corporation (MPAC) suggests that the existing seasonal recreational dwelling unit was constructed in 1954, predating the Township's 1974 Zoning By-law.

PLANNING DISCUSSION:

Provincial Planning Statement (PPS)

The Zoning By-law Amendment application is consistent with the Provincial Planning Statement (PPS, 2024) by supporting residential development within Rural Areas while ensuring significant natural heritage features are protected. Section 2.6 of the PPS indicates that residential development is a permitted uses on rural lands, provided that development can be sustained by rural service levels. Section 4.2 of the PPS outlines the development shall be restricted in or near sensitive water features and ensuring that their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

The proposed redevelopment of the dwelling will commence within the portion of the existing building footprint, with expansions being proposed towards the south and west of the property. Although the development is proposed within the 30 metre high water mark setback, the redevelopment of the new dwelling will not be located any closer to the shoreline. As development is proposed within the 30 metre setback from the high water mark and adjacent to the hydrologic feature of Jack Lake, a Scoped Environmental Impact Study (sEIS) was completed. The sEIS concluded that any potential adverse impacts to Jack Lake should be mitigated, provided that the recommendations of the EIS are adhered to. To ensure the recommendations of the sEIS are adhered to, a holding provision is being recommended to ensure the sEIS is registered on title.

On this basis, the proposed development is consistent with the Provincial Planning Statement.

County of Peterborough Official Plan

According to the County of Peterborough Official Plan, the site is designated as “Shoreland Areas and the Waterfront”. The shoreland area designation permits residential land uses while promoting the protection and restoration of natural heritage features.

The County Official Plan indicates that development and built form along the shoreline should complement, rather than dominate, the natural landscape and encourage the provision of access to the waterfront for public and private users where appropriate. The proposed development aligns with the shoreline character and scale of surrounding residential uses.

The proposed new development is located in the same location from the shoreline than the existing dwelling. To mitigate the impact of the proposed development on the shoreline, the Scoped EIS recommends a variety of measures in place to ensure that the integrity of the hydrologic feature of Jack Lake is not compromised by the proposed development. Some of these measures include native plantings between the new dwelling and unevaluated wetland, erosion-sedimentation control measures prior to any work commencing, and tree retention, and directing roof leaders to infiltrate into the ground. As Jack Lake is located outside of a conservation authority regulated area, CVCA is unable to provide comments. The Ministry of Natural Resources was circulated on the application, and as of the writing of this report, no comments have been received.

It is the Township’s planning opinion that the application conforms to the policies of the County’s Official Plan.

Township of Havelock-Belmont-Methuen Official Plan

According to the Township of Havelock-Belmont-Methuen Official Plan, the subject property is designated ‘Shoreline’. The ‘Shoreline’ designation permits both seasonal and permanent residential uses in the Official Plan.

The Official Plan policies direct development within the shoreline designation to have minimal visual, environmental, and navigational impact. The Plan also promotes low density shoreline development, enhanced setbacks from the high-water mark, and the maintenance of existing vegetation/tree coverage. Section 3.3.2.2. of the Official Plan states that the preservation and protection of the appearance of the shoreline in a natural vegetated state shall be encouraged.

The Plan directs that the shoreline area and its unique physical and environmental attributes are to be protected; while also recognizing the contribution of the shoreline area

to leisure and recreation, as well as economic benefits resulting from tourism and recreational property development.

Section 3.3.4.1(b)(ii) and (iii) of the Township's Official Plan states that minor variances and zoning changes to accommodate proposed expansions of a structurally permanent nature to existing structures that further reduce any applicable minimum water setback shall not be permitted unless it is a matter of public health. Furthermore, on existing lots of record, where it is not possible to achieve the 30 metre setback, new buildings shall be set back as far as possible from the high water mark. An EIS may be required in these situations to determine the appropriateness of the reduced setback. The sEIS outlined that the subject lands have some individual mature trees and the current property owner has planted numerous trees along the waterfront. The shoreline has been maintained in a natural setting, other than in the location of the current dwelling, which will provide a visual barrier for the new proposed dwelling. The sEIS outlines that some tree removal will be required to allow for the new proposed accessory structure; however, new plantings are anticipated as per the recommendations of the sEIS.

Although the development is proposed within the 30 metre high water mark setback, no further encroachment into the 30 metre high water setback is being proposed.

As previously identified, an EIS was completed as part of a complete application and determined that potential negative impacts to the ecological function of the features associated with the proposed development are expected to be minimal, provided that the recommendations from the EIS are adhered to.

It is the Township's planning opinion that the application conforms to the policies of the Township's Official Plan.

Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law No. 1995-42 (as amended)

According to Schedule 'A1' of the Township of Havelock-Belmont-Methuen Comprehensive Zoning By-law No. 1995-42, as amended, the subject property is currently zoned 'Seasonal Residential (SR)'. If approved, the application will serve to rezone the subject lot to 'Special District 292 Holding (S.D. 292-H)' and introduce certain site-specific regulations.

Accordingly, the proposed zoning by-law amendment being submitted for Council's consideration includes site specific setbacks and other provisions intended to legally

recognize reduced setbacks for the redevelopment of the existing recreational dwelling unit. The Zoning By-law Amendment Application is requesting to permit a reduction of the 30 metre high water setback, recognizing the existing deficient setback from the high water mark and front lot line of 12.8 metres (42 feet) for the new seasonal residential dwelling. The new seasonal residential dwelling is also proposed to include overhangs exceeding the required maximum projection distance in the Zoning By-law of 0.6 metres (2 feet) and requesting relief for a maximum projection of 0.9 metres (3 feet). The rezoning also serves to request relief for a maximum height of 7.31 metres (24 feet) for the proposed accessory structure, where only 4.5 metres (14.7 feet) is currently permitted. The Zoning By-law Amendment Application is requesting to increase the maximum total floor area of all accessory buildings or structures from 75% of the total floor area of the main building on a lot in the 'Seasonal Residential (SR) Zone' to 78%.

Section 4.1.1 of the Zoning By-law states that a lot must have frontage on an improved public street or navigable waterway order to support the development of any building or structure, unless the lot is zoned as 'Seasonal Residential (SR) Zone'. The site is in the 'Seasonal Residential (SR) Zone' and has frontage on Fire Route 89 – a private lane – and on a navigable portion of the shoreline of Jack Lake. It is not anticipated that access to the site via Fire Route 89 will impact the functionality of the proposed development.

A holding provision is being recommended to ensure that the recommendations of the EIS are registered on title at the sole expense of the applicant. Once the agreement has been completed, the applicants can apply for the removal of the hold via an application under Section 36 of the *Planning Act*.

Following our review and assessment of this application within the context of relevant land use planning policies, it is the Township's planning opinion that the subject application conforms to the County of Peterborough's Official Plan, the Township of Havelock-Belmont-Methuen's Official Plan, the Township's Zoning By-law 1995-42, as amended, and is consistent with the Provincial Planning Statement.

COMMENTS:

Staff Comments:

None received at the time of report preparation.

Agency Comments:

Notice was circulated to a number of prescribed agencies for review. Enbridge and KPRDSB provided comments and have no issues with the subject application.

Should any additional comments be received prior to the March 18th meeting of Council they will be brought forward at that time.

Public Comments:

Notice was circulated to all property owners within 120 metres of the subject property. No comments have been received at the time of report preparation. Should any comments be received prior to the March 18th meeting of Council they will be brought forward at that time.

FINANCIAL IMPACT:

There are no financial impacts unless Council's consideration respecting the approval or refusal of the requested amendment is appealed to the Ontario Land Tribunal (OLT). In the event of an appeal, there could be costs, some of which may be recovered from the applicant.

STRATEGIC PLAN ALIGNMENT:

- Customer Service
- Environment and Sustainability

Respectfully submitted,

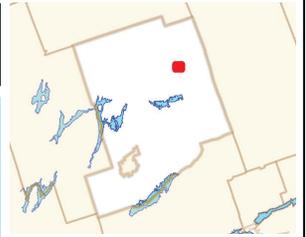
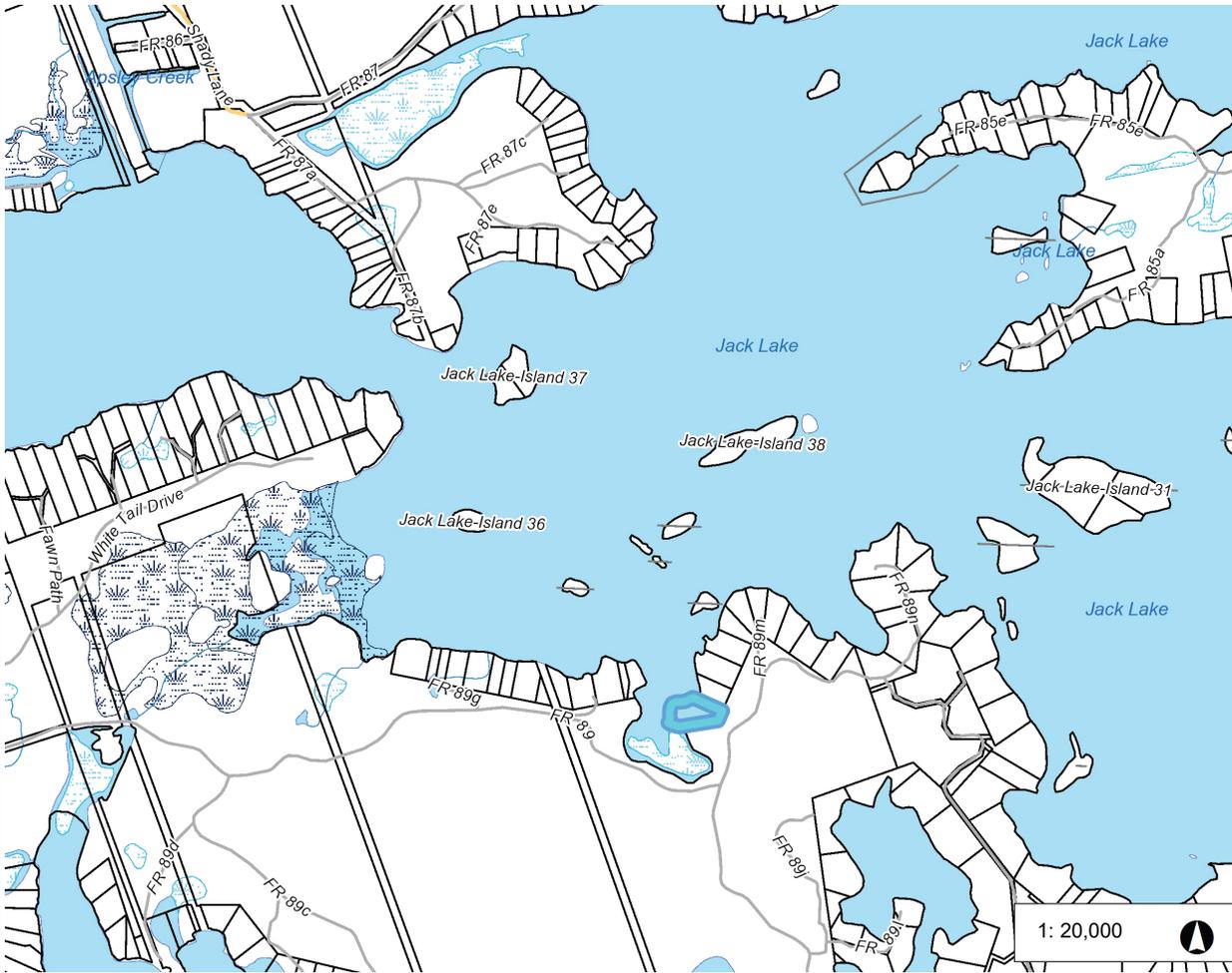
Samantha Deck

Samantha Deck, Planner
Township of Havelock-Belmont-Methuen

ATTACHMENTS:

- Appendix A – GIS Mapping
- Appendix C – Property Survey
- Appendix D – Site Plan
- Appendix E – Pre-Con. Meeting Minutes
- Appendix F – Environmental Impact Study
- Appendix G – Public Meeting Notice – 1022 FR 89

1022 Fire Route 89



Legend

- Roads < 50,000**
 - PRIV : Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000**
 - Major Roads
 - Local Roads
- Peterborough Proposed Bypass
- First Nations
- Parcel Fabric
- Parcel First Nations - Canada I
- Rivers**
 - Intermittent
 - Permanent
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper TI
- <all other values>
- COUNTY OF PETERBOROUGH

1: 20,000

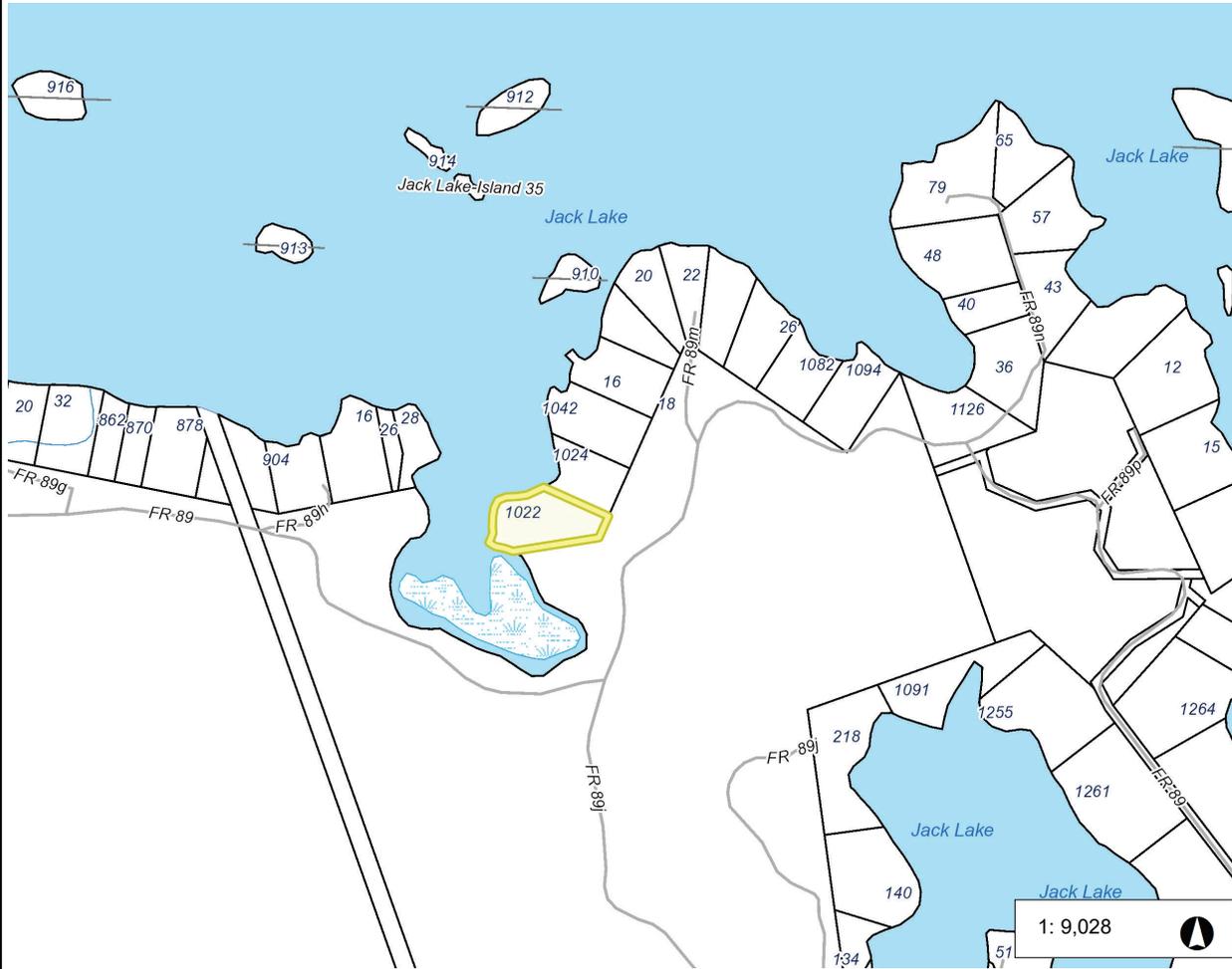
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WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

1022 Fire Route 89



Legend

- Roads < 50,000
 - PRIV : Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000
 - Major Roads
 - Local Roads
- Peterborough Proposed Bypass
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada I
- Rivers
 - Intermittent
 - Permanent
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
 - <all other values>
 - COUNTY OF PETERBOROUGH

1: 9,028



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

IMPERIAL:
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRIC BY MULTIPLYING BY 0.3048.

NOTE: THE ELEVATION OF JACK LAKE IS ARTIFICIALLY REGULATED BY THE TRENT SEVERN WATERWAY - HERITAGE CANADA AT THEIR CONTROL DAM IN LOT 22, CONCESSION 9, TOWNSHIP OF METHUEN.

ELEVATIONS SHOWN HEREON ARE RELATED TO THE TOP OF THE MOST EASTERLY SILL OF THE CONTROL DAM, WHICH HAS AN ASSUMED ELEVATION OF 106.00'

MAXIMUM CONTROLLED ELEVATION IS 106.33' (ASSUMED DATUM)

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF LOT 9
REGISTERED PLAN No. 13
GEOGRAPHIC TOWNSHIP OF METHUEN
TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
COUNTY OF PETERBOROUGH



PART 2 - REPORT SUMMARY
THIS PLAN HAS BEEN PREPARED FOR THE USE OF:
OREN STEINMAN & SHERY WASSER
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:
"NONE"
FEATURES:
"NONE"
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
NOT CERTIFIED BY THIS REPORT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON OCTOBER 15, 2014

SIGNED AT LAKEFIELD, ONTARIO
THIS 21st DAY OF OCTOBER, 2014

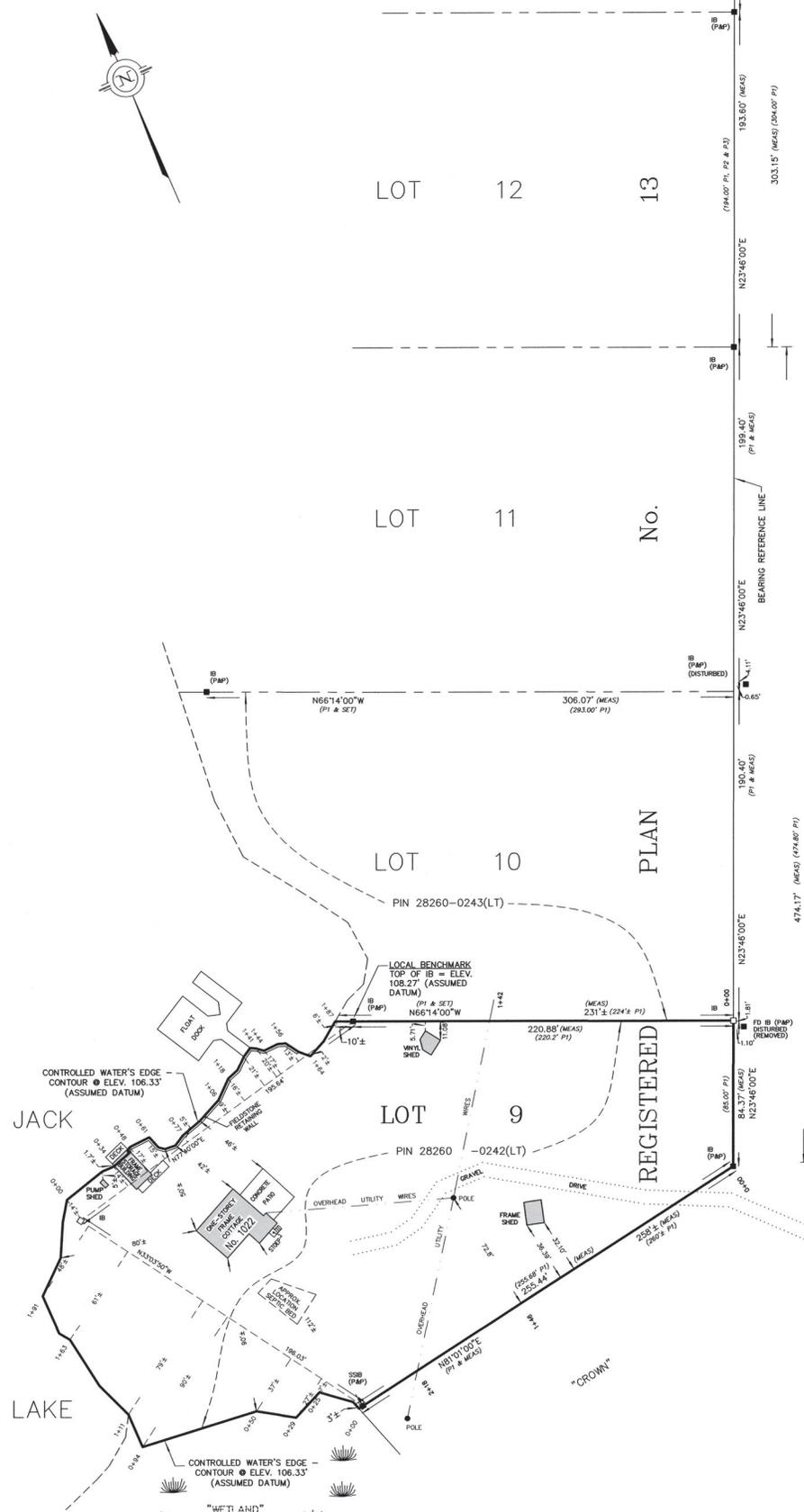
CHRISTOPHER E. MUSCLOW
ONTARIO LAND SURVEYOR



LEGEND

- DENOTES SURVEY MONUMENT, FOUND
- DENOTES SURVEY MONUMENT, PLANTED
- P&P DENOTES PIERCE & PIERCE, O.L.S.
- P1 DENOTES REGISTERED PLAN No. 13
- P2 DENOTES PLAN OF SURVEY BY BENINGER SURVEYING LTD. DATED 12 OCTOBER, 2012
- P3 DENOTES PLAN OF SURVEY BY W.A. BENINGER, O.L.S., DATED 1 NOVEMBER, 1988

BEARINGS SHOWN HEREON ARE ASTRONOMIC DERIVED FROM THE EASTERLY LIMIT OF LOTS 9 TO 14 (INCLUSIVE), REGISTERED PLAN No. 13, HAVING A BEARING OF N23°46' E, IN ACCORDANCE THEREWITH.



NOTE: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF J.B. FLEGUEL SURVEYORS.
© J.B. FLEGUEL SURVEYORS 2014

Open Session Regular Council Meeting - March 18, 2025

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Meeting Minutes

| | |
|--------------------------|--|
| Property Owners: | Steinman/Wasser (Agent: Riley Martens) |
| Subject Property: | 1022 Fire Route 89 |
| Meeting Date: | 2024-05-17 |
| Meeting Time: | 10:00 AM |
| Recorder | Arya Hejazi, Township Planning Assistant |
| Meeting Location: | Virtual (Zoom) |

Attendees

| Name | Title | Company |
|----------------------|------------------------------------|------------------------|
| <i>Arya Hejazi</i> | <i>Township Planning Assistant</i> | <i>HBM</i> |
| <i>Riley Martens</i> | <i>Agent</i> | <i>Timberline Ltd.</i> |

Proposal

Tear/Rebuild of a recreational dwelling unit within the 30m High Water Mark (HWM) and conversion to a permanent dwelling unit.

Planning Requirements

- (1) Zone Amendment application/fees;
 - a. Will likely be accompanied by a Holding Provision for registration of Road Agreement.
- (2) Peterborough Public Health (PPH) Approval for new septic system;
- (3) Revised Site Plan to include the following:
 - a. Westerly High Water Mark setback to proposed dwelling unit;
- (4) Scoped Environmental Impact Study (EIS);
- (5) Road Agreement Registered on Title for conversion of recreational dwelling unit to a permanent dwelling unit on a shoreline lot.

**Scoped Environmental Impact Study (sEIS)
Proposed Cottage & Garage Redevelopment
1022 Fire Route 89, Jack Lake
Part Lot 28, Concession 9 (Methuen)
Township of Havelock-Belmont-Methuen,
County of Peterborough**

Prepared For:

Riley E. Martens
Design Consultant & Architectural Technologist
Timberline Custom Homes
5584 Hwy 28
Woodview, Ontario
K0L 3E0

Project #: 24-3443

August 2024



ORE
Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

Open Session Regular Council Meeting - March 18, 2025

134 of 100

August 21st, 2024

Timberline Custom Homes
5584 Hwy 28
Woodview, Ontario
K0L 3E0

Attention: **Riley E. Martens, Design Consultant & Architectural Technologist**

Re: *Scoped Environmental Impact Study (sEIS)*
Proposed Cottage & Garage Redevelopment
1022 Fire Route 89, Jack Lake
Part Lot 28, Concession 9 (Methuen)
Township of Havelock-Belmont-Methuen, County of Peterborough
ORE File No. 24-3443

We are pleased to provide this *scoped* Environmental Impact Study (sEIS) for the above referenced property. Our report has been completed in support of an application for a proposed redevelopment consisting of a new cottage being erected in the area of the existing cottage, construction of a new boathouse along the west shore, and the construction of a new garage.

Based on our review of the site conditions, we have revised the mapped boundary of the unevaluated wetland feature (which corresponds to the Environmental Protection - EP area in the zoning maps). The new boundary surrounds the existing cottage to the west and south, therefore, is somewhat proximal to the proposed new cottage dwelling. The property also abuts Jack Lake along the entire north shoreline. Provided the recommendations outlined in this report are adhered to, any potential adverse impacts to either the unevaluated wetland or Jack Lake should be mitigated.

We trust that this report will be sufficient for any agency reviews. Should you have any questions or require clarification, please do not hesitate to contact our office.

Yours truly,

Oakridge Environmental Ltd.



Rob West, HBSoc.
Senior Ecologist

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**Scoped Environmental Impact Study (sEIS)
Proposed Cottage & Garage Redevelopment
1022 Fire Route 89, Jack Lake
Part Lot 28, Concession 9 (Methuen)
Township of Havelock-Belmont-Methuen,
County of Peterborough**

1.0 Introduction

Oakridge Environmental Ltd. is pleased to present this *scoped* Environmental Impact Study (sEIS) in support of an application to redevelop the site (to include constructing a new cottage dwelling in the area of the existing cottage, constructing a new garage, relocating the existing boathouse to the west shore and constructing a new pumphouse shed).

The subject site is adjacent to Jack Lake and an unevaluated wetland. As a result, a study is required to support the application to demonstrate that the development will not result in any impacts to these nearby Key Natural Heritage Features (KNHF), including fish and fish habitat.

A “scoped” Environmental Impact Study (sEIS) approach should be sufficient to meet the Township’s requirement, as a screening for Species at Risk was not requested.

The following sections outline our data sources, methodologies, findings and recommendations.

2.0 Site Location and Description

The site is located south of Apsley, Ontario, at 1022 Fire Route 89, within Part Lot 28, Concession 9 (Methuen), Township of Havelock-Belmont-Methuen, County of Peterborough. The property has an approximate area of 1.4 acres (0.57 ha) with frontage on a peninsula of Jack Lake (Figures 1 and 2).

The property is accessed from Apsley by heading south on County Road 52, then west on Jack Lake Road, and south on Fire Route 89. Fire Route 89 eventually heads eastward, toward the subject site. The property is located on the north side of Fire Route 89.

A gravel driveway provides access to the existing cottage located near the shoreline. A pocket of unevaluated wetlands is mapped on the adjacent lands. The unevaluated wetland area has also been mapped as an Environmental Protection (EP) area within the zone maps. No hydrologic features are mapped on the subject site. The property and surrounding area are mapped as containing Stratum 1 White-tailed Deer Yard.

3.0 Proposed Development / Site Alteration

The owner is proposing to construct a new cottage (in the area of the existing cottage), a new garage, a new pumphouse shed, relocate the existing boathouse to the west side of the property, and new corresponding septic systems. A copy of the proposed development plan is found in a Appendix A.

The outcome of this study will be utilized to refine the details of the proposed redevelopment.

4.0 Policy

According to the information provided, the requirement for this study was triggered due to the presence of Jack Lake and the unevaluated wetland feature to the west and southwest of the existing cottage location.

As such, this EIS has been *scoped* specifically to address any associated hydrological concerns/issues and has been formatted in accordance with Township requirements.

5.0 Topography and Drainage

The subject property occurs on the north shore of a large peninsula ridge that extends eastward into the central part of Jack Lake. The peninsula ridge is a bedrock controlled feature that has a maximum relief of approximately 26 m, although relief on the subject site is only about 12 m, exhibiting a west-facing slope that overlooks the northern part of the lake (Figure 2). Runoff flows across the site are expected to be generally north and west, toward the lake/unevaluated wetland.

Other than Jack Lake, there are no other mapped watercourses on the subject site. The site occurs on the eastern side of a small bay that contains an unevaluated wetland. According to the published mapping, the wetland is not connected to the site.

According to the on-site relief, the slope contains a local bedrock-related trough area where the proposed garage will occur (on the south ridge feature). The existing cottage and proposed replacement cottage are to be located on the less elevated northern part of the ridge. The trough exhibits an approximately southwest-northeast orientation that collects runoff from both areas and conveys the flows to either the unevaluated wetland to the southwest or to the beach area on the subject property to the northeast, depending on where the runoff collects.

6.0 Geological Setting

As illustrated by Figure 3, the subject site occurs within an area of Precambrian bedrock outcroppings and subcroppings, mapped as having minimal soil cover, generally referred to as “Precambrian bedrock-drift complex”. These soils tend to consist of a silty sand, shield-derived till (with minor gravel) that discontinuously mantles the rock. As such, their composition will reflect the composition of the bedrock in the upgradient (i.e., “up-ice”) direction from which the glacial ice advanced. In this instance, the general ice direction is expected to have been from the north-northeast, as is typical in this part of the Shield. As such, the shield-derived till soil will reflect the granitic gneiss and carbonate (marble) rock composition that occurs widely in the site area. While some regolithic soils could be derived from the weathered marble, any such accumulations would be very thin.

West of the site, extensive deposits of organic soils (muck) occur in low-lying areas, generally associated with bedrock valleys that contain wetlands. These wetlands are often underlain by coarse textured glaciolacustrine soils, although none are mapped in the site area.

Given the elevated conditions over the northern part of the subject property, a shallow water table condition is not expected, other than along the margins (near the lakeshore).

The thin overburden conditions are reflected in local well records from Ministry of the Environment, Conservation and Parks’ database. For example, the log of nearby well No. 7337015 indicates the presence of only 1.1 m of brown “soil and stones” occurring above the granite and marble bedrock. Similar conditions are indicated at other nearby wells, such as No. 5119102.

7.0 Inspection Methodologies

The site has been characterized by its various vegetation communities using the methodologies included in the *Ecological Land Classification (ELC) - First Approximation and Its Applications* (1998). The 1998 Ecological Land Classification - First Approximation is a guide used by Ecologists to standardize the classification of different vegetation community types across Ontario. The classification system enables an ecologist to identify vegetation communities based on the species present, soil materials and moisture regimes.

There have been a number of updates to the ELC scheme to further refine the classification of Ecosites throughout Ontario. As a result, the 2008 *Draft ELC Guide* provides a further breakdown of the 1998 ELC Guide - First Approximation

communities and includes many new communities to index from. The 2008 ELC scheme also provides a cross-reference to the 1998 guide communities. This report uses a combination of both the 1998 ELC communities (which are considered the primary vegetation communities) and the 2008 Draft ELC to supplement the vegetation community lists.

Prior to conducting the site inspection, aerial photography of the subject site was analysed to roughly delineate communities based on recognizable vegetation differences. Each identified community was subsequently inspected. Dominant vegetation types were recorded and boundaries of the various communities mapped on an air photo or utilizing a GPS.

In addition to identifying and mapping the ELC communities, ORE staff assessed each vegetation community from the perspective of whether they are hydrologically sensitive. The vegetation survey included examination of the expected development footprint and the immediate surrounding areas.

All watercourse or wetland features were assessed using the Ontario Wetland Evaluation System (OWES). The OWES utilizes a combination of the 50/50 rule to define the boundary of the feature according to 50% wetland vegetation on one side and 50% upland vegetation on the other. It is also determined through soils investigations whereby hydric soils are present in wetlands and not in upland habitats. The presence of mottles (indicative of fluctuating water levels) and gley (a greying of the soils suggesting a saturated water table condition) are also indicators of wetland conditions. Water overlying sediments/soils throughout the year (perennially flooded or inundated conditions) is also an indicator of wetland conditions.

8.0 Site Inspection Data

8.1 Site Inspections

ORE staff attended the site on the following date:

| <u>Date of Inspection</u> | <u>Temp. °C</u> | <u>Beaufort (Wind) Scale</u> | <u>Conditions Reason for Inspections</u> |
|------------------------------|-----------------|------------------------------|--|
| June 14 th , 2024 | 25 | 3 - Gentle Breeze | 50% Cloud cover with blue sky between. Humid spring day, somewhat hazy over the lake. Observe vegetation/existing site conditions, ELC mapping, map watercourse/wetland boundary, map top-of-bank (TOB), species list, habitat review. |

Appendix B contains the list of species identified on the property during our inspection.

8.2 Ecological Land Classification (ELC)

Based on our site observations, we have determined that there are three (3) upland communities/habitats on-site, and three (3) aquatic/wetland communities associated with Jack Lake and the unevaluated wetland feature. Assessments were conducted as per the Ecological Land Classification for Southern Ontario (FG-02), 1998.

Figure 4 illustrates the distribution of the on-site vegetation communities and the off-site aquatic communities. These habitats and their associated vegetation and environmental sensitivities are characterized below.

Representative photos of these communities are provided in Figure 5. Descriptions of the communities are provided below.

Upland Community:

1. Rural Property (CVR_4)

There is no description in the ELC regarding the Residential-type community.

This community includes the development footprint associated with the existing cottage/seasonal residence and detached outbuildings to the south of the cottage on the subject property. The vegetation in this ELC type contains mainly lawn area around the existing buildings and some individual mature trees that were retained when the site was originally cleared long ago. The current property owner has planted numerous trees between the cottage and waterfront to improve the vegetation in this area since taking ownership. The area of the existing cottage/seasonal residence is similar to a rural or urban park-like setting.

ORE staff attempted to obtain subsurface data by augering within the surficial soils in this area. No boreholes were completed within the CVR_4 vegetation type where the construction is proposed as our probes were met with refusal in the shallow soils, presumably on bedrock.

The existing cottage is situated a few metres or more above the lake and unevaluated wetland level. The proposed redevelopment of the seasonal residence will be well above these hydrological features atop an east-west oriented bedrock ridge feature. Some minor bedrock outcrop/subcrop (or bedrock float) was observed during the inspection, consistent with the borehole data. Presumably, this area was elevated further above the lakeshore/unevaluated wetland by the original owner via some minor

filling and grading to create the existing surface for the seasonal residence. Given these conditions, there was no use in attempting to obtain soils information.

In any case, the local vegetation suggests it is entirely an upland wooded/residential setting, well above any highwater table condition. The proposed new cottage dwelling is to be constructed entirely within the rural property area, occupying mostly lawn space in the general area of the existing dwelling.

2. Dry - Fresh White Pine - Maple - Oak Mixed Forest (FOM2)

According to the ELC, this community possesses a dry to moderately fresh regime with shallow soils over bedrock, sands and coarse loams. It is well drained due to the sandy soils which result in dry conditions in these upper to middle slope and tableland type habitats. The ELC also states that the dominant species are White Pine (*Pinus strobus*), Sugar Maple (*Acer saccharum*), Red Oak (*Quercus rubra*) and to a lesser extent White Oak (*Quercus alba*).

This community occurs throughout the majority of the untouched areas of the subject property. Some of the mature trees within the CVR_4 residential areas (described above) are left over from this woodland type extending to the lakeshore area prior to the historical site clearing.

It is a relatively mature secondary succession woodland type that contains numerous trees over 40 cm dbh. Although all four (4) tree types in the ELC description were observed within the woodland tract, there were also mature Eastern Hemlock (*Tsuga canadensis*), Balsam Fir (*Abies balsamea*), Paper Birch (*Betula Papyrifera*), and Large-tooth Aspen (*Populus grandidentata*).

Some tree removal will be necessary in this woodland type to allow for the new garage to be constructed as part of the proposed redevelopment.

Soils in this woodland community consisted of a typical acidic type Podzol, whereby there was leaf litter in the first few centimetres with an underlying brown oxidized till (silty clay rock flour) with angular fragments of granitic bedrock loosely strewn within the till to 39 cm. The manual auger was met with refusal at 39 cm, presumably from a larger fragment of bedrock or the bedrock surface. The borehole was advanced in the general area of the proposed new garage. The soil log for this community is provided in Appendix C.

3. Dry - Fresh Cedar Coniferous Forest (FOC2)

The Dry - Fresh Cedar Coniferous Forest (FOC2) possesses a dry to fresh moisture

regime, dominated by Eastern White Cedar (*Thuja occidentalis*) with few understory species. The ELC characterizes the community as possessing 75% or more canopy cover.

This community occurs along the waterfront between the existing cottage and the shoreline area of the unevaluated wetland and Jack Lake. It is comprised mainly of Eastern White Cedar, however, there are both White Pine (*Pinus strobus*) and Eastern Hemlock (*Tsuga canadensis*) interspersed within the cedars.

The moisture regime gets more moist down the slope towards the shoreline. There were no seeps or springs in this community. The proposed new cottage dwelling will require the removal of one (1) large diameter Cedar and one (1) large diameter White Pine from this community.

In addition, the existing boathouse is to be taken down and reassembled in the location identified on Figure 6 and Appendix A. It will be situated in the general area of where it is located on the plan, however, the ultimate location will be situated in an area that possesses fewer trees to reduce tree loss within this community.

Soils data were not collected in this vegetation community as the soils were exposed in areas as there were mosses and lichens at surface, little to no topsoil (mainly leaf litter), and then into bedrock or fragmented bedrock with till smeared and filled bedrock crevasses/fissures.

Wetland/Aquatic Communities:

4. Open Aquatic (OAO)

The 2008 ELC describes OAO as an environment containing no macrophyte vegetation and no tree or shrub cover. This ecosite tends to be dominated by plankton and has a lake trophic status.

This ecosite represents the open water areas in the unevaluated wetland and Jack Lake. The unevaluated wetland has a bottom substrate comprised of organic muck with overlying leaf litter on bedrock.

The unevaluated wetland is dominated by the dense emergent marsh type vegetation described in the habitats below. It contains OAO openings/channels within the emergent vegetation where fish may spawn and furbearing (mammal) species may utilize to access lands between the lake and emergent vegetation in the wetland.

Along the lakeshore, there are some sandy sediments that extend outward off-shore into the deeper sections of Jack Lake, however, a good majority of the bottom consists of sandy filled depressions in the bedrock. There are also some mucky areas that occur

directly off-shore of where the lake and unevaluated wetland intersect. ORE staff did not detect any emergent or floating leaved aquatic vegetation in the littoral zone of the lake, suggesting it is a relatively clean bottom (void of muck) outside the unevaluated wetland.

None of the redevelopment is proposed to occur within the OAO community. Although the existing boathouse is to be disassembled and reassembled on the west side of the property, it will become a dry boathouse/storage building. No part of the structure will occur within the water nor will there be any marine railway or dock inserted within the OAO community as part of the proposed boathouse location. No soils were collected in this community. Any sediments were observed in the offshore area suggesting it is inundated by the lake water indefinitely.

5. Cattail Mineral Shallow Marsh (MAS2-1)

According to ELC, the Cattail Mineral Shallow Marsh (MAS2-1) primarily possesses less than 25% tree and shrub cover while hydrophytic emergent macrophyte cover must be greater than 25%. Parent mineral substrates often consist of sand, gravel or cobble. Shallow marshes tend to have water up to 2 m deep.

The MAS2-1 community is the predominant wetland type vegetation in the unevaluated wetland to the west/southwest of where the redevelopment is proposed. It is mainly comprised of Narrow-leaved Cattail (*Typha angustifolia*), however some elevated areas within the marsh include the following thicket vegetation type which can be interspersed within the cattail marsh habitat. The thicket occurs as a narrow rim along the shoreline between the upland and marshy habitats in places.

Although the existing boathouse is to be relocated towards the west shore as illustrated in Figure 6 and Appendix A, it will remain outside the MAS2-1 community. The proposed boathouse will be situated on 4 piers overtop of the upland wooded area outside the marshy shoreline.

Soils data were not collected within this community, as the cattail marsh areas were floating, suggesting the wetland vegetation is subject to the lake levels and is permanently inundated.

6. Deciduous Thicket Swamp (SWT2)

The ELC describes the Red-osier Mineral Deciduous Thicket Swamp (SWT2) as having 75% trees being less than 5 m in height. This ecosite is typically fern and sedge rich, although dominated by wetland shrubs.

The SWT2 community occurs along the edge and sometimes interspersed within the middle of the MAS2-1 marsh habitat described above. The thicket contains mostly Speckled Alder (*Alnus incana*) with lesser amounts of Red-osier Dogwood and Pussy Willow (*Salix discolor*), interspersed within cattail marsh areas further out into the wetland. It also occurs as a patchy rim between the emergent marsh vegetation and the upland areas along the shoreline. However, it does not occur above the shoreline, remaining within the inundated portion of the lake.

None of the proposed redevelopment will impose or encroach within the SWT2 thicket community.

It was not necessary to collect any soils in the SWT2 community, as the soils binding the thicket swamp vegetation were inundated by the lake level at the time of the investigation.

Summary: The proposed redevelopment will not encroach or impose on either Jack Lake nor the unevaluated wetland - hydrological features.

8.3 Fauna

No significant fauna were observed directly on-site. Only tracks of common/secure mammals were observed on the subject parcel.

A few fish were observed within the near-shore environment of Jack Lake and unevaluated wetland - all three (3) were common species and none were sportfish. ORE expects the lack of cover vegetation in the lake (especially in the lakeshore area) may be the reason why fish were not utilizing the near-shore environment during the site inspection. ORE expects the majority of the fish would either be in deeper areas (where the water is cooler) and/or in areas that have aquatic vegetation cover, such as the marsh area to the west.

ORE staff observed a Special Concern Species at Risk (SAR), Midland Painted Turtle (*Chrysemys picta*) in the unevaluated wetland, approximately 40 m west of where the site alterations are proposed to occur. There is the potential for turtles to migrate and nest within the onshore areas of the subject property in addition to the lake and wetland being utilized for overwintering purposes. The property owner/contractor should install measures to prevent any/all turtle species from entering the construction area/work zone.

The faunal species observed on-site are listed within Appendix B for completeness.

9.0 Impact Assessment

9.1 General Considerations

Based on our assessment, it is our opinion that potential impacts related to future redevelopment of the site could include the following:

- 1) Potential degradation/alteration of the upland vegetation communities adjacent to Jack Lake and the unevaluated wetland, resulting in erosion-sedimentation and water quality deterioration in these features.
- 2) Potential encroachment into the vegetated ridge/slope overlooking the unevaluated wetland and lakeshore that could destabilize the bank and impact these hydrologic features.
- 3) Potential for development/site alterations to occur within the low-lying area between the two bedrock ridges that conveys runoff to the northeast (towards the lakeshore) and southeast (towards the unevaluated wetland mapped by ORE).
- 4) Potential impacts related to post-construction occupation and stabilizing of bare or disturbed/altered surficial soils.
- 5) Potential to impact the woodlands and waterways by introducing unclean construction equipment from other properties and/or importing soils containing seeds of invasive species.
- 6) Potential impacts to the Midland Painted Turtles during the construction period.

These general impact considerations are further discussed in the following sections.

9.2 Development Envelope

Our field investigations have confirmed that the main concern with respect to the proposed redevelopment is its location relative to Jack Lake and the unevaluated wetland on the south/southwest side of the property (as illustrated on Figure 6). The clearing of any vegetation and grading on/near the north side of the bedrock ridge's drainage divide overlooking the hydrological features to facilitate construction of the proposed new dwelling could result in an area of bare soils being exposed adjacent to these waterways. That being said, the site alteration area/building envelope will not impose on the stable vegetated area on the side of the drainage divide directly upgradient of the hydrological features. As such, the majority of the disturbed area can be isolated to the south side of the drainage divide that overlooks the low-lying valley

between the two bedrock ridges, avoiding the vegetation on the slope overlooking the lake/unevaluated wetland, thereby preventing unconsolidated soils from eroding towards the watercourse features.

Overall, the gradient towards the wetland and lake from the proposed building site is relatively gentle in the expected area of disturbance. As such, the majority of runoff will be slowed in the area towards these features, making it more manageable during the construction and post construction phase. Furthermore, the majority of the runoff will be directed south from the site alteration area, away from the hydrological features, allowing any recommended erosion-sedimentation controls to trap unconsolidated materials in the construction zone. Provided the construction equipment and disturbance area remain on the south side of the drainage divide identified on Figure 6, it should be possible to construct the new dwelling in a stable environment that would not result in any negative impacts to the waterways.

As for the proposed new garage, it will occur greater than 30 m from the ORE unevaluated wetland boundary identified during the site inspection. The detached garage is to be constructed upgradient of the unevaluated wetland, identified by ORE on an elevated plateau that overlooks the existing cottage.

Recommendations are provided in a following section for mitigation of impacts on the watercourse features.

9.3 Construction Related Impacts

The main potential impacts associated with construction activities could include the following:

- Loss or disruption of vegetation resulting in destabilized native soils in the construction zone (i.e., primarily in the area of the building envelopment where the new dwelling and garage are proposed to occur).
- It was determined during the site inspection there will be two (2) mature trees that have to be removed in the southwest and northwest corners of the proposed new cottage dwelling. That being said, the property owner has planted many more trees in the area between the existing cottage and lakeshore to compensate for the removal of the Pine and Cedar trees.

In regards to the proposed garage, it will require the removal of approximately four (4) to five (5) mature trees in its proposed location.

- Erosion and sediment generated by exposed and/or disturbed soils while operating equipment in the area of the redevelopment.
- Presence of construction debris and waste materials.
- Fauna such as turtles, entering the work area via the unevaluated wetland and Jack Lake.
- Destabilization of the construction area in the post construction era.
- Sensitivity of the site with respect to imported fill materials and stockpiling of these materials during construction.

Recommendations are provided below to ensure that the potential for impacts relating to occupation and use of the new dwelling are minimized.

10.0 Conclusions and Recommendations

10.1 Development Envelopes and Constraints

- The subject site is an existing lot of record and a redevelopment (proposed new cottage to replace the existing cottage, relocation of the existing boathouse, new pumphouse shed and new garage) is allowed to occur within the residential zoned area on the subject parcel. The site contains an Environmental Protection (EP) zone to the southwest and west that corresponds to an unevaluated wetland.

According to the zoning/planning requirements, no buildings or site alterations are allowed to occur within the EP area. ORE staff attended the site to confirm the mapped EP/unevaluated wetland boundary on the subject property and determined it had not been accurately mapped. Therefore, the boundary of the unevaluated wetland has been revised and is included on Figure 4 and Figure 6 in this report. A series of recommendations are provided to ensure the EP/unevaluated wetland area will not be impacted by the proposed redevelopment.

- The subject property also abuts Jack Lake which is an additional watercourse constraint on the subject property. The agencies require any/all wetland and watercourses to continue functioning without impact by any proposed developments.

- The proposed new cottage dwelling should generally fit within the same area as the existing seasonal residence, as illustrated by Figure 6. This figure includes a generalized footprint of the proposed new cottage dwelling, the relocated boathouse and the proposed garage and indicates the expected approximate footprint of the site alteration/construction areas for these structures. It is within these general areas where any runoff would be directed down their corresponding gradual slope to either the unevaluated wetland to the southwest/west or towards Jack Lake to the north. Any Erosion-Sedimentation Control measures should be installed prior to these watercourses to prevent eroded soil materials in the site alteration areas from entering either hydrological feature.
- Provided the authorities are in agreement with the proposal, the proposed redevelopment can proceed with very little disturbed areas to vegetated surfaces as the majority of the area where the new cottage dwelling is proposed possesses very little tree/shrub cover. As for the area where the proposed garage is to be constructed, this area occurs within a relatively mature secondary succession woodland habitat and will require the removal of approximately 4 to 5 large diameter trees. Although the property owner has planted multiple trees between the existing cottage and lakeshore, it maybe beneficial to plant some trees between the proposed new cottage dwelling and unevaluated wetland as the vegetation buffer is somewhat more sparse in this area. There is no potential to plant compensatory plantings on the slope between the unevaluated wetland and proposed garage as the slope possesses mature woodland vegetation.

Therefore, to compensate for the tree loss in the garage location, ORE recommends planting at a 1:1 ration whereby five (5) nursery stock native trees (3 m or taller) should be planted within the open area between the shoreline of the unevaluated wetland and the proposed new cottage dwelling area. The trees are best targeted within the open areas to recoup some of the tree loss in this area years prior to the existing property owners taking ownership.

- As for the relocation of the boathouse, ORE supports the relocation of the existing boathouse within the upland wooded habitat adjacent to the shoreline provided the structure and its piers are to be situated 3 m or greater from the high water mark, thus preserving the riparian shoreline vegetation. Considering the unit is proposed to be a dry boathouse/storage unit whereby no dock or marine railway systems are to be installed, both the riparian vegetation and aquatic areas of the embayment will be preserved. ORE staff would not support any boat access or in-water works within the unevaluated wetland/EC designated embayment

directly west of where the boathouse storage unit is proposed to be located as illustrated on Figure 6.

If tree removal is required to relocate and construct the dry boathouse/storage unit in its proposed location, it would be subject to the 1:1 planting ratio above whereby 1 - 3 m or taller native tree will have to be planted for every tree removed within the footprint of the boathouse. If possible, the actual location of the boathouse could be modified slightly to take advantage of an existing opening and mitigate tree loss.

Similarly, if there is any tree loss to construct the new pumphouse unit the trees should be tallied and the 1:1 planting ratio criteria also applied to this area.

The contractor should include any/all necessary precautions from an erosion-sedimentation standpoint to ensure any disturbed soils are not allowed to be transported towards the lake or riparian vegetation along the lakeshore. Controls should be installed and remain installed until such time as the work areas are deemed stable.

- ORE staff did not detect any seepage nor springs on any of the slopes associated with the unevaluated wetland or the lake. Therefore, any/all setbacks are applied from the watercourse/wetland shorelines and it is not necessary to protect other hydrologic features that occur upgradient of the shoreline.
- With respect to machinery, the majority of the machinery excavating-grading work can be completed from the south side of the building envelope. These areas are mainly lawn and/or open non-maintained/uncut cultural meadow areas, therefore, it should be possible to minimize the surficial disturbance by equipment, etc., in the area of the proposed new cottage dwelling.
- As for the proposed garage, it will be situated well back from the unevaluated wetland and Jack Lake and any site alterations can be contained within the immediate extent of the proposed garage's footprint. The area where the construction is proposed is relatively flat and part of the mature woodland plateau on the side of a major bedrock ridge feature. It is also well elevated above the hydrologic features. The minor tree removal to create the footprint of the proposed garage will not impact the overall function of the woodland feature nor will it create a significant opening in the canopy exposing it to invasive species. Considering the trees possess large canopies and overlap one another in this area, there should be no edge effects in this location as a result of the tree removal and site alterations to construct the proposed garage structure.

- To ensure the development does not advance any closer to Jack Lake, a heavy-duty silt fence should be installed along the perimeter of the proposed site alteration areas (Appendix D). This will contain any/all disturbed soil materials that could potentially be eroded from the build site, towards Jack Lake or the unevaluated wetland. The recommended location of the silt fence is provided on Figure 6.

The silt fence also serves as a catch-all for any construction debris/waste materials. However, someone on the construction team or the property owner should periodically inspect and remove any debris/waste materials and place them in the trash on a routine basis.

- To prevent eroded materials from potentially entering the unevaluated wetland to the southwest of the proposed building site, a line of heavy-duty silt fence shall be installed around the proposed site alteration area with the fence being situated specifically along the drainage divide to the north and west of the proposed new cottage dwelling as identified on Figure 6. The heavy-duty silt fence has two (2) roles in this instance; the primary role is to serve as a prevention measure/ control with respect to erosion and secondly as a turtle exclusion fence. Heavy-duty silt fence is listed as an exclusion fence by the Ministry of Natural Resources and Forestry (MNR) and prevents turtles (for instance the Midland Painted Turtles observed within the unevaluated wetland) from migrating up the shore towards the disturbed areas on the subject property. Light-duty fence is not considered an exclusion fence material, as large turtles such as Snapping Turtle, could dig beneath the fence or potentially push the fence over.

The heavy-duty silt fence will also prevent machinery from unnecessarily increasing the overall disturbance area towards either the lake or the unevaluated wetland. The fence will provide a clear construction limit on-site while cordoning off the entire work area to turtles and other wildlife. All of the construction equipment and materials should unload and load directly off the existing driveway in order to reduce the overall disturbance area on-site.

An additional length of heavy-duty silt fence should be installed around the construction staging area where equipment is unloaded, especially if the staging area is to be within the small valley area between the proposed new cottage dwelling location and the proposed location of the garage atop the slope. As mentioned earlier in this report, the trough acts as a low-lying conduit for runoff to either drain northeast towards the lake or southwest towards the unevaluated wetland. The silt fence should be situated to contain any disturbed soils in the

staging area to prevent eroded materials from entering either watercourse via the trough feature.

- Construction-related vehicles and machinery should also be cleaned prior to arriving at the site according to the provincial protocols to prevent transportation of invasive/exotic species to and from the subject property¹. This will prevent non-native, highly invasive species from being transported to the site and similarly off-site once the work is complete. Any imported fill materials should be screened to remove invasive species from the materials prior to being located on-site.
- Grass seed and/or sod should also be applied to any exposed/bare soils resulting from site preparation and construction activities. ORE staff suggests planting native trees and or shrubs in addition to the grass seeding and/or sodding at this stage which will not only stabilize any unconsolidated soils it will provide some additional shade on the property that is relatively open to the elements. The trees and shrubs can comprise part of the compensatory tree planting (10 trees) to off-set the tree loss associated with the proposed garage.

10.2 General Design Considerations

- The design/layout plan for the proposed redevelopment should demonstrate that the work can be completed outside the limit defined by the heavy-duty silt fence as illustrated on Figure 6.
- All recommended erosion controls should be installed prior to commencing any work on the property to ensure that both the wetland and lake hydrological features are not impacted. Vegetation/seed/sod must be established on any/all bare soil areas at the end of the construction. The works cannot be considered complete until all surfaces are stable. The Site Plan should illustrate how all surfaces/grades will be stabilized/finished.
- Passive stormwater management controls should be incorporated into the development design of the proposed new cottage dwelling's new roof area. Examples include roof leaders being directed to an area where the flows will not

¹ Clean Equipment Protocol for Industry - Inspecting and cleaning equipment for the purposes of invasive species prevention

gouge or destabilize soils over time. The warm flows from the roof leaders should be infiltrated into the ground (if feasible), so as to reduce thermal impacts to nearby watercourses.

If the soils are sandy in the area of the proposed new cottage dwelling, it may be possible to outlet the roof leaders onto the grass surface. Gravel can also be introduced at the end of the leaders (there are also plastic flow dissipaters that can be purchased at most hardware/landscaping retailers) to create an apron that dissipates the energy of the flows, distributing them over a larger area to enhance infiltration.

10.3 Construction Mitigation

- Proper erosion/sedimentation controls will be required at all times while heavy equipment operates at the site. Construction should not continue during heavy precipitation events. After these events, the silt fence should be checked to ensure its effectiveness. During the evening hours, the silt fence/turtle exclusion fence should be closed-off, to prevent turtles from entering the work area when construction is finished at the end of the day. A dedicated person (whether it be someone on the construction crew or the property owner themselves) should check that there are no turtles or other fauna abutting the fence perimeter the following morning prior to construction commencing each day.
- Only clean fill should be imported to the site. The fill should not contain organic materials such as plant debris or topsoil that may contain exotic or invasive species that could out-compete native species within the unevaluated wetland. If imported topsoil is required, screened topsoil should be the only material applied to top-dress the fill. Any imported materials that are stockpiled on-site should be surrounded by heavy-duty silt fence until the materials are applied.

10.4 Closing Remarks

It is our opinion that the applicant should be granted a Building Permit for the purpose of constructing the proposed new cottage dwelling, the relocation of the existing boathouse, new pumphouse shed, and the detached garage in their proposed locations, provided the mitigation measures recommended herein are adhered to. Provided the location of ten (10) new native trees similar to the species identified in the ELC section of the report are planted in the open areas identified on Figure 6, a planting plan is not necessary in this regard. It should be sufficient to include the location of the planted trees on the site plan. ORE can be contacted to identify which species are suitable for the area, based on available stock at local nurseries.

The proponent should recognize that this *scoped* Environmental Impact Study provides recommendations pertaining only to natural environmental issues. Other issues related to Land Use Planning, servicing and/or Engineering may also need to be addressed with respect to any future application(s) and/or development plans.

The proponent should obtain all required permits from the agencies prior to commencing any construction on-site. Failure to do so may result in delays and/or other liabilities.

****End of *Scoped* EIS Report****

Yours truly,
Oakridge Environmental Limited

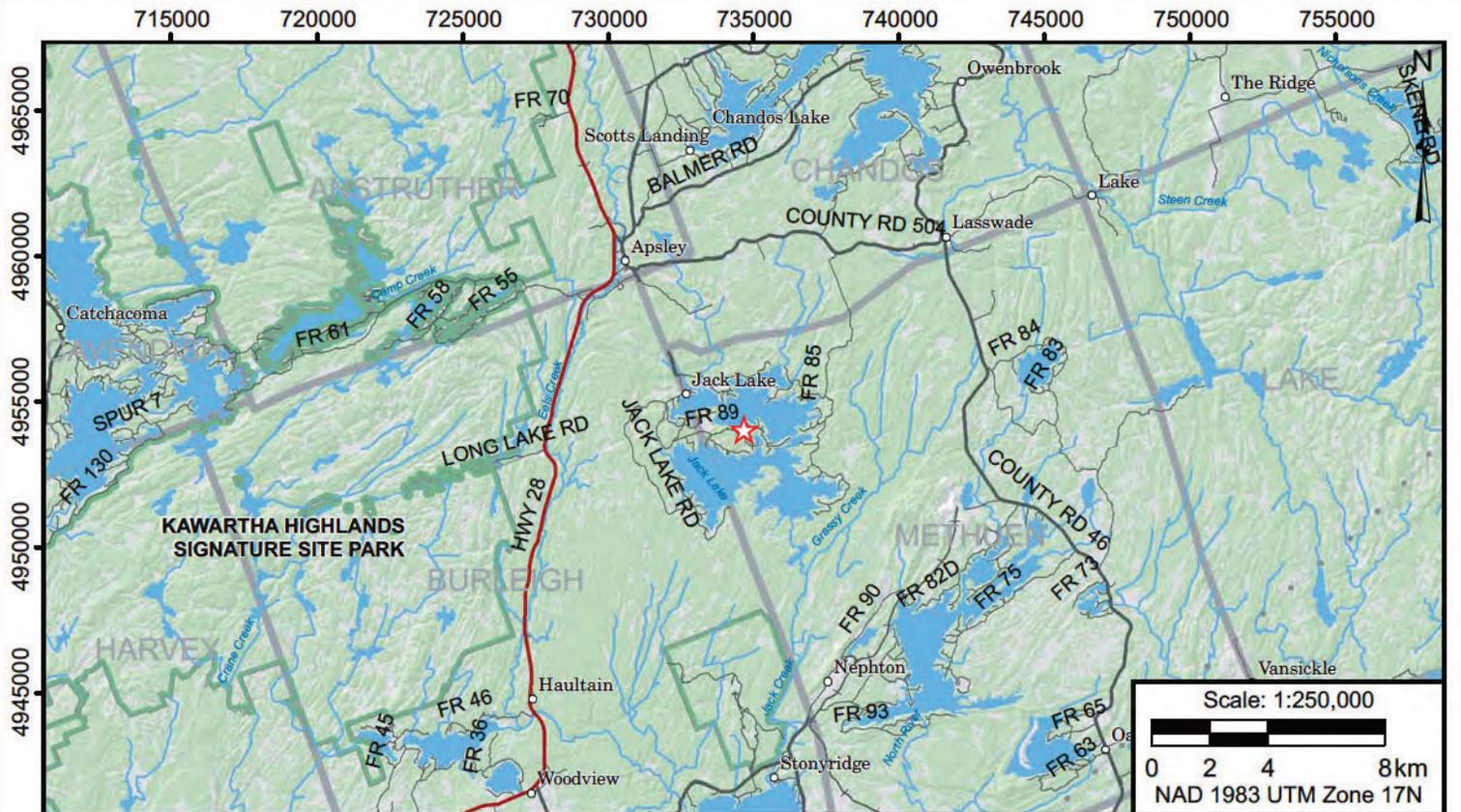


Rob West, HBSc.
Senior Ecologist

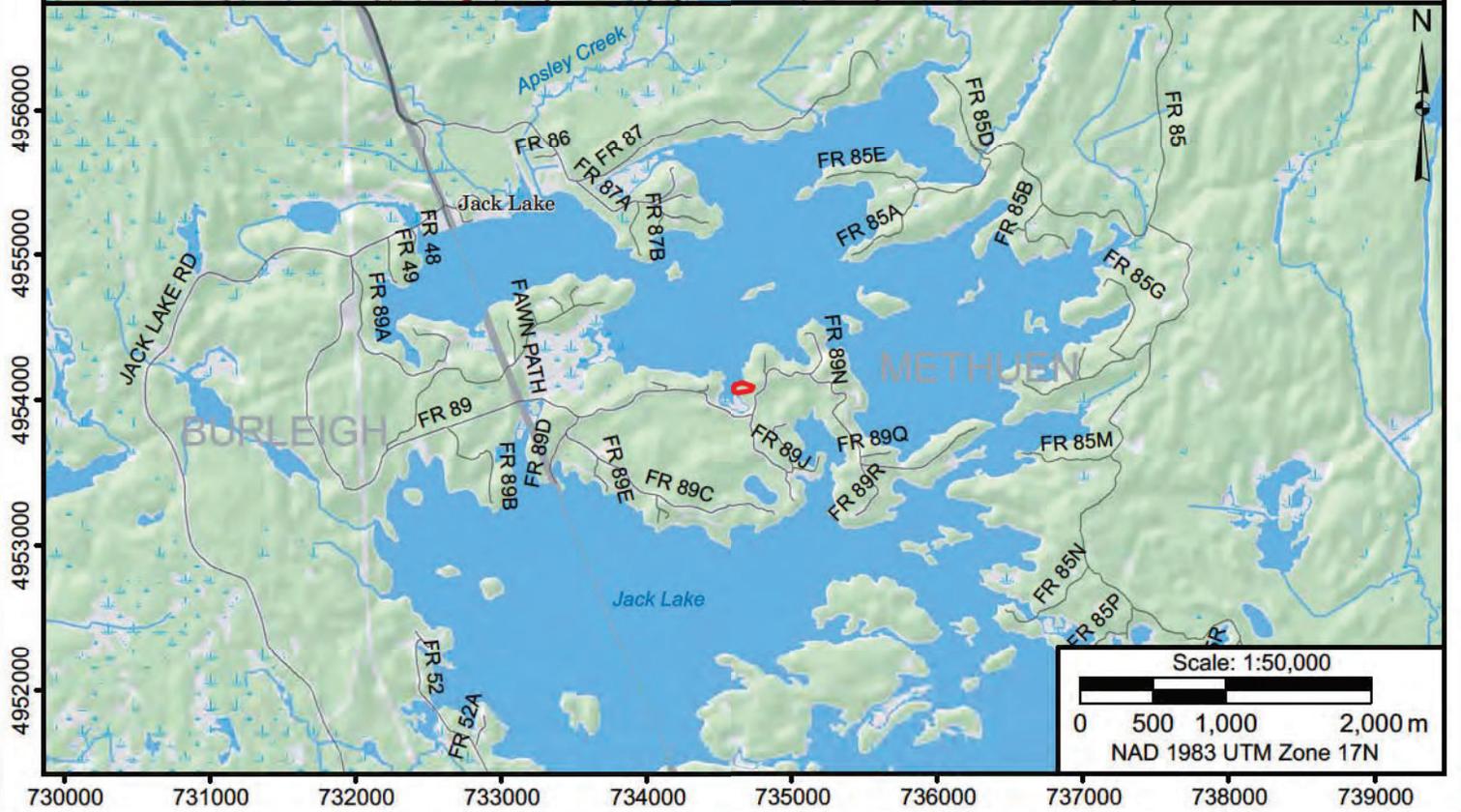
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Figures



Scale: 1:250,000
 0 2 4 8km
 NAD 1983 UTM Zone 17N



Scale: 1:50,000
 0 500 1,000 2,000 m
 NAD 1983 UTM Zone 17N

- ★ Approximate Site Location
- Approximate Property Boundary

Notes:
 Base mapping provide by Ontario Ministry of Natural Resources and Forestry (MNRF) Land Ontario Information (LIO) database, copyright of the King's Printer (2024)
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Scoped Environmental Impact Study (sEIS)
Proposed Cottage & Garage Redevelopment
 1022 Fire Route 89, Jack Lake
 Part Lot 28, Concession 9 (Methuen)
 Township of Havelock-Belmont-Methuen,
 County of Peterborough

| | |
|----------------------------------|------------------------|
| North American Datum (NAD) 1983 | |
| TITLE General Location | |
| PROJECT # 24-3443 | FIGURE NO. 1 |
| DATE August 2024 | 57 of 406 |



Scoped Environmental Impact Study (sEIS)
Proposed Cottage & Garage Redevelopment
1022 Fire Route 89, Jack Lake
 Part Lot 28, Concession 9 (Methuen)
 Township of Havelock-Beilmont-Methuen,
 County of Peterborough

- Approximate Property Boundary
- White-tailed Deer Yard (Stratum 1)
- Wooded Area
- Waterbody
- Wetland (Unevaluated)
- Wetland (Provincially Significant)
- Watercourse
- Contour (5m Intervals)
- Spot Height (m asl)
- Building (symbol)
- Road
- Geographic Lot Fabric

Notes:
 Base mapping provide by Ontario Ministry of Natural Resources and Forestry (MNRF) Land Ontario Information (LIO) database, copyright of the King's Printer (2024)

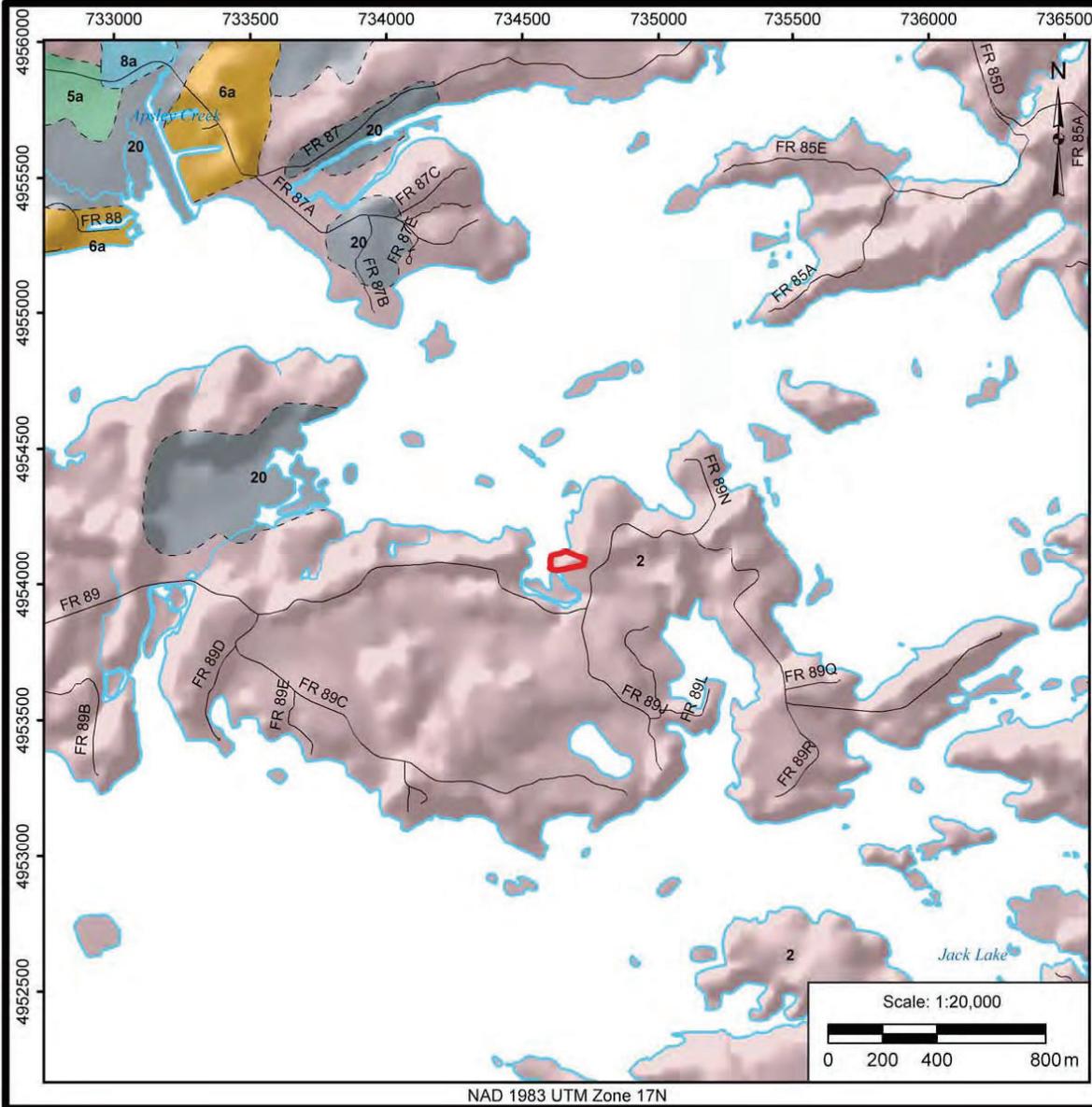
Optimized for Oakridge Environmental Ltd. printing

TITLE
Topography and Drainage



PROJECT #
 24-3443
 DATE
 August 2024

FIGURE NO.
2



Scoped Environmental Impact Study (sEIS)
Proposed Cottage & Garage Redevelopment
1022 Fire Route 89, Jack Lake
 Part Lot 28, Concession 9 (Methuen)
 Township of Havelock-Belmont-Methuen,
 County of Peterborough

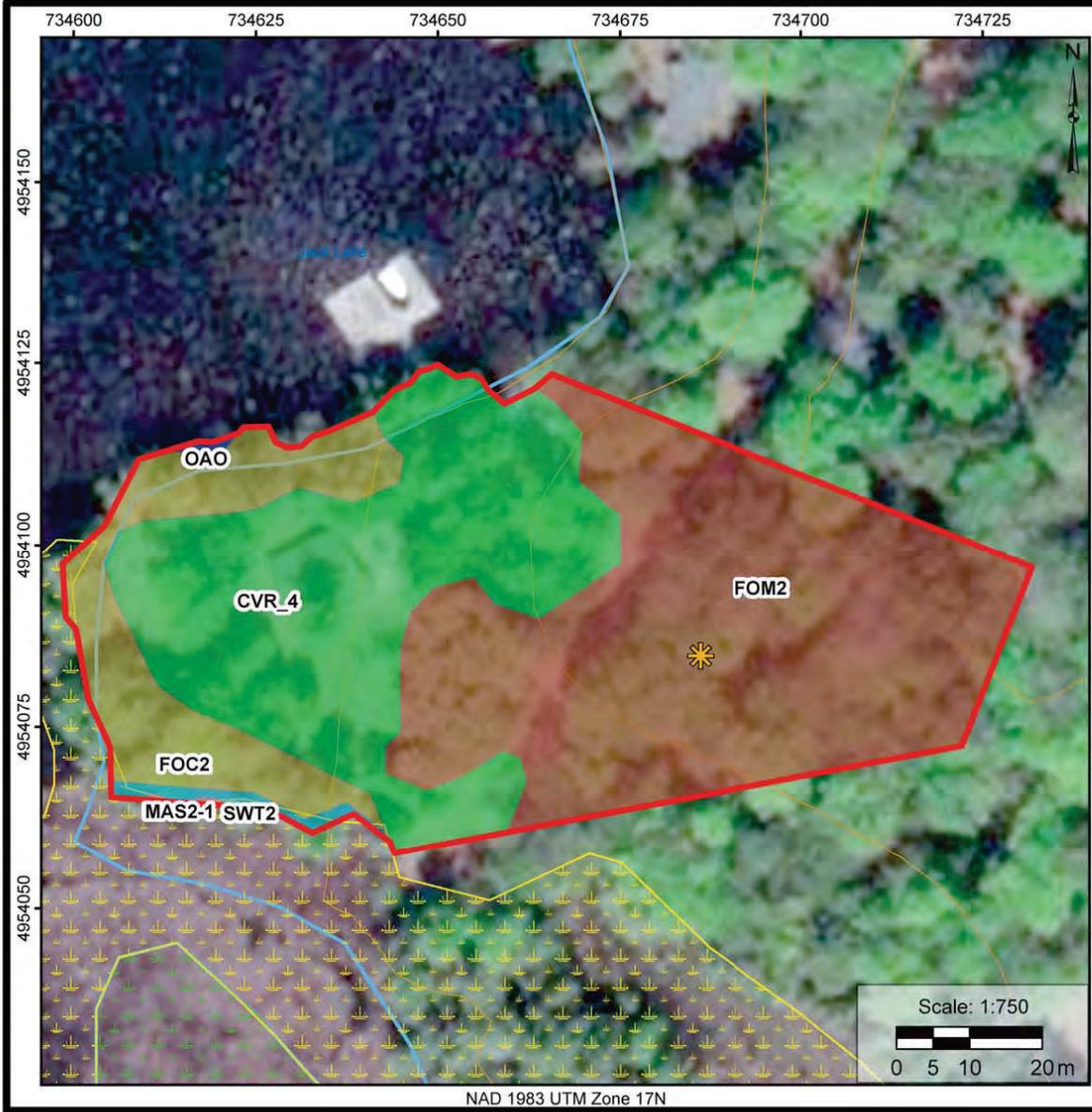
- Approximate Property Boundary
- Waterbody
- Watercourse
- Contact (approximate/assumed)
- 2 Precambrian bedrock-drift complex
- 5a Glacial Deposits (Till): Shield-derived silty to sandy till
- 6a Ice-contact stratified deposits: In moraines, kames, eskers and crevasse fills
- 8a Fine-textured glaciolacustrine deposits: Massive-well laminated
- 20 Organic deposits

Notes:
 Base maps provided by Ontario Geological Survey (OGS), copyright the King's Printer (MRD-128REV, 2009)
 Optimized for Oakridge Environmental Ltd. printing

TITLE
Surficial Geology



| | |
|----------------------|------------------------|
| PROJECT # 24-3443 | FIGURE NO. 3 |
| DATE August 2024 | |



Scoped Environmental Impact Study (sEIS)
Proposed Cottage & Garage Redevelopment
1022 Fire Route 89, Jack Lake
 Part Lot 28, Concession 9 (Methuen)
 Township of Havelock-Belmont-Methuen,
 County of Peterborough

- Approximate Property Boundary
- ✱ Borehole Location
- Wetland (ORE)
- Wetland (Unevaluated)
- Waterbody
- Contour (5 m Intervals)

- ELC Communities**
- Rural Property (CVR_4)
 - Dry - Fresh Cedar Coniferous Forest (FOC2)
 - Dry - Fresh White Pine - Maple - Oak Mixed Forest (FOM2)
 - Cattail Mineral Shallow Marsh (MAS2-1)
 - Open Aquatic (OAO)
 - Deciduous Thicket Swamp (SWT2)

Notes:
 Base mapping provided by Ontario Ministry of Natural Resources and Forestry (MNR) Land Information Ontario (LIO) database, copyright the King's Printer (2024).

Imagery provided by ESRI (Maxar, 2016)

Feature locations determined by differential GPS (+/- 3.0 m)

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TITLE
Vegetation



PROJECT #
 24-3443

DATE
 August 2024

FIGURE NO.
4



Photo A: Was taken looking towards the beach area on the northwest side of the property.

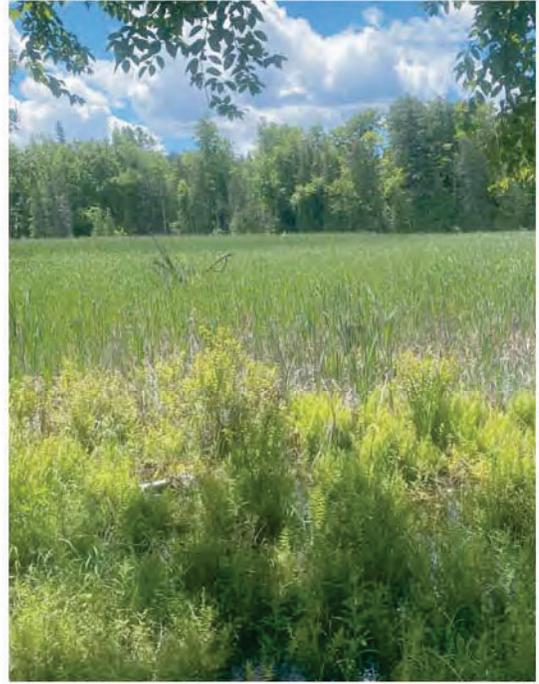


Photo B: Was taken looking west towards the marshy lacustrine embayment referred to as MAS2-1 on Figure 4.

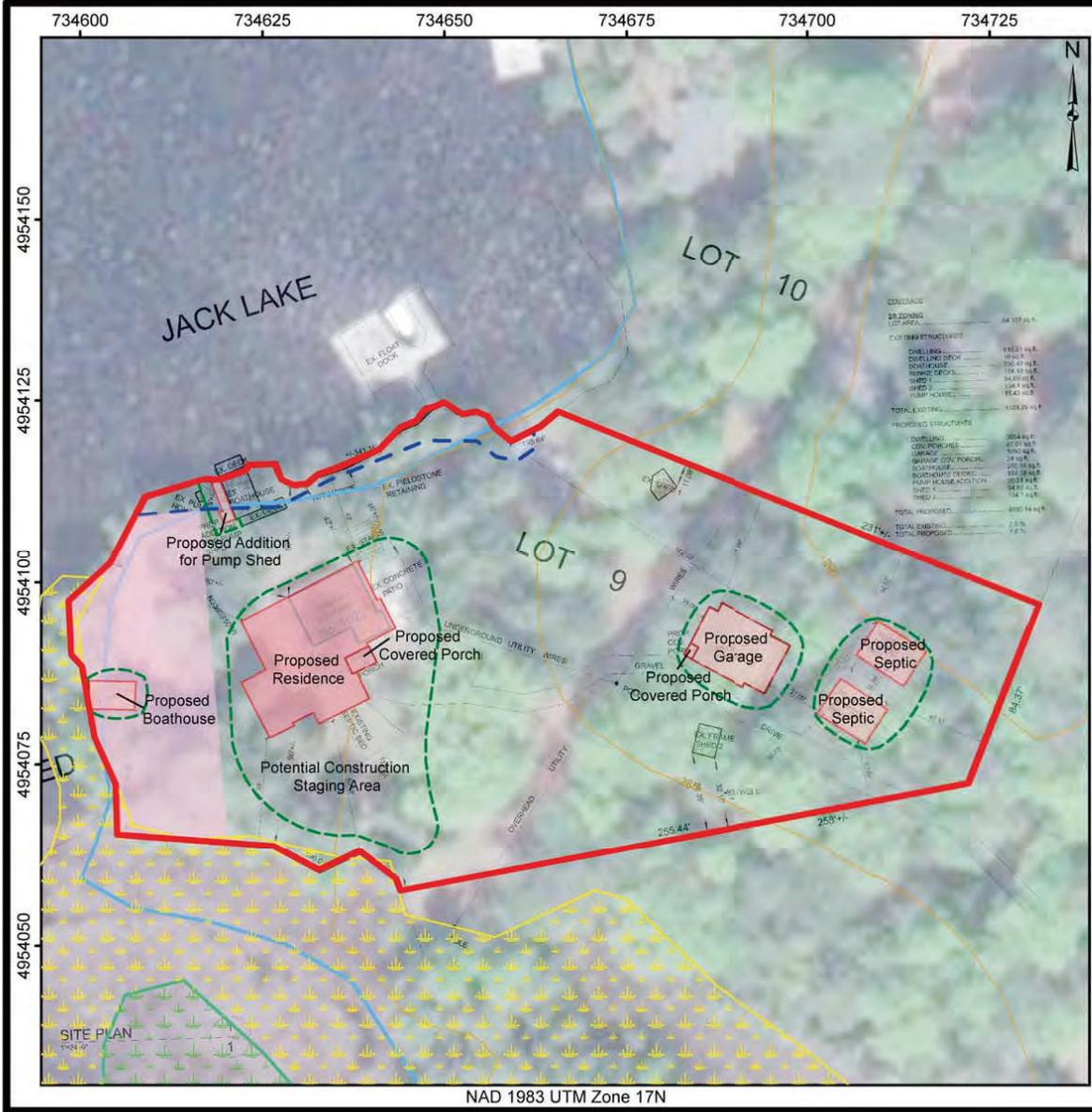


Photo C: Taken looking towards the south face of the existing cottage where the majority of the new proposed residence is to occur.



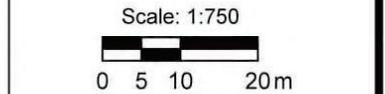
Photo D: Was taken looking south along the west edge of the existing cottage. If permitted, the proposed new cottage would extend out to the tree in the right corner of the photo.

| | | | |
|---|---|--|-------------------|
| <p>Site photos were taken on June 14th, 2024</p> | <p>Scoped Environmental Impact Study (sEIS) Proposed Cottage & Garage Redevelopment 1022 Fire Route 89, Jack Lake Part Lot 28, Concession 9 (Methuen) Township of Havelock-Belmont-Methuen, County of Peterborough</p> | <p>TITLE Site Photos</p> | |
|  <p>Open Session Regular Council Meeting - March 18, 2025</p> | <p>PROJECT # 24-3443</p> <p>DATE August 2024</p> | <p>FIGURE 5</p> | <p>161 of 406</p> |



Scoped Environmental Impact Study (sEIS)
Proposed Cottage & Garage Redevelopment
1022 Fire Route 89, Jack Lake
 Part Lot 28, Concession 9 (Methuen)
 Township of Havelock-Belmont-Methuen,
 County of Peterborough

- Approximate Property Boundary
- Proposed Development
- Compensatory Tree Planting Area
- Wetland (Unevaluated)
- Wetland (ORE)
- Waterbody
- Recommended Heavy Duty Silt Fence
- Contour (5 m Intervals)
- Shoreline (ORE)



Notes:
 Base mapping provided by Ontario Ministry of Natural Resources and Forestry (MNR/F) Land Information Ontario (LIO) database, copyright the King's Printer (2024).

Site plan provided by Northey Contracting Inc. (January 25, 2022)

Imagery provided by ESRI (Maxar, 2016)

Feature locations determined by differential GPS (+/- 3.0 m)

Optimized for Oakridge Environmental Ltd. printing

TITLE
Constraints



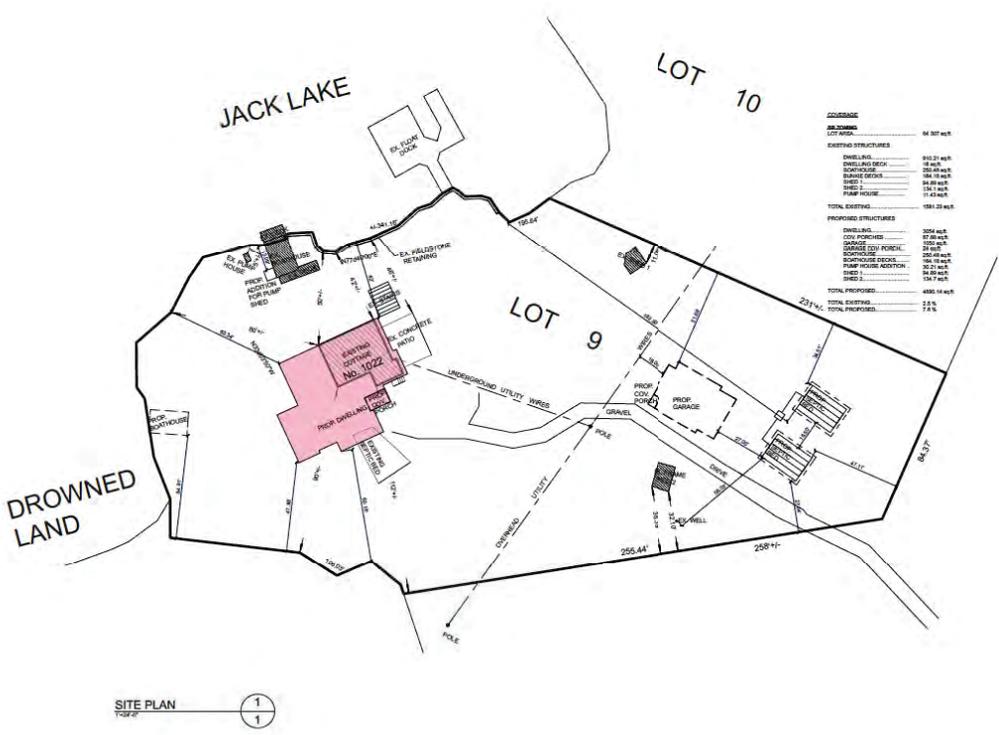
PROJECT #
 24-3443

DATE
 August 2024

FIGURE NO.
6

Appendix A

Proponent's Site Plan



COVERAGE

| | |
|----------------------------|---------------|
| EXISTING LOT AREA | 94,307 sq ft |
| EXISTING STRUCTURES | |
| WELL HEAD | 20.00 sq ft |
| WELL AND DECK | 18.00 sq ft |
| ROOFING | 25.00 sq ft |
| SHED DECK | 18.00 sq ft |
| DECK | 18.00 sq ft |
| PUMP HOUSE | 18.00 sq ft |
| TOTAL EXISTING | 158.00 sq ft |
| PROPOSED STRUCTURES | |
| DWELLING | 3254 sq ft |
| DRY PORCHES | 87.00 sq ft |
| GARAGE | 1200.00 sq ft |
| SCREENED EYE POOL | 24.00 sq ft |
| SCREENED | 24.00 sq ft |
| SCREENED DECK | 24.00 sq ft |
| PUMP HOUSE ADDITION | 24.00 sq ft |
| DECK | 24.00 sq ft |
| DECK | 24.00 sq ft |
| TOTAL PROPOSED | 4861.00 sq ft |
| TOTAL EXISTING | 158.00 sq ft |
| TOTAL PROPOSED | 7.0% |

- GENERAL NOTES:**
- REFER TO TRUSS MANUF. DRAWINGS FOR ROOF FLOOR & GIRDER TRUSS LAYOUTS.
 - ALL EXTERIOR WALL LINTELS TO BE 2-2"x10" UNLESS OTHERWISE NOTED ON PLANS.
 - EXTERIOR DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE WALL SHEATHING & INTERIOR DIMENSIONS ARE MEASURED TO THE FRAMING.
 - PROVIDE SOLID BLOCKING:
 - UNDER ALL POSTS
 - IN FLOOR SPACE UNDER ALL POSTS
 - BEHIND ALL BRACKETS
 - FOR GRAB BARS IN BATHROOMS (SEE DETAILS)
 - FOR OTHER AREAS CONTACT OFFICE (ELEC., TOWEL RODS, ETC.)
 - PROVIDE 2" X 4" JOIST FRAMING OF JOIST AND BEARING FOR ALL LVLS THAT SPAN 6'-0" OR MORE.
 - ALL BEARING WALLS THAT ARE NOT INTERRUPTED BY A FLOOR LEVEL AND ARE HIGHER THAN THE NORMAL CEILING HEIGHTS MUST BE CONTINUOUSLY FRAMED (BALLOON FRAMED) UNLESS OTHERWISE NOTED. I.E.: CATHEDRAL CEILING, GABLE ENDS IN CATHEDRAL CEILING, STAIR WELLS @ EXTERIOR WALLS, ETC.
 - ALL INTERIOR WALLS AROUND BEDROOMS & BATHROOMS TO HAVE SOUND INSULATION IN THE WALL CAVITY - CONFIRM w/ SUPERVISOR.

| WALL AREA* | OPENING AREA* |
|------------|---------------|
| FRONT | FRONT |
| REAR | REAR |
| SIDE | SIDE |
| ROOF | ROOF |
| TOTAL | TOTAL |

17% WALL AREA 102.0 sq ft
 22% WALL AREA 190.7 sq ft
ACTUAL % OF OPENINGS 26.0%

NOTES:

- OPENINGS ARE THE GROSS AREA OF WINDOWS, SIDELIGHTS, DOORWAYS, DOOR GLAZING & SLIDING GLASS DOORS.
- WINDOW & SLIDING GLASS DOOR AREA IS MEASURED TO THE STRUCTURAL JOIST OPENING.
- WALL AREA IS THE MEASUREMENT FROM GRADE TO THE TOP OF THE CEILING.
- 17% & UNDER WILL CONFORM TO PRESCRIPTIVE PACKAGES.
- 17.02% WILL CONFORM TO PRESCRIPTIVE PACKAGES BUT WILL ALSO REQUIRE AN UPGRADE OF THE GLAZING.
- OVER 22% WILL REQUIRE A PERFORMANCE BASED COMPLIANCE.

| ASSEMBLY | NORMAL R VALUE | EFFECTIVE R VALUE |
|-------------------|----------------|-------------------|
| ROOF/CEILING | PROVIDED | PROVIDED |
| ROOF/CEILING | PROVIDED | PROVIDED |
| EXPOSED FLOORS | PROVIDED | PROVIDED |
| FRAMED WALLS | PROVIDED | PROVIDED |
| BASEMENT WALLS | PROVIDED | PROVIDED |
| CONCRETE FLOORS | PROVIDED | PROVIDED |
| WINDOWS & GLAZING | PROVIDED | PROVIDED |
| DOORS | PROVIDED | PROVIDED |

DRAWINGS ARE NOT TO BE SCALED

DATE: 01/25/2022
 DRAWING OR DETAIL NUMBER: 1
 SHEET NUMBER: 9

ABBREVIATIONS

PROVIDED: [Symbol] PROVIDED

REQUIRED: [Symbol] REQUIRED

NOTED: [Symbol] NOTED

BY: [Symbol] BY

DATE: [Symbol] DATE

TIMBERLINE SYSTEMS

STEINMAN COTTAGE
 1022 FR 89
 JACKS LAKE

SITE PLAN

DATE: 01/25/2022
 DRAWING OR DETAIL NUMBER: 1
 SHEET NUMBER: 9

Appendix B

Species List

Species List

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|-----------------|------------------------------|-------------------------|------|------|
| Animalia | | | | |
| | Alder Flycatcher | Empidonax alnorum | | |
| | American Bullfrog | Lithobates catesbeianus | | |
| | American Crow | Corvus brachyrhynchos | | |
| | American Goldfinch | Spinus tristis | | |
| | American Redstart | Setophaga ruticilla | | |
| | American Robin | Turdus migratorius | | |
| | American Toad | Anaxyrus americanus | | |
| | Baltimore Oriole | Icterus galbula | | |
| | Beaver | Castor canadensis | | |
| | Belted Kingfisher | Megaceryle alcyon | | |
| | Black-and-white Warbler | Mniotilta varia | | |
| | Blackburnian Warbler | Setophaga fusca | | |
| | Black-capped Chickadee | Poecile atricapillus | | |
| | Black-throated Green Warbler | Setophaga virens | | |
| | Blue Jay | Cyanocitta cristata | | |
| | Bluegill | Lepomis macrochirus | | |
| | Broad-winged Hawk | Buteo platypterus | | |
| | Brown Creeper | Certhia americana | | |
| | Cabbage White | Pieris rapae | | |
| | Canada Goose | Branta canadensis | | |
| | Cedar Waxwing | Bombycila cedrorum | | |
| | Chestnut-sided Warbler | Setophaga pensylvanica | | |
| | Common Baskettail | Epithea cynosura | | |
| | Common Grackle | Quiscalus quiscula | | |
| | Common Loon | Gavia immer | NAR | |
| | Common Raven | Corvus corax | | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|---------|-----------------------|----------------------------------|------|------|
| | Common Yellowthroat | <i>Geothlypis trichas</i> | | |
| | Dark-eyed Junco | <i>Junco hyemalis</i> | | |
| | Eastern Chipmunk | <i>Tamias striatus</i> | | |
| | Eastern Cottontail | <i>Sylvilagus floridanus</i> | | |
| | Eastern Elliptio | <i>Elliptio complanata</i> | | |
| | Eastern Phoebe | <i>Sayornis phoebe</i> | | |
| | Ebony Jewelwing | <i>Calopteryx maculata</i> | | |
| | European Starling | <i>Sturnus vulgaris</i> | | |
| | Eyed Brown | <i>Lethe eurydice</i> | | |
| | Gray Treefrog | <i>Dryophytes versicolor</i> | | |
| | Green Heron | <i>Butorides virescens</i> | | |
| | Hairy Woodpecker | <i>Dryobates villosus</i> | | |
| | Herring Gull | <i>Larus argentatus</i> | | |
| | Juvenal's Duskywing | <i>Erynnis juvenalis</i> | | |
| | Lake Darner | <i>Aeshna eremita</i> | | |
| | Lancet Clubtail | <i>Phanogomphus exilis</i> | | |
| | Least Flycatcher | <i>Empidonax minimus</i> | | |
| | Magnolia Warbler | <i>Setophaga magnolia</i> | | |
| | Mallard | <i>Anas platyrhynchos</i> | | |
| | Marsh Wren | <i>Cistothorus palustris</i> | | |
| | Merlin | <i>Falco columbarius</i> | NAR | |
| | Muskrat | <i>Ondatra zibethicus</i> | | |
| | Northern Flicker | <i>Colaptes auratus</i> | | |
| | Northern Pearly-Eye | <i>Lethe anhedon</i> | | |
| | Pine Warbler | <i>Setophaga pinus</i> | | |
| | Purple Finch | <i>Haemorhous purpureus</i> | | |
| | Red Admiral | <i>Vanessa atalanta</i> | | |
| | Red Squirrel | <i>Tamiasciurus hudsonicus</i> | | |
| | Red-breasted Nuthatch | <i>Sitta canadensis</i> | | |
| | Red-eared Slider | <i>Trachemys scripta elegans</i> | | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|----------------|--------------------------|------------------------|------|------|
| | Red-winged Blackbird | Agelaius phoeniceus | | |
| | Ring-billed Gull | Larus delawarensis | | |
| | Ruby-crowned Kinglet | Corthylio calendula | | |
| | Ruffed Grouse | Bonasa umbellus | | |
| | Scarlet Tanager | Piranga clivacea | | |
| | Smallmouth Bass | Micropterus dolomieu | | |
| | Song Sparrow | Melospiza melodia | | |
| | Swamp Sparrow | Melospiza georgiana | | |
| | Two-spotted Bumble Bee | Bombus bimaculatus | | |
| | Veery | Catharus fuscescens | | |
| | White-breasted Nuthatch | Sitta carolinensis | | |
| | White-tailed Deer | Odocoileus virginianus | | |
| | White-throated Sparrow | Zonotrichia albicollis | | |
| | Wild Turkey | Meleagris gallopavo | | |
| | Winter Wren | Troglodytes hiemalis | | |
| | Woodchuck | Marmota monax | | |
| | Yellow Perch | Perca flavescens | | |
| | Yellow Warbler | Setophaga petechia | | |
| | Yellow-bellied Sapsucker | Sphyrapicus varius | | |
| Fungi | | | | |
| | Gray Reindeer Lichen | Cladonia rangiferina | | |
| | Reindeer Lichen | Cladonia arbuscula | | |
| Plantae | | | | |
| | American Sweetflag | Acorus americanus | | |
| | American Witch-hazel | Hamamelis virginiana | | |
| | Balsam Fir | Abies balsamea | | |
| | Basswood | Tilia americana | | |
| | Bebb's Willow | Salix bebbiana | | |
| | Black Cherry | Prunus serotina | | |
| | Bog Goldenrod | Solidago uliginosa | | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|----------------|----------------------------|---|-------------|-------------|
| | Bracken Fern | <i>Pteridium aquilinum</i> | | |
| | Broad-leaved Meadowsweet | <i>Spiraea alba</i> var. <i>latifolia</i> | | |
| | Bull Thistle | <i>Cirsium vulgare</i> | | |
| | Butter-and-eggs | <i>Linaria vulgaris</i> | | |
| | Calico Aster | <i>Symphotrichum lateriflorum</i> | | |
| | Coltsfoot | <i>Tussilago farfara</i> | | |
| | Common Bladderwort | <i>Utricularia vulgaris</i> | | |
| | Common Bugloss | <i>Anchusa officinalis</i> | | |
| | Common Dandelion | <i>Taraxacum officinale</i> | | |
| | Common Eelgrass | <i>Zostera marina</i> | | |
| | Common Self-heal | <i>Prunella vulgaris</i> | | |
| | Common St. John's-wort | <i>Hypericum perforatum</i> | | |
| | Common Timothy | <i>Phleum pratense</i> | | |
| | Common Viper's Bugloss | <i>Echium vulgare</i> | | |
| | Common Yarrow | <i>Achillea millefolium</i> | | |
| | Dark-green Bulrush | <i>Scirpus atrovirens</i> | | |
| | Eastern Buttonbush | <i>Cephalanthus occidentalis</i> | | |
| | Eastern Hemlock | <i>Tsuga canadensis</i> | | |
| | Eastern Hop-hornbeam | <i>Ostrya virginiana</i> | | |
| | Eastern White Cedar | <i>Thuja occidentalis</i> | | |
| | Eastern White Pine | <i>Pinus strobus</i> | | |
| | English Plantain | <i>Plantago lanceolata</i> | | |
| | Fireweed | <i>Chamaenerion angustifolium</i> | | |
| | Flat-stemmed Spikerush | <i>Eleocharis compressa</i> | | |
| | Flat-top White Aster | <i>Doellingeria umbellata</i> var. <i>umbellata</i> | | |
| | Floating-leaved Pondweed | <i>Potamogeton natans</i> | | |
| | Fragrant Water-lily | <i>Nymphaea odorata</i> | | |
| | Garden Bird's-foot Trefoil | <i>Lotus corniculatus</i> | | |
| | Grey Dogwood | <i>Cornus racemosa</i> | | |
| | Hairy Fimbristylis | <i>Fimbristylis puberula</i> var. <i>puberula</i> | | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|----------------|----------------------------|--------------------------------|-------------|-------------|
| | Hedge Bindweed | Fallopia cumetorum | | |
| | Herb-Robert | Geranium robertianum | | |
| | Large-toothed Aspen | Populus grandidentata | | |
| | Marsh Fern | Thelypteris palustris | | |
| | Mossy Stonecrop | Sedum acre | | |
| | Mountain Maple | Acer spicatum | | |
| | Narrow-leaved Cattail | Typha angustifolia | | |
| | New England Aster | Symphyotrichum novae-angliae | | |
| | New Jersey Tea | Ceanothus americanus | | |
| | Northern Bedstraw | Galium boreale | | |
| | Northern Red Oak | Quercus rubra | | |
| | Northern Water-plantain | Alisma triviale | | |
| | Northern Willowherb | Epilobium ciliatum | | |
| | Old Switch Panicgrass | Panicum virgatum | | |
| | Orange Hawkweed | Pilosella aurantiaca | | |
| | Orchard Grass | Dactylis glomerata | | |
| | Paper Birch | Betula papyrifera | | |
| | Philadelphia Fleabane | Erigeron philadelphicus | | |
| | Poverty Oatgrass | Danthonia spicata | | |
| | Prostrate Knotweed | Polygonum aviculare | | |
| | Purple Loosestrife | Lythrum salicaria | | |
| | Purple-flowering Raspberry | Rubus ocoratus | | |
| | Pussy Willow | Salix discolor | | |
| | Red Elderberry | Sambucus racemosa | | |
| | Red Fescue | Festuca rubra | | |
| | Red Maple | Acer rubrum | | |
| | Red-osier Dogwood | Cornus sericea | | |
| | Reed Canarygrass | Phalaris arundinacea | | |
| | Riverbank Grape | Vitis riparia | | |
| | Rough Canada Goldenrod | Solidago lepida var. salebrosa | | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|----------------|----------------------------|--|-------------|-------------|
| | Rough-stemmed Goldenrod | <i>Solidago rugosa</i> | | |
| | Rugel's Plantain | <i>Plantago rugelii</i> | | |
| | Sago Pondweed | <i>Stuckenia pectinata</i> | | |
| | Sensitive Fern | <i>Onoclea sensibilis</i> | | |
| | Sharp-lobed Hepatica | <i>Hepatica acutiloba</i> | | |
| | Sheep Sorrel | <i>Rumex acetosella</i> ssp. <i>acetosella</i> | | |
| | Small Beggarticks | <i>Bidens discoidea</i> | | |
| | Small White Aster | <i>Symphotrichum racemosum</i> | | |
| | Soft Rush | <i>Juncus effusus</i> | | |
| | Soft-stemmed Bulrush | <i>Schoenoplectus tabernaemontani</i> | | |
| | Southern Blue Flag | <i>Iris virginica</i> | | |
| | Speckled Alder | <i>Alnus incana</i> ssp. <i>rugosa</i> | | |
| | Spinulose Wood Fern | <i>Dryopteris carthusiana</i> | | |
| | Spiny Naiad | <i>Najas marina</i> | | |
| | Spotted Jewelweed | <i>Impatiens capensis</i> | | |
| | Spotted Joe Pye Weed | <i>Eutrochium maculatum</i> | | |
| | Spotted St. John's-wort | <i>Hypericum punctatum</i> | | |
| | Spotted Yellow Loosestrife | <i>Lysimachia punctata</i> | | |
| | Staghorn Sumac | <i>Rhus typhina</i> | | |
| | Striped Maple | <i>Acer pensylvanicum</i> | | |
| | Sugar Maple | <i>Acer saccharum</i> | | |
| | Swamp Milkweed | <i>Asclepias incarnata</i> | | |
| | Sweet-fern | <i>Comptonia peregrina</i> | | |
| | Tamarack | <i>Larix laricina</i> | | |
| | Tatarian Honeysuckle | <i>Lonicera tatarica</i> | | |
| | Thicket Creeper | <i>Parthenocissus vitacea</i> | | |
| | Thyme-leaved Speedwell | <i>Veronica serpyllifolia</i> | | |
| | Trembling Aspen | <i>Populus tremuloides</i> | | |
| | Tussock Sedge | <i>Carex stricta</i> | | |
| | White Ash | <i>Fraxinus americana</i> | | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|----------------|-------------------------|------------------------|-------------|-------------|
| | White Elm | Ulmus americana | | |
| | White Oak | Quercus alba | | |
| | White Spruce | Picea glauca | | |
| | White Turtlehead | Chelone glabra | | |
| | Wild Carrot | Daucus carota | | |
| | Wild Chicory | Cichorium intybus | | |
| | Wild Lily-of-the-valley | Maianthemum canadense | | |
| | Wild Raisin | Viburnum cassinoides | | |
| | Wild Sarsaparilla | Aralia nudicaulis | | |
| | Wild Strawberry | Fragaria virginiana | | |
| | Wiry Panicgrass | Panicum flexile | | |
| | Woodland Horsetail | Equisetum sylvaticum | | |
| | Zigzag Goldenrod | Solidago flexicaulis | | |

Appendix C

Borehole Logs

ELC STAND and SOIL CHARACTERISTICS

SITE: Jack Lake - 24-3443
 POLYGON: Dry - Fresh White Pine - Maple - Oak Mixed Forest (FOM2)
 DATE: 14-Jun-24
 SURVEYORS: Rob West, Senior Ecologist ORE

TREE TALLY BY SPECIES:

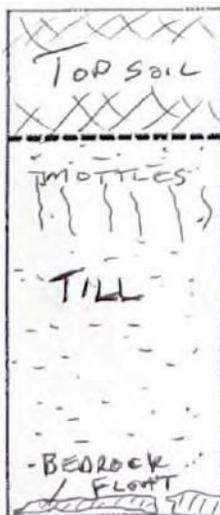
PRISM FACTOR: N/A

| SPECIES | TALLY1 | TALLY2 | TALLY3 | TALLY4 | TOTAL | RELATIVE AVERAGE |
|-------------------|--------|--------|--------|--------|-------------|------------------|
| White Pine | | | | | Not tallied | 50% |
| Sugar Maple | | | | | Not tallied | 30% |
| Red Oak | | | | | Not tallied | 10% |
| Eastern Hemlock | | | | | Not tallied | 2.50% |
| Balsam Fir | | | | | Not tallied | 2.50% |
| Paper Birch | | | | | Not tallied | 2.50% |
| Large-tooth Aspen | | | | | Not tallied | 2.50% |
| TOTAL | | | | | | 100 |
| BASAL AREA (BA) | | | | | | N/A |
| DEAD | | | | | | Undetermined |

STAND COMPOSITION:

SOIL ASSESSMENT:

| | 1 | 2 | 3 | 4 |
|----------------------------|--|---|---|---|
| TEXTURE | sandy silt - till | | | |
| DEPTH TO MOTTLES: | 15 cm | | | |
| DEPTH TO GLEY: | Not detected | | | |
| DEPTH OF ORGANICS: | 10 cm | | | |
| DEPTH TO BEDROCK: | > 39 cm | | | |
| MOISTURE REGIME: | Moderately Fresh - Slow Perviousness Class | | | |
| COMMUNITY PROFILE DIAGRAM: | | | | |



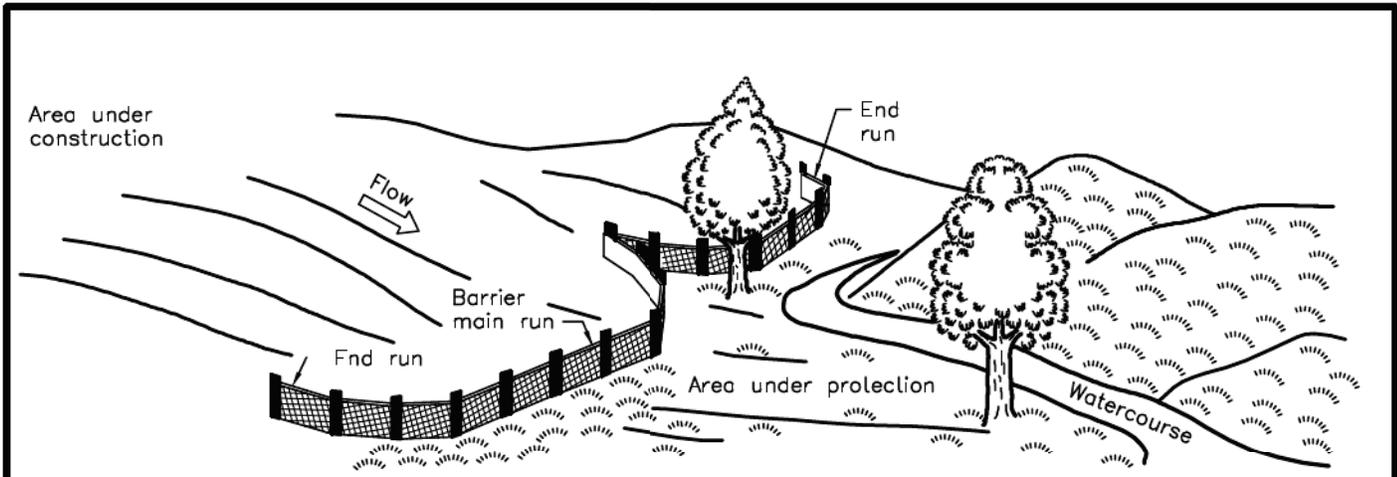
SOIL PROFILE

| Soil Depth | Soils Descriptions |
|----------------|---|
| 0 to 10 cm | Leaf litter and mineralic topsoil. Decayed leaf litter not greasy. |
| 10 cm to 39 cm | Grey-brown till (gravel clasts), light mottling at 15 cm below grade. |
| 39 cm | Refusal on presumed either bedrock or bedrock float. |

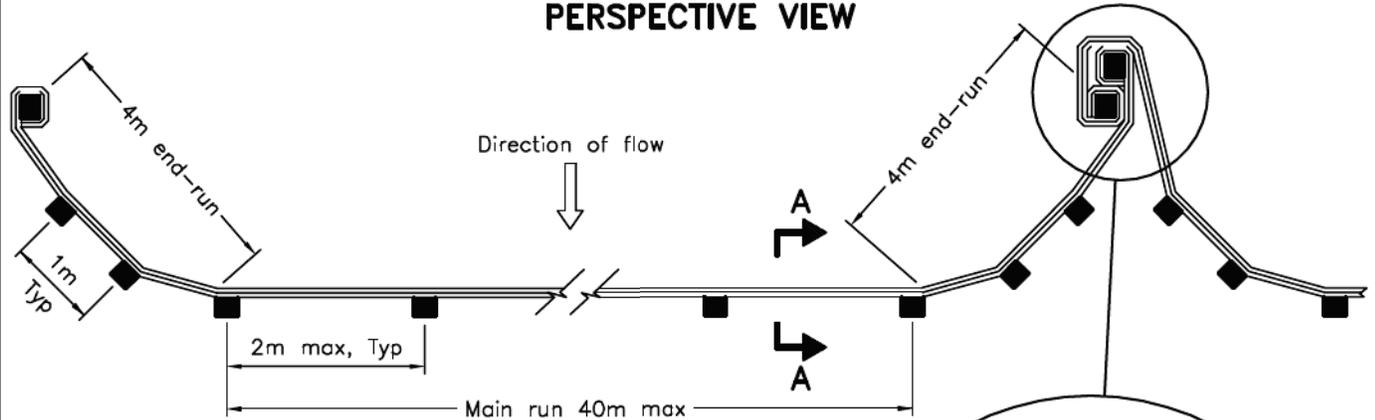
NOTES: Relatively dry soil, topsoil layer with leaf litter and sandy silt impermeable till materials down to depth of either bedrock float or bedrock surface. Soils appear to be relatively shallow in and around the property. Depth of soils are bedrock dependant. The tight soils and bedrock near or at surface, suggests a runoff dominated type system.

Appendix D

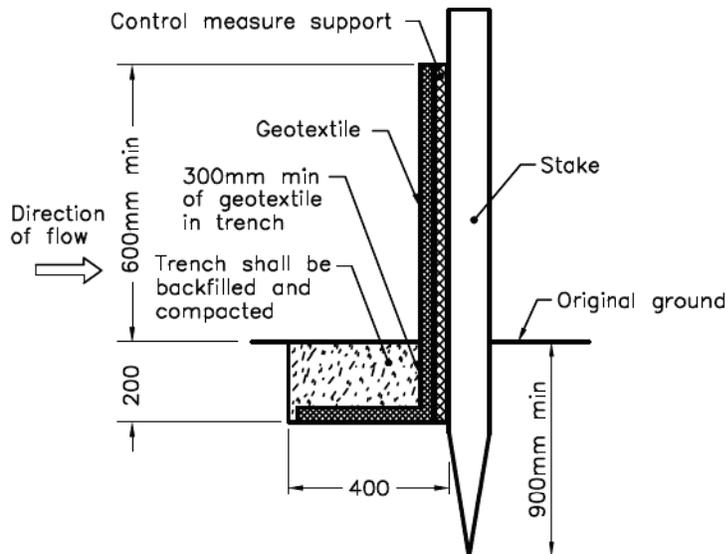
OPSD Heavy-duty Silt Fence



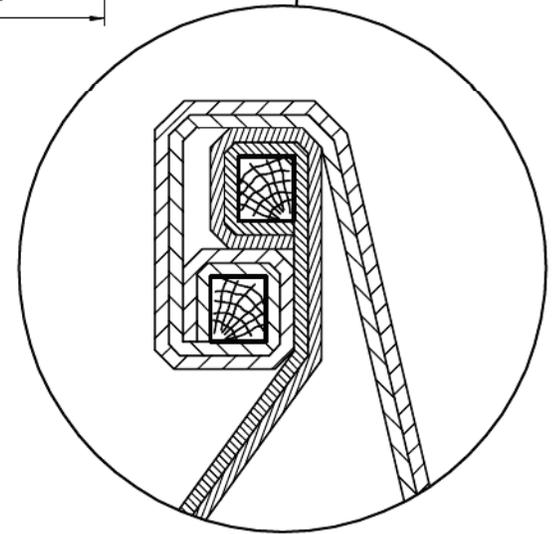
PERSPECTIVE VIEW



PLAN



SECTION A-A



JOINT DETAIL

NOTE:

A All dimensions are in millimetres unless otherwise shown.

| | | | | |
|---|--|---------------------|-------|--|
| ONTARIO PROVINCIAL STANDARD DRAWING | | Nov 2015 | Rev 2 | |
| HEAVY-DUTY SILT FENCE BARRIER | | ----- | | |
| Open Session Regular Council Meeting - March 18, 2025 | | OPSD 219.130 | | |



**Notice Of Complete Application and A Public Meeting
Concerning A Zoning By-Law Amendment**

Take Notice that the Corporation of the Township of Havelock-Belmont-Methuen is in receipt of an application for a Zoning By-law Amendment for certain lands located in Part Lot 28, Concession 9, with municipal address of 1022 Fire Route 89 on Jack Lake; bearing the Assessment Roll Number (ARN) 1531-010-007-65300.

As required under subsection 34 (10.4) and 34 (10.7) of the *Planning Act*, R.S.O. 1990, as amended, Council of the Township of Havelock-Belmont-Methuen has deemed this application to be "Complete".

Take Further Notice that the Council of the Corporation of the Township of Havelock-Belmont-Methuen will hold a public meeting on **March 18th, 2025 at 9:30 a.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990, as amended. **The Public Meeting will be held in hybrid fashion (in-person and electronically).**

If you wish to participate in the meeting in real time, please contact the Clerk, Bob Angione, by email at BAngione@hbmtwp.ca **no later than 12:00 p.m. (noon) on the day prior to the scheduled meeting** and you will be provided with an invitation to join the meeting using your computer or phone.

The Municipality is using Zoom for electronic meetings. The application can be downloaded to either a computer or cell phone. It is recommended that you test the program in advance of the meeting. Meetings will also be recorded and made available on YouTube for public viewing as soon as possible following the meeting.

We would encourage you to communicate with Council by forwarding written comments in support or opposition of the application to BAngione@hbmtwp.ca or to P.O. Box 10, 1 Ottawa Street East, Havelock, ON K0L 1Z0.

Purpose and Effect:

The purpose of the Zoning By-law Amendment Application for 1022 Fire Route 89 is to rezone the subject lands from the 'Seasonal Residential (SR) Zone' to the 'Special District 292 Holding (S.D. 292-H) Zone' in order to permit the redevelopment of the lot with a new seasonal residential dwelling, detached garage, and boathouse, while also introducing certain site-specific regulations for setbacks from the high water mark and front lot line, height of the detached garage, and overhangs for the dwelling.

The Zoning By-law Amendment Application is requesting to permit a reduction of the 30 metre high water setback, recognizing the existing deficient setback from the high water mark and front lot line of 12.8 metres (42 feet) for the new seasonal residential dwelling. The new seasonal residential dwelling is also proposed to include overhangs exceeding the required maximum projection distance in the Zoning By-law of 0.6 metres (2 feet) and requesting relief for a maximum projection of 0.9 metres (3 feet). The rezoning also serves to request relief for a maximum height of 7.31 metres (24 feet) for the proposed accessory structure, where only 4.5 metres (14.7 feet) is currently permitted. The Zoning By-law Amendment Application is requesting to increase the maximum total floor area of all accessory buildings or structures from 75% of the total floor area of the main building on a lot in the 'Seasonal Residential (SR) Zone' to 78%.

A key map showing the lands to which this application applies is provided with this notice.

Any person may attend the public meeting and/or make verbal or written representation either in support of or in opposition to the proposed Zoning By-law Amendment. Written submissions in respect of the proposed Amendment should be directed to the Clerk of the Township of Havelock-Belmont-Methuen.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Havelock-Belmont-Methuen to the Ontario Land Tribunal

but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Havelock-Belmont-Methuen before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make an oral submission at the public meeting or make written submissions to the Township of Havelock-Belmont-Methuen before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notification:

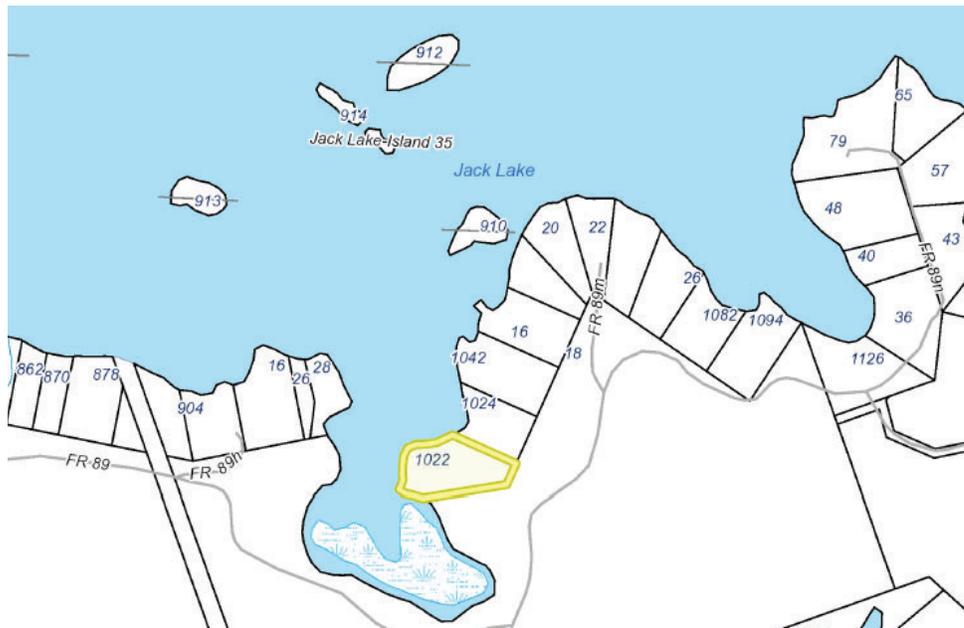
If you wish to be notified of the decision of the Council of the Township of Havelock-Belmont-Methuen on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Havelock-Belmont-Methuen at the address below.

Additional Information:

Additional information and material related to the proposed by-law will be available for public inspection on the Township website as of the date of the posting of this notice. Anyone wishing to obtain additional information with respect to this application is requested to direct enquiries to Samantha Deck, Planner, at 705-778-2308 or planning@hbmtwp.ca.

Dated at the Township of Havelock-Belmont-Methuen this 20th day of February 2025.

Mr. Robert Angione, M.P.A., B. Admin,
Chief Administrative Officer
Municipal Clerk
Township of Havelock-Belmont-Methuen
P.O. Box 10, 1 Ottawa Street East
Havelock, ON K0L 1Z0
(705) 778-2308
(705) 778-5248 (fax)



| | | |
|--|------------------|--|
|  <p>HBM TOWNSHIP OF HAVELOCK - BELMONT - METHUEN INC. 1990</p> | <h1>KEY MAP</h1> | <p>TOWNSHIP OF Havelock-Belmont- Methuen</p> |
|--|------------------|--|

TOWNSHIP OF HAVELOCK-BELMONT METHUEN

To: The Mayor and Members of Council

Prepared By: Samantha Deck, Planner

Meeting Date: March 18, 2025

Subject: **Removal of Holding Provision (H)** – Robert and Marcia Semple, Part Lot 3, Concession 5 – 119 Fire Route 63C Township of Havelock-Belmont-Methuen, County of Peterborough.

PURPOSE and EFFECT:

The purpose of this report is to assist Council in proceeding with the removal of a Holding Provision on the subject lands; provided requisite conditions have been met.

RECOMMENDATION:

- That Council enter into an Environmental Impact Mitigation Measures Agreement and Road Agreement recognizing the property for year round occupancy and for recognizing the recommendations of the Scoped Environmental Impact Study, by Ann Rocchi, dated August 12, 2024;
- That Council enact a by-law (see by-law section of agenda) having the effect of removing the Holding provision on the subject property;
- That Council enact a by-law (see by-law section of agenda) authorizing the Mayor and Clerk to sign the Road Agreement and Environmental Impact Mitigation Measures Agreement;
- That Council authorize the Municipal Solicitor to make any necessary revisions to the agreement including legal descriptions, names, or undertakings as may be necessary;
- That the balance of this report be received.

BACKGROUND:

The purpose of the removal of the Holding Provision (H) is to allow the provisions of the 'Special District 288 (S.D 288) Zone' put in place by By-law No. 2025-002.

By-law No. 2025-002, as enacted by Council on January 14, 2025, had the effect of rezoning the subject lands from the 'Seasonal Residential (SR) Zone' to the 'Special District 288 Holding (S.D. 288-H) Zone' until the registration of a Road Agreement and Environmental Mitigation Agreement was executed between the Owner and Municipality. The Road Agreement will be executed to recognize the property for year round occupancy as a permitted use and ensure that the Township of Havelock-Belmont-Methuen will not be held liable for road maintenance and access to the subject property via Fire Route 63C.

CONCLUSION:

By-Law 2025-002 included the Holding Provision (H) to restrict development until such time as conditions were satisfied. The Road Agreement and Environmental Mitigations Agreement have been drafted for Council's review, and will be registered on title following the Council meeting; therefore, it is appropriate for Council to now proceed with passing the attached by-laws to removal the Holding provision from the Zone of the subject lands; which would have the effect of amending the zoning from 'Special District 288 Holding (S.D. 288-H) Zone' to the 'Special District 288 (S.D. 288) Zone'.

All of which is respectfully submitted for Council direction.

COMMENTS

None received at the time of report preparation.

FINANCIAL IMPACT

The registration of the agreement is at the sole expense of the applicant.

STRATEGIC PLAN ALIGNMENT:

- Customer Service
- Environment and Sustainability

Respectfully submitted,

Samantha Deck

Samantha Deck, Planner

Township of Havelock-Belmont-Methuen

TOWNSHIP OF HAVELOCK-BELMONT-METHUEN

To: Mayor and Members of Council

Prepared By: Samantha Deck, Planner

Meeting Date: March 18th, 2025

Subject: **Creation of New Lot – Application B-129-21A (Patricia Janssen)**

PURPOSE and EFFECT:

The purpose and effect of this Report is to provide background information regarding the proposed creation of one (1) new residential building lot; and to seek the requisite direction of Council.

RECOMMENDATION:

- That Council advise Peterborough County Land Division that the Township **endorses** the applications for consent to create one (1) new residential building lot, being referenced as B-129-21A and having Assessment Roll Number (ARN) 1531-010-002-14400, as submitted by property owner, Patricia Janssen, with the following conditions:
 1. That \$1000.00 Cash-in-lieu of Parkland be paid to the Municipality for the new lot being created by granting provisional consent for application B-129-21A;
 2. The applicant shall survey and transfer to the Township of Havelock-Belmont-Methuen a strip of land measuring 10 metres from the centerline of 4th Line in front of the severed parcel, free and clear of all encumbrances, for road widening purposes, to the satisfaction of the Manager of Public Works. All costs associated with this conveyance shall be borne by the Applicant and will be facilitated through the offices of the Townships solicitor.
 3. That an Entrance Permit be obtained for the retained parcel;
 4. That a Preliminary Septic Review is completed for the severed and retained parcels;
 5. That an Environmental Mitigations Measures Agreement between the Township and the applicant be entered into and registered on title.

6. That a Zoning By-law Amendment Application be submitted for the severed parcel, to the satisfaction of the Municipality;

- That the balance of this report be received.

BACKGROUND:

Executive Summary:

The purpose of this report is to seek endorsement on proposed Consent Application B-129-21A submitted by the homeowner Patricia Janssen, for the subject lands with municipal address 391 Belmont 4th Line. The purpose of Consent Application B-129-21A is to sever the property to create one (1) new vacant residential lots on 4th Line.

Subject Lands:

The parcel in question comprises approximately 40.87 hectares (101 acres) with road frontage on Belmont 4th Line. The parcel is located in Part Lot 2, Concession 4, with a municipal address of 391 Belmont 4th Line.

The original application B-129-21 was filed with Peterborough County Land Division in November 2021. The consent proposal was the subject of many Preliminary Severance Reviews completed by the Peterborough County Planning Department, in July 2020, December of 2020, and January 2021. The PSR indicated the requirement for the completion of an Environmental Impact Study to demonstrate consistency with the Growth Plan and conformity with the Township and County Official Plans.

The amended application B-129-21A now before Council was filed with Peterborough County Land Division in February 2025 after the completion of the EIS. Please see **Appendix A:** Consent Application.

Please see **Appendix B:** Environmental Impact Study.

If approved, the lot to be created will comprise approximately approximately 36.51 hectares (90.2 acres) with approximately 86.1 metres (282.5 feet) of road frontage on Belmont 4th Line. As indicated by the attached consent application, the retained parcel will comprise approximately 4.36 hectares (10.7 acres) of land while maintaining 144.8 metres (475 feet) of road frontage on Belmont 4th Line. Please see **Appendix C:** GIS Mapping and **Appendix D:** Site Plan.

The subject lands are currently developed with an existing single detached dwelling constructed in 1920, accessory structures, a septic system, and well. The retained parcel would serve to include the existing single detached dwelling and septic system. A new well would need to be constructed on the retained lands to service the existing dwelling. The severed parcel would include the two (2) existing accessory structures and well, and

would be intended to support a future single detached dwelling. The applicants are intending to permit a *kennel* on the severed lands.

The subject lands contain a variety of hydrological features including unevaluated wetlands, provincially significant wetland, Area of Natural and Scientific Interest (ANSI) and a watercourse. As a result, the applicants retained the services of an environmental consultant to prepare a scoped Environmental Impact Study (EIS) to address the impact of the severance application on adjacent natural heritage features. The report concludes that the severance application will not impede the integrity of the natural heritage features, provided the recommendations of the EIS are implemented throughout the approval of the development process.

PLANNING DISCUSSION:

Township's Official Plan

The subject property is currently designated as *Rural* in the Township's Official Plan. Section 3.1.2 of the Official Plan provides policy direction for uses permitted within the Rural designation. Section 3.1.2 outlines that residential uses are permitted but are not intended to be the focus of land uses within the Rural designation.

Section 2.2.2.1 e) states that "the proposed use of the lot should represent compatibility with adjacent land uses. Where the proposed development is not considered compatible with adjacent or neighbouring uses, then a consent application may be refused. Proponents may be required to undertake studies/assessments deemed necessary to determine compatibility with adjacent or neighbouring uses". The uses surrounding the subject property include rural uses and therefore, the proposed severance is considered compatible with neighbouring uses.

Section 2.2.2.1 g) requires that all lots created by consent as well as the retained parcel shall front on and have access from a public road which is maintained year-round; except in accordance with policies from Section 2.1.5. The severed and retained lands will have frontage on a public road, being Belmont 4th Line. Therefore, the consent application conforms to Section 2.1.5 and satisfies the criteria of Section 2.2.2.1 g). An Entrance Permit has been outlined as a condition of consent for the retained lands which currently do not have an entrance installed.

Section 2.2.2.1 l) provides that no lot shall be created where it has been identified that individual water supply and sewage disposal cannot be serviced. The severed lot is being serviced by the existing well, and it is anticipated that a new individual sewage system will need to be installed as part of this application. The retained lot with the existing dwelling is proposed to be serviced by the existing septic system, and it is anticipated that a new well will need to be installed as part of this application.

Section 2.2.2.1 j) states that consent for the creation of a new lots shall only be granted where the severed and retained lots comply with the established minimum lot area and frontage requirements of the Zoning By-law. While both the severed and retained lots are proposed to exceed the minimum lot frontage and lot area requirements of the Zoning By-law for a *single detached dwelling* within the 'Rural (RU) Zone', the severed parcel is intended for a *kennel* in the future which requires a greater lot frontage of 137 metres (450 feet). Therefore, a condition of consent is recommended that the severed parcel is rezoned to recognize the deficient lot frontage for the proposed use.

Therefore, it is Planning staff's opinion the application conforms with the Official Plan.

Township's Zoning By-law 1995-42

The subject property is currently zoned as 'Rural (RU) Zone'. The lots to be severed are both within the RU Zone. The RU zone category does recognize residential uses such as single detached dwellings. The severed and retained lots both meet the minimum required lot area and frontage requirements that are prescribed under the RU Zone. As indicated above, the severed parcel is intended for a *kennel* in the future which requires a greater lot frontage of 137 metres (450 feet). A condition of consent is recommended for the severed parcel to recognize the deficient lot frontage for the proposed *kennel* use.

Therefore, it is advisable for Council to endorse the subject application with the condition of consent to satisfy the requirements of the Zoning By-law.

CONCLUSION:

Based on the Township's review of the subject application together with the supporting material, it is the Township's planning opinion the proposed consent conforms to the policies of the Township Official Plan, as well as complies with the requirements of the Township's Zoning By-law.

COMMENTS:

Staff Comments:

None further.

Agency Comments:

Crowe Valley Conservation Area has provided comments on the application, and has indicated that CVCA does not object to the approval of the Consent application.

Public Comments:

At the time of preparation of this report, no public comments have been received regarding the subject application. Should any comments be submitted prior to the date of the public hearing they will be brought forward to the Council at that time.

FINANCIAL IMPACT:

None at this time.

STRATEGIC PLAN ALIGNMENT:

- Customer Service
- Environment and Sustainability
- Communications

Respectfully submitted,

Samantha Deck

Samantha Deck, Planner
Township of Havelock-Belmont-Methuen

Appendix A – Environmental Impact Study
Appendix B – GIS Map
Appendix C – Site Plan
Appendix D – CVCA Comments

**Scoped Environmental Impact Study (sEIS)
Proposed Single Residential Severance
391 Belmont Township 4th Line
Part of Lot 2, Concession 4 (Belmont)
Township of Havelock-Belmont-Methuen,
County of Peterborough**

Prepared For:

Patricia Janssen
391 Belmont 4th Line
Havelock, Ontario
K0L 1Z0

ORE File No. 22-3181

January 2025



ORE
Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

January 16th, 2025

391 Belmont 4th Line
Havelock, Ontario
K0L 1Z0

Attention: Patricia Janssen (Property Owner)

Re: *Scoped* Environmental Impact Study (sEIS)
Proposed Single Residential Severance
391 Belmont Township 4th Line
Part of Lot 2, Concession 4 (Belmont)
Township of Havelock-Belmont-Methuen, County of Peterborough
Our File No. 22-3181

We are pleased to provide this *scoped* Environmental Impact Study (sEIS) for the above-referenced property. Our report has been completed in support of your application to sever and develop a single residential home in the western portion of the property, proximal to the existing residence.

Based on our review, the subject site contains the Blairton Station - Provincially Significant Wetland (PSW) and is located adjacent to a Regionally Significant "Area of Natural and Scientific Interest" (ANSI) - the Blairton Station Wetland.

The single site inspection conducted by ORE staff focussed on verifying that the proposed building site location does not possess any regulated hydrologic features, Significant Wildlife Habitat (SWH), nor does it contain any potential Species at Risk habitat. Only one (1) Species at Risk (Black Ash) was detected on-site during the site inspection, however it is well removed from the proposed building envelope. The proposed building site can be situated outside the 15 m and 30 m setback/Vegetation Protection Zones applied to the unevaluated wetland and PSW, respectively, therefore, will have no negative impacts on these features. Based on our findings, the proposed development will not impact any Natural Heritage Features outlined in either the Official Plans or the Provincial Policy Statement (PPS).

We trust this report will be sufficient for any agency reviews. Should you have any questions or require clarification, please do not hesitate to contact our office.

Yours truly,
Oakridge Environmental Ltd.



Rob West, HBSc.
Senior Ecologist

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Scoped Environmental Impact Study (sEIS)
Proposed Single Residential Severance
391 Belmont Township 4th Line
Part of Lot 2, Concession 4 (Belmont)
Township of Havelock-Belmont-Methuen
County of Peterborough

1.0 Introduction

Oakridge Environmental Ltd. is pleased to present this *scoped* Environmental Impact Study (sEIS) in support of a proposed severance in the western portion of the subject property.

The proposed residential development on the severed lot will occur in the general vicinity of the existing residential development area off Belmont Township 4th Line. As such, the sEIS is required by the Township and County of Peterborough to ensure the proposed severance will not impact any natural heritage features and, if approved, obtain any appropriate permits.

It is understood that the main trigger for the study are the Provincially Significant Wetlands (PSW) and Unevaluated Wetlands that occur within the retained and proposed severance parcels.

The following sections outline the data sources reviewed, in addition to our methodologies, findings and recommendations.

2.0 Site Location and Description

The subject site is located southeast of Havelock at 391 Belmont Township 4th Line, within Part Lot 2, Concession 4 (Belmont), Township of Havelock-Belmont-Methuen, County of Peterborough. The total property consists of approximately 40.9 ha (101 acres) located on the northeast side of Belmont Township 4th Line (Figure 1).

The property contains an existing residence in the western portion. Existing residences and vacant lands are present on the surrounding properties. Unevaluated and Provincially Significant Wetland (PSW) are present on the site, largely in the central west portion. A small lobe of the Blairton Station PSW is also located in the north eastern portion.

3.0 Proposed Development / Site Alteration

It is understood that the proponent would like to sever the eastern portion of the subject property and construct a new 1,500 sq. ft. single residential development on this parcel, proximal to the existing dwelling.

The lands to be retained will consist of approximately 4.4 hectares (10.9 acres) and will contain the existing residential development and its existing septic system. The proposed

severance parcel to the east will consist of approximately 36.5 hectares (90.2 acres) and contain the new 1,500 sq. ft. residence, new septic and existing water well.

The lands to be retained will access Belmont 4th Line via a new driveway to the existing residence and garage and require the construction of a new drilled well. Access to the new severance parcel will be via the existing driveway off of Belmont 4th Line. The proponent will have to either contact the Health Unit and/or Municipal Building Department to make sure the new septic system is constructed to code on the proposed severed parcel.

The proposed concept/layout provided by the proponent is attached in Appendix A.

4.0 Township of Havelock-Belmont-Methuen

The proponent's application is to be submitted to the Township of Havelock-Belmont-Methuen for the purpose of obtaining approvals for the new residential development on the severance parcel, in addition to the new road access on the retained lands. The application will also need to be submitted to Crowe Valley Conservation Authority (CVCA).

The Township may rely on a *peer review* to ascertain whether the natural heritage objectives have been adequately addressed in any environmental study.

5.0 County of Peterborough

The August 2017 County of Peterborough Official Plan (OP) Section 4.1.3.1 requires the completion of an Environmental Impact Assessment for development applications that are located on lands within or adjacent to the municipally designated Natural Heritage Features identified by Section 4.1 of the OP. For the application to be approved by the County, a study must demonstrate that there will be no adverse effects on any Natural Heritage Features (NHF) identified in the municipality's Natural Heritage System. The guidelines for the Environmental Impact Assessment are also discussed in Section 4.1.3.1 of the OP.

Considering the subject site occurs within the 120 m *adjacent lands* of the Blairton Station - Provincially Significant Wetland (PSW) and an unevaluated wetland, an EIS is required to comply with policy requirements of the Official Plans (OPs) for the County of Peterborough and for the Township of Havelock-Belmont-Methuen (contained within the County OP).

The County OP identifies that significant Valleylands, Woodlands, Threatened & Endangered species, etc., must be addressed within the EIS. In some instances, the County GIS/Natural Heritage System (NHS) identifies historical occurrences of Species at Risk and an approximate map location of the SAR is provided in the pre-consultation materials. However, Significant Woodlands and Valleylands are not identified in the County GIS/NHS.

The County relied on the Ministry of Natural Resources and Forestry (MNR) to provide the criteria/protocols to identify Significant Fisheries Habitat, Significant Woodlands and Significant Valleylands in the past, however, the County is now proposing to draft their own NHS system that will identify these NHFs within their region. The County will still rely on the proponent and their consultant to confirm these NHF through site specific investigations as part of an EIS.

Based on the proposed amendments/revisions to the 2019 Growth Plan, the NHS mapping provided in the Growth Plan does not have to be inherited by the Upper Tier and Single Tier Official Plans (OP) allowing these planning authorities to produce their own NHS. Regardless, any municipally defined NHS that is to be introduced into an OP will have to undergo a comprehensive review. Until then, there is no criteria for Significant Woodlands in the County of Peterborough nor in the Township of Havelock-Belmont-Methuen OP.

Even though the Provincial Planning Statement - PPS (discussed next) amalgamated/replaced the Growth Plan requirements, the NHSs adopted by the Municipalities are still applicable as they would go above and beyond the minimum requirements under the PPS with respect to Natural Heritage Features. Each Municipality can determine whether they want to meet the minimum planning requirements for NHFs under the PPS or include supplementary policy requirements to protect their own NHFs.

This report has been prepared to meet the requirements outlined in the County of Peterborough OP as the County of Peterborough NHS has not progressed from the draft stage.

6.0 Provincial Planning Statement

The updated 2024 Provincial Planning Statement (PPS) was released and is in effect since October 20th, 2024. The updated document is a streamlined province-wide Land Use Planning policy framework that replaces the 2020 Provincial Planning Statement and A Place To Grow: Growth Plan for the Greater Golden Horseshoe, 2019, typically referred to as just the “Growth Plan”.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. This document stresses the need for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of Natural Heritage Features. The PPS identifies the minimum planning requirements and it is the specific primary and/or secondary tiered municipal government to determine whether the minimum requirements are sufficient.

Section 3 of the Planning Act requires that Planning authorities shall “have regard for” the PPS when exercising any authority that affects municipal Planning matters. Since this is a Planning application, the Municipality/Township and County will usually apply the most

recent version of the PPS Natural Heritage section requirements to ensure the relevant natural heritage features are detected and that any required mitigation is applied to protect those features.

ORE is knowledgeable of, and has reviewed Section 4.1 (Natural Heritage) of the 2024 PPS with specific regard to the applicability of the Policy to the subject site. In addition, ORE has reviewed and utilized the methodologies outlined in the Ministry of Natural Resources and Forestry's (MNRF's) Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement (2005).

The PPS lists a number of features that must be addressed, including but not limited to the following:

- Significant Woodlands;
- Significant Wetlands;
- Significant Valleylands;
- Significant Wildlife Habitat (SWH);
- Significant Fisheries Habitat, and
- Species at Risk.

Our review of the County and Township OP requirements did not identify Significant Woodlands or Significant Valleylands on, or directly adjacent to the subject property. Therefore these are not applicable from the PPS perspective.

The MNRF's assessment requirements under the "*Significant Wildlife Habitat Criteria Schedules For Ecoregion 6E*" is applicable to Planning Applications. ORE staff reviewed the site's vegetation and formed a candidate SWH list which was further refined, based on our knowledge of the site. The SWH assessment focussed on the type of vegetation to be impacted by the development, rather than all of the ELC types observed on the subject property.

According to the province's mapping, the proposed severance lot would contain both Provincially Significant Wetland and unevaluated wetland. The unevaluated wetland portion would not be subject to the 2024 PPS, however, the PSW areas would be subject to the PPS requirements.

The prescreen has identified the potential for several Species at Risk to occur within the area of the proposed severance. These have been reviewed in the context of whether any Threatened or Endangered species (or their habitat) could be present within the proposed severance and/or retained lands.

The different natural heritage features have been researched and discussed as per the PPS requirements in this sEIS.

An excerpt of the 2024 PPS is found in Appendix B.

7.0 Crowe Valley Conservation Authority

The subject property is partially regulated by the Crowe Valley Conservation Authority (CVCA). Figure 2 identifies the approximate boundary of CVCA's jurisdiction.

The eastern third of the property is regulated by CVCA. Therefore, the proposed severance lot is subject to the new Conservation Authorities Act (CAA), which identifies hazards associated with flooding and erosion of wetlands and waterways. CVCA's jurisdiction formerly applied to the 120 m adjacent lands, however, this has been reduced to lands within 30 m of wetlands, waterways and corresponding hazard areas.

CVCA also has a relatively new Policy Manual - February 2019 (Updated May 2024), Watershed Planning and Regulations (O. Reg. 41/24). The following excerpt from the manual would apply to the proposed development as it relates to wetlands which are considered regulated features under the Act:

“7.2 Wetlands and Development Setbacks

• Wetland As defined by Regulation under Section 28 of the Conservation Authorities Act, “wetland” means land that,

(a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface,

(c) has hydric soils, the formation of which have been caused by the presence of abundant water, and

(b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse, has hydric soils, the formation of which have been caused by the presence of abundant water, and

(d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which have been favoured by the presence of abundant water.

• Wetland Setback For Provincially Significant Wetlands and wetlands greater than 2 hectares, a 30 metre wetland setback is applied. For wetlands less than 2 hectares, a 15 metre wetland setback is applied.

That being said, the area where the site alterations are proposed to occur on the proposed severed lot is not subject to CVCA's policies, as it is outside the jurisdictional boundary of any Conservation Authority. However, the eastern portion of the property would be subject to CVCA's policies and a 30 m setback can be applied to any/all regulated wetlands and

watercourses. Those lands that are subject to the CVCA policies will remain in an entirely natural state and the property owner would not require a permit to complete any site alterations in the western two-thirds of the property.

A Conservation Authority jurisdictional map is provided within Figure 2. It identifies the subject property, the proposed severance and the retained lands. The jurisdictional boundary map was acquired online from the Crowe Valley Conservation Area (CVCA) Mapping Tool.

8.0 Physical Setting

8.1 Topography and Drainage

The subject property contains a small dome-like ridge in its southwestern end near Belmont Township 4th Line and a larger ridge situated in the eastern end (Figure 2). The two features are separated by a combination of unevaluated and evaluated wetlands, including the Blairton Station Provincially Significant Wetland. The southwestern ridge is a low relief feature, with perhaps up to 5 m of relief above the wetlands. A small dugout pond occurs near the southwestern end of the site.

The presence of the wetlands and the pond suggest an elevated water table condition in the site area. Although there are channelized features mapped within the wetlands, there are no mapped watercourses associated with the either ridge.

8.2 Geological Setting

The subject property occurs within the physiographic area referred to as the Dummer Moraine and is dominated by soils composed of Dummer Till (Figure 3). This till has a sandy matrix supporting a coarse stony component. The coarse component is typically composed of large and angular (broken) blocks of Paleozoic bedrock limestone. The stone composition primarily reflects the underlying bedrock lithology, although can contain some granitic materials. The Dummer Complex is composed of scattered, pitted hummocks of blocky, angular debris extending as a broad belt from Lake Simcoe to northeast of Kingston, traditionally regarded as an “end moraine”. The northern margin generally follows the Precambrian - Paleozoic bedrock contact. The somewhat loose texture of this till can locally enhance permeability.

At the surface, the till is surrounded by glaciolacustrine deposits, consisting of layered sand and silt (Figure 3), mapped as coarse-textured foreshore-basinal deposits. The glaciolacustrine deposits may extend into the low-lying southern part of the site. These deposits are remnants of an ancient glacial lake that once inundated the area. The permeable soils may overlie a substrate of the Dummer Till in some areas.

As indicated by the mapping, Paleozoic bedrock occurs at or close to the surface in several areas near the site, especially to the southeast. As such, the glaciolacustrine deposits and the till could be fairly thin over much of the site area.

The thickness of the above soils cannot be determined from the mapping. However, from perusal of Ministry of the Environment, Conservation and Parks (MECP) well record database for the site area, we note that nearby well No. 5109184 encountered 6.4 m of layered sand, gravel and boulders, presumably overlying limestone. Another nearby well situated to the north (No. 7195428) penetrated through only 0.9 m of clay above the limestone. In contrast, well No. 7355535 (south of the site) encountered 2.4 m of sand overlying till and gravel, extending to a depth of 13.4 m. These descriptions are consistent with an upper layer of permeable glaciolacustrine sand overlying the Dummer Till and also indicate that the overburden thickness is highly variable in the site area.

9.0 Background Data

9.1 Natural Heritage Information Centre (NHIC)

The NHIC provides an online database managed by the Ministry of Natural Resources and Forestry (MNR). Within the database, Ontario has been divided into a grid consisting of 1 km² areas or regional squares, each given a unique identifier. The squares can be searched for species of conservation concern, plant communities, wildlife concentration areas and natural areas. This search extends 120 m onto the adjacent lands around the property.

The search area falls within the four (4) 1 km² squares: 18TQ7825, 18TQ7826, 18TQ7925, and 18TQ7926.

The query indicates that three (3) Natural Areas and one (1) Wildlife Concentration Area are recorded in the area.

Natural Areas:

Blairton Station ANSI - On-site

Blairton Station Wetland - On-site

Belmont Wetland - greater than 1 km to the subject site, outside area of influence - not applicable.

Wildlife Concentration Area:

Colonial Waterbird Nesting Area

The query indicates that three (3) Species at Risk (SAR) have also been recorded in the area:

| <u>Common Name</u> | <u>Scientific Name</u> | <u>SAR Status</u> |
|--------------------|-----------------------------|-------------------|
| Eastern Meadowlark | <i>Sturnella magna</i> | Threatened |
| Snapping Turtle | <i>Chelydra serpentina</i> | Special Concern |
| Wood Thrush | <i>Hylocichla mustelina</i> | Special Concern |

Brief descriptions of the above species and their preferred habitats are presented in Appendix C. Our site inspections included targeted searches for potential SAR habitat of these species. An excerpt from the NHIC's website illustrating the location of the squares relative to the 120 m search area around subject site is provided in Appendix D.

9.2 Ontario Breeding Bird Atlas (OBBA)

The OBBA¹ provides up-to-date reliable information on birds within Ontario. The information includes species descriptions, habitats, range, documented sightings, etc. The subject site occurs within the 10 km² area mapped as 18TTQ72, Region 17, Northumberland. The Summary Sheets for this atlas area are provided in Appendix E.

From our review of the information, the following SAR avian could potentially be associated with habitats in the site area:

| <u>Common Name</u> | <u>Scientific Name</u> | <u>SARO Status</u> |
|------------------------|------------------------------|--------------------|
| Barn Swallow | <i>Hirundo rustica</i> | Threatened |
| Black Tern | <i>Chlidonias niger</i> | Special Concern |
| Bobolink | <i>Dolichonyx oryzivorus</i> | Threatened |
| Canada Warbler | <i>Cardellina canadensis</i> | Special Concern |
| Chimney Swift | <i>Chaetura pelagica</i> | Threatened |
| Common Nighthawk | <i>Chordeiles minor</i> | Special Concern |
| Eastern Meadowlark | <i>Sturnella magna</i> | Threatened |
| Eastern Whip-poor-will | <i>Antrostomus vociferus</i> | Threatened |
| Eastern Wood-Pewee | <i>Contopus virens</i> | Special Concern |
| Golden-winged Warbler | <i>Vermivora chrysoptera</i> | Special Concern |
| Grasshopper Sparrow | <i>Ammodramus savannarum</i> | Special Concern |
| Least Bittern | <i>Ixobrychus exilis</i> | Threatened |
| Wood Thrush | <i>Hylocichla mustelina</i> | Special Concern |

¹ managed by Bird Studies Canada.

Brief descriptions of the listed species and their preferred habitats are included in Appendix C. The site inspections included a review of potential SAR habitat and targeted searches for the listed species.

9.3 eBird

eBird is a citizen science database, whereby birding individuals can attend public areas referred to as “hotspots” and list species of bird they detect each time they visit the hotspot location. According to the eBird Geographic Information System (GIS) database, the nearest hotspot is the Plato Creek Marsh (L2381932) site, located approximately 4 km northwest of the site. A total of seventy-two (72) species were recorded at this hotspot (Appendix F). Of the 72, three (3) are SAR and listed below:

| <u>Common Name</u> | <u>Scientific Name</u> | <u>Status</u> |
|--------------------|---------------------------|-----------------|
| Barn Swallow | <i>Hirundo rustica</i> | Threatened |
| Least Bittern | <i>Ixobrychus exilis</i> | Threatened |
| Rusty Blackbird | <i>Euphagus carolinus</i> | Special Concern |

Brief descriptions of each of the SAR and their preferred habitats are included in Appendix C.

9.4 iNaturalist

The iNaturalist database provides a geographical site map which contains individual species occurrences. The NHIC and Species at Risk in Canada projects on the iNaturalist database is specific to those species tracked by the two projects. These include SAR as per those identified in the Species at Risk Ontario website and also provincially rare species that the NHIC tracks in their records. The occurrence data includes the professional/surveyors name, confirmation identification by other professionals, occurrence photos, and the date the species was observed. The search extent is an approximate 2 km radius from the on the approximate property boundary.

The iNaturalist database was reviewed to determine if any SAR sightings of research grade have occurred either on, or within the vicinity of the subject site. One (1) SAR species was reported either directly on or in the general vicinity of the subject site. The SAR occurrence has been compiled below:

| <u>Common Name</u> | <u>Scientific Names</u> | <u>SAR Status</u> |
|--------------------|--------------------------|-------------------|
| Mottled Duskywing | <i>Erynnis martialis</i> | Endangered |

NHIC tracked rare species were reported as follows:

| <u>Common Name</u> | <u>Scientific Name</u> | <u>S-Rank</u> |
|---------------------|-------------------------------|---------------|
| Scaly Shadow Lichen | <i>Phaeophyscia squarrosa</i> | S2 |
| Southern Waternymph | <i>Najas guadalupensis</i> | S3 |
| N/A | <i>Leproplaca chrysodeta</i> | S3 |

9.5 The Ontario Reptile & Amphibian Atlas

The Ontario Reptile & Amphibian Atlas provides broad information on turtles, snakes, frogs, salamanders, and lizards within Ontario. The information includes earliest and latest observations dates within the square. The Atlas ceased collecting data for the project in 2019. The subject site occurs within the 10 km² area mapped as 18TQ72.

SAR species within the square are listed below:

| <u>Common Name</u> | <u>Scientific Names</u> | <u>SAR Status</u> |
|----------------------------------|-----------------------------------|---------------------|
| Blanding's Turtle | <i>Emydoidea blandingii</i> | Threatened |
| Eastern Hog-nosed Snake | <i>Heterodon platirhinos</i> | Threatened |
| Eastern Milksnake | <i>Lampropeltis triangulum</i> | NAR ^{1, 2} |
| Midland Painted Turtle | <i>Chrysemys picta marginata</i> | NAR ^{1, 2} |
| Northern Map Turtle | <i>Graptemys geographica</i> | Special Concern |
| Snapping Turtle | <i>Chelydra serpentina</i> | Special Concern |
| Western Chorus Frog ³ | <i>Pseudacris maculata pop. 1</i> | NAR ^{1, 4} |

1 NAR - Not At Risk

2 Listed as Special Concern by the Committee of Endangered Wildlife in Canada (COSEWIC) and the federal Species at Risk Act Registry (SARA).

3 Great Lakes - St. Lawrence - Canadian Shield population

4 Listed as Threatened by the Committee of Endangered Wildlife in Canada (COSEWIC) and the federal Species at Risk Act Registry (SARA).

10.0 Inspection Methodologies

10.1 Vegetation

The site has been characterized according to its various vegetation communities using the methodologies included in the *Ecological Land Classification (ELC) - First Approximation and Its Applications* (1998). The 1998 Ecological Land Classification - First Approximation is a guide used by Ecologists to standardize the classification of different vegetation

community types across Ontario. The classification system enables an ecologist to identify vegetation communities based on the species present, soil materials and moisture regimes.

There have been a number of updates to the ELC scheme to further refine the classification of Ecosites throughout Ontario. As a result, the 2008 *Draft ELC Guide* provides a further breakdown of the 1998 ELC Guide - First Approximation communities and includes many new communities to index from. The 2008 ELC scheme also provides a cross-reference to the 1998 guide communities. This report uses a combination of the 1998 ELC communities (which are considered the primary vegetation communities) and the 2008 Draft ELC to supplement the vegetation community lists.

Prior to conducting the site inspection, aerial photography of the subject site was analysed to roughly delineate communities based on recognizable vegetation differences. Each identified community was subsequently inspected. Dominant vegetation types were recorded and boundaries of the various communities mapped on an air photo or utilizing a dGPS.

In addition to identifying and mapping the ELC communities, ORE staff assessed each vegetation community from the perspective of whether they are hydrologically sensitive. The vegetation survey included examination of the development footprint and immediate surrounding areas.

10.2 Fauna Surveys

ORE staff attended the site outside the peak period to detect Species at Risk fauna. A SAR screening and a review of potential SAR habitat was completed for this assessment.

10.3 Significant Wildlife Habitat (SWH)

SWH has been evaluated utilizing the *Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E*, published by the MNRF (January 2015).

Potential SWH were evaluated according to the criteria outlined in the schedules for candidate SWH. The SWH tables were consulted to assess whether the site possesses Seasonal Concentration Areas of Animals, Rare Vegetation Communities, Specialized Habitats of Wildlife considered SWH, and Animal Movement Corridors.

11.0 Site Inspection Data

11.1 Site Inspections

ORE staff attended the site to observe fauna and determine/map the types of vegetation communities, as indicated below.

| <u>Date of Inspection</u> | <u>Temp. °C</u> | <u>Beaufort (Wind) Scale</u> | <u>Conditions Reason for Inspections</u> |
|-----------------------------------|-----------------|------------------------------|---|
| September 29 th , 2022 | 24 | 3 - Gentle Breeze | Clear. Warm late summer/early fall season day. Observe vegetation/existing site conditions, ELC mapping, wetland mapping, species list, SAR habitat review. |

Appendix G contains the list of species identified on the property during our inspection.

11.2 Ecological Land Classification (ELC)

Based on our site observations, we have determined that there are two (2) upland communities/habitats located on-site and five (5) wetland communities located both on and off-site (directly downgradient of the property). It should be noted that the wetland boundary provided by the Land Information Ontario (LIO) was incorrectly mapped in the area north of the existing development on the lands to be retained. ORE staff delineated the boundary of the on-site habitats according to the Ontario Wetland Evaluation criteria and the corrected boundary is illustrated on Figure 4.

Figure 4 illustrates the distribution of the on-site vegetation communities, and the off-site wetland community. The vegetation types were determined as per the Ecological Land Classification for Southern Ontario (FG-02), 1998 and when necessary, the draft 2008 ELC when the proper community was not defined in the 1998 ELC. These habitats and their associated vegetation and environmental sensitivities are characterized below.

Representative photos of these communities are provided in Figure 5. Descriptions of the communities are provided below.

Upland Community:

1. Mineral Cultural Meadow (CUM1)

The ELC describes the CUM1 community as resulting from cultural or anthropogenic-based

disturbances/alterations to land. Tree cover is typically less than 25% and the presence of shrubs is also less than 25%.

This community includes the majority of the open areas in the existing residential area in the western portion of the property that was cleared many years ago. Some of the sporadic tree/shrub content observed includes Eastern White Cedar (*Thuja occidentalis*), Trembling Aspen (*Populus tremuloides*) and American Elm (*Ulmus americana*), Eastern Poison Ivy (*Toxicodendron radicans*). The main grass species consists of common farm grasses such as Upright Brome (*Bromus erectus*), Timothy (*Phleum pratense*), Orchard Grass (*Dactylis glomerata*), etc.

It is within this community that the existing residential development on the lands to be retained is located and where the severance and new residential development are proposed to occur. The proposed severance boundary will divide this habitat in half to allow for the proposed severance and building envelope to occur on the proposed new easterly lot. The proposed new lot would include an existing farm lane that crosses the PSW/unevaluated wetland and wooded areas to the east, however, the proposed development would be targeted within the upland open field environments within the western portion of the property.

2. Dry - Fresh Sugar Maple - Ironwood Deciduous Forest (FOD5-4)

The ELC describes a Dry - Fresh Sugar Maple - Ironwood Deciduous Forest (FOD5-4) as having moderately dry to fresh soil moisture and typically occur in shallow substrates over bedrock. Deciduous species must represent at least 75% of the canopy for it to be defined a deciduous forest. The FOD5-4 community is typically dominated by Sugar Maple (*Acer saccharum*) and Ironwood (*Ostrya virginiana*) in equal amounts with associate species including Beech (*Fagus grandifolia*), Red Oak (*Quercus rubra*), White Oak (*Quercus alba*) and American Basswood (*Tilia americana*). This ecosite also contained the occasional White Pine (*Pinus strobus*), and the abundance of ironwood suggests the original woodland was historically harvested or possibly grazed by livestock. The current woodland habitat represents a relatively mature secondary succession forest.

The majority of this woodland community occurs east of the PSW in the eastern portion of the property that would be included within the proposed severance parcel. This community also surrounds the cultural meadow areas in the western portion of the property where the proposed and existing developments are located.

The road that accesses the subject property is routed through this woodland type to access the existing residential area in the open field rural residential development area on the property. The new road/laneway to access the existing dwelling and garage on the lands to be retained will also have to cross a segment of this type of woodland between Belmont 4th Line and the cultural meadow habitat in the area of the small isolated pond feature.

The route on Figure 4 illustrates the new road/laneway taking what appears to be a convoluted path to arrive at the existing dwelling and garage. This route utilizes an existing farm lane which bypasses many obstacles between the existing residence and where the Township of HBM recommends the entrance to the retained lands parcel be located.

Wetland Community:

3. White Cedar Mineral Coniferous Swamp Ecosite (SWC1-1)

The ELC describes a White Cedar Mineral Coniferous Swamp (SWC1-1) as having tree cover present in greater than 25% of the ecosite. This ecosite is dominated almost entirely by Eastern White Cedar (*Thuja occidentalis*). Ground cover will vary with the degree of open canopy.

This wooded swamp habitat occurs upgradient of the Cattail Marsh habitats on the subject property forming a solid rim of conifer dominated wetland between the marshy areas and upland deciduous woodlands. The wooded swamp is dominated by Eastern White Cedar and the groundcover/base contains little to no herbaceous cover other than some minor fern-base and common sedges in the openings of the wooded swamp ecosite, where light is able to penetrate to the ground surface. Minor amounts of Balsam Fir (*Abies balsamea*) and Eastern Hemlock (*Tsuga canadensis*) are also present within this community.

This type of wooded swamp comprises the majority of the unevaluated wetland directly east of open field area on the proposed severance. The marsh area appears to coincide with the PSW, which is discussed in a following section.

4. Mineral Thicket Swamp (SWT2)

According to the ELC, a Mineral Thicket Swamp must contain greater than 25% tree and shrub cover and be dominated by hydrophytic tree and shrub species. It can experience variable flooding regimes and would possess 20% or more vernal pooling. During drought periods in the late summer, the vernal pools can be dry.

This community occurs along the entire edge of the farm road/laneway that crosses the northern edge/section of wetland on the subject property. The thicket swamp in this area is dominated by Speckled Alder (*Alnus incana*) and Gray Dogwood (*Cornus racemosa*) and Red-osier Dogwood (*Cornus sericea*). There are sporadic tree species alongside the roadway that are interspersed within the Thicket Swamp community that contain Eastern White Cedar, White Spruce (*Picea glauca*), Trembling Aspen, and Paper Birch (*Betula papyrifera*).

This community occurs within the proposed severance, however, does not occur in any

appreciable amounts within the area of the proposed severance where a potential development would be targeted.

5. Mixed Willow Mineral Deciduous Thicket Swamp Type (SWC2-1)

The ELC describes this ecosite as having greater than 75% tree cover dominated by a mixture of willow species (*Salix ssp.*). Ground vegetation will typically be fern rich and contain a number of other hydrophytic species. This ecosite typically occurs in an area where the microtopography is complex, subject to seasonal flooding and where the soil is aerated by late summer.

The mixed willow wetland thicket possessed standing water during our inspection. This habitat occurs between the Cattail Marsh community described below and the White Cedar Mineral Coniferous Swamp habitat described above. The dominant species in this habitat are Pussy Willow (*Salix discolor*) and Meadow Willow (*Salix petiolaris*). There were also some relatively mature Crack Willow (*Salix x fragilis*) and Weeping Willow (*Salix babylonica / alba*) within the wetland and along the edge of the existing farm lane/road.

This community occurs further east within the large tract of wetland that comprises the PSW. It would be included within the proposed severance area, but not be proximal to any proposed residential development. The only form of development that occurs within this feature is the existing farm access path/road that crosses the PSW/ unevaluated wetland which allows the owner to access the upland areas to the east.

6. Cattail Mineral Shallow Marsh (MAS2-1)

According to the ELC, the Cattail Mineral Shallow Marsh (MAS2-1) primarily possesses less than 25% tree and shrub cover while hydrophytic emergent macrophyte cover must be greater than 25%. Parent mineral substrates often consist of sand, gravel or cobble. Shallow marshes tend to have water up to 2 m deep.

This cattail marsh wetland type occurs sporadically throughout the wetland habitats on the property and comprises the majority of the PSW. Often, the cattail marsh areas contained small islands (organic clumps) that a stand of conifer trees would dominate, breaking up the contiguity of the cattail marsh regimes. The dominant type of cattail within this community is the Narrow-leaved Cattail (*Typha angustifolia*).

The majority of the cattail marsh areas on-site correspond to the PSW mapped areas. Both the retained and proposed severance parcels would possess this type of wetland habitat, as the proposed lot's severance boundary would apportion areas of the MAS2-1 community to each parcel. However, no site alterations would be allowed within this wetland habitat.

7. Black Ash Mineral Deciduous Swamp (SWD2-1)

This type of treed swamp habitat usually contains tree and shrub cover exceeding 25% of its total area. The species must be hydrophytic, being able to withstand a variable flooding regime whereby water levels can be up to 2 m deep. During the summer period, the wooded swamp is expected to possess vernal pools which can potentially desiccate between precipitation events.

The Black Ash deciduous swamp area occurs as an extension of the PSW into the deciduous wooded areas beyond the marsh, thicket, and cedar dominated rims surrounding the PSW. The Black Ash communities represent small wetland areas in the low-lying bedrock dominated regimes in among the upland deciduous forest areas in the eastern portion of the property. It also occurs in the drainage courses associated with small bedrock valleys that drain to the PSW.

This wooded swamp type does occur within the proposed severance parcel, but is located such that it is a very long distance from any site alterations that would occur within the proposed severance parcel. The existing farm access crosses through this wetland habitat type.

Black Ash was recently elevated to a status of Endangered in Ontario, due to the Emerald Ash Borer (EAB), which is an invasive pest insect species that targets the Ash family. The goal is to retain as much native Black Ash as possible to see it through the devastation the EAB has caused. Even though Black Ash occurs within this community, it occurs a significant distance (i.e., outside the area of influence) from any site alterations that could potentially occur within the southwest corner of the property as a result of the proposed severance. As such, the Black Ash swamp community would remain in an entirely natural state and not be impacted by the proposed development.

11.3 SAR Screening

Fauna

According to our screening of SAR databases, the following SAR fauna are potential candidates to be either on or proximal to the site during the construction phase:

NHIC Database SAR

| | |
|--------------------|---|
| Eastern Meadowlark | Prefers farmfield habitat which is not present to any appreciable size on-site. |
| Snapping Turtle | Could occur within the PSW, but was not detected on-site during |

our inspection, nor were any nests identified along the farm access.

Wood Thrush Prefers secondary succession woodlands which is present within the secondary succession woodland on-site.

None of the SAR in the NHIC database were detected on-site during the September site inspection.

OBBA Database SAR

Barn Swallow Prefers farm properties and/or residences next to waterways. Habitat is present but marginal.

Black Tern Prefers large cattail marsh habitats, present on-site but the habitat is not contiguous. It is sporadic and often has smaller inclusions in the predominantly swamp type wetland.

Bobolink Prefers farm fields similar to Eastern Meadowlark. Habitat not present.

Canada Warbler Prefers coniferous stands next to flowing creeks and rivers. Habitat not present.

Chimney Swift Prefers community areas with multiple residences and/or woodlands with snag trees. Snags present in the proposed residential envelope. Chimney Swift, not detected during surveys.

Common Nighthawk Prefers scrubby rock barren habitats. Habitat not present.

Eastern Meadowlark Discussed above.

Eastern Whip-poor-will Prefers large woodland tracts. Habitat present, but not identified during the surveys.

Eastern Wood-Pewee Prefers large woodland tracts. Suitable habitat present.

Golden-winged Warbler Prefers willow scrub in wetland edge. Habitat present, but not detected during September site visit.

Grasshopper Sparrow Farm fields similar to Eastern Meadowlark. Habitat not present.

| | |
|---------------|---|
| Least Bittern | Large marsh habitats. Habitat present but not detected in wetland during site investigations. |
| Wood Thrush | Suitable habitat is present on-site. Other thrush species overheard during site inspection. |

eBird Database SAR

| | |
|-----------------|--|
| Barn Swallow | Discussed above. |
| Least Bittern | Discussed above. |
| Rusty Blackbird | Prefers upland areas directly adjacent to wetlands. Habitat present, but species not detected. |

iNaturalist Database SAR

One (1) SAR butterfly was detected in the iNaturalist database - Mottled Duskywing.

This species prefers a specialized alvar type habitat whereby a specific larval plant species referred to as New Jersey Tea (*Ceanothus americanus*) has to be present within the alvar. The alvar type habitat is not present on the subject property.

Ontario Reptile & Amphibian Atlas Database SAR

Among the turtle species Blanding's Turtle, Northern Map Turtle and Midland Painted Turtle none were detected in the other databases, however the Blanding's Turtle and Midland Painted Turtle are probable within the Blairton Station Marsh PSW. Northern Map Turtle is unlikely to occur within the PSW as it is not part of a lake or interconnecting river waterway which is the habitat it prefers. Snapping Turtle was detected in other databases and is highly probable with respect to the PSW. The PSW contains suitable overwintering habitat for the above-mentioned Blanding's Turtle, Midland Painted Turtle and Snapping Turtle in the list.

As for the snake and amphibian species, Eastern Hog-nosed Snake was not detected within the other prescreen materials. Eastern Hog-nosed Snake is less likely to be in the area of the subject property as the records tend to be north of Marmora and Crowe Lake. Eastern Milksnake could occur within open/cultural areas associated with the existing residence, within the lands to be retained. An additional residential unit directly east of this area would provide new habitat in the form of outbuildings, foundations, (etc.), for Eastern Milksnake.

Western Chorus Frog has been detected in the general area of Marmora, however, there are no records of this species in the vicinity of Belmont 4th Line and south of this location. ORE staff did not detect this species during the single site visit, however, this species is most active in the early spring period.

SAR Summary

There are only two (2) known locations in Ontario where Mottled Duskywing breeds and lays its eggs on the New Jersey Tea - one (1) is in Southern Ontario and the other is directly south of Marmora, Ontario. The Marmora site is approximately 10 km east of the subject site and it is possible that it was just a sighting in the area on the iNaturalist database. ORE staff did not observe any alvar conditions or New Jersey Tea on or in the general vicinity of the subject property. As such, the core or primary habitat does not occur on-site for this species.

As for the remaining provincially rare (S1, S2 and S3) species that are tracked by the NHIC, none were observed within the property area during the inspection.

There is a potential for Blanding's Turtle, Midland Painted Turtle and Eastern Milksnake to occur within the Belmont 4th Line subject property area. As for the remainder of the herptile species the probability is low based on the lack of sightings/occurrences for these species in the background databases.

No SAR fauna were detected within the proposed severance area during the September site visit. However, some of the avian SAR associated with the PSW and secondary succession woodland habitats may not have been available to detect during the late summer/early fall period when the inspection was completed. Therefore, certain SAR could be utilizing the wetland and upland woodland habitats on-site for nesting purposes during the breeding bird season. The remaining species appear to occur within the local farm properties in the area. Although the subject site possesses open cultural field areas, they are insufficient size-wise to support the agricultural type SAR birds.

The only potential SAR in the lists above that could be present in the unevaluated/PSW habitats directly adjacent to the proposed development (site alteration areas) are Snapping Turtle, Blanding's Turtle, Midland Painted Turtle, Least Bittern, Rusty Blackbird, and Golden-winged Warbler. The potential SAR associated with the upland deciduous woodland communities that surround the existing and proposed development could include Wood Thrush, Eastern Whip-poor-will and Eastern Wood-Pewee as the secondary to late succession forest communities appear to extend off-site as very large tracts.

Provided measures are implemented to either entirely avoid these habitats, retain the majority of the habitat, or prevent the SAR from entering the site during the construction period, the SAR listed above should be able to coexist with a new single residential

development on the proposed severance lot.

The fauna species observed on-site are listed in Appendix G. None are SAR.

Flora

Only one (1) Endangered species of flora (Black Ash) was detected within the proposed severance area during the September site visit. However, this species is well removed from the proposed development area. The only other SAR flora that could potentially occur on-site would be Butternut. Butternut is an Endangered tree species due to the canker disease that is culling this tree. ORE staff completed targeted surveys for Butternut in the cultural/open field portion of the property and did not identify this tree within 50 m of the proposed severance building envelope (where site alterations could occur). The tree may also occur at the edge of wetlands, however, does not occur directly within wetland habitats. ORE staff searched the woodland edge areas alongside the open field areas within the proposed severance parcel, and Butternut was not observed.

Therefore, no mitigation is necessary to protect/preserve any SAR flora on-site as the Black Ash was determined to be well outside the area of influence of any proposed site alterations associated with the severance parcel. The list of flora is provided in Appendix G.

12.0 Significant Wildlife Habitat Assessment (SWH)

The assessment of SWH is divided into five (5) broad categories, consisting of Seasonal Concentration Area of Animals; Rare Vegetation Communities; Specialized Habitat for Wildlife; Habitat for Species of Conservation Concern (other than Endangered or Threatened), and Animal Movement Corridors.

A summary table is provided in Appendix H indicating the potential for SWH to occur, based on the criteria provided by the Ministry of Natural Resources and Forestry (MNR) and whether the site has suitable habitat and/or species occurrences. The following provides a discussion of areas deemed to be confirmed SWH (based on the MNR criteria) and as indicated in Appendix H.

The SWH in the area of the subject parcel and immediate surrounding lands is summarized below:

| <u>SWH from Analysis</u> | <u>Description of Habitat On-site</u> | <u>SWH Confirmed On-site</u> |
|--|--|--|
| Waterfowl Stopover and Staging Areas (Aquatic) | The stopover and staging areas would occur within the open water areas and/or channels in the marshy areas associated with the PSW. Waterfowl would use it during the early spring migratory period, when the water levels are high. | Presumed to be present in the spring after the freshet period when water levels and flows are at their peak. ORE staff observed the wetland under aerated to very low water conditions in the late summer/fall season. |
| Bat Maternity Colonies | The upland woodland tree species in the deciduous tract possess woodpecker cavities and rough bark. | Although a snag survey was not completed, it appears that the SWH is present. Snag cavities, dead peeling bark and rough bark species are present in this woodland tract. Snags were observed in the general vicinity of the proposed residential location in the area that surrounds the cultural meadow habitat where a development would be targeted. |
| Old Growth Forest | Site contains mature deciduous woodland and a mature wooded swamp habitat. | SWH is present in the form of mature deciduous trees in the upland and wetland areas of the property. Old Growth trees could be present within the upland wetland wooded tracts where no relatively recent site alterations or harvesting has occurred. |
| Bald Eagle and Osprey Nesting, Foraging and Perching Habitat | Site contains a large expanse of woodland that is contiguous off-site to the neighbouring properties. The woodland is prime habitat for nesting, foraging and perching. | SWH present. The habitat is excellent quality although not typical of what Bald Eagle and Osprey would nest, forage or perch within, as they tend to prefer larger open water areas to forage within. |
| Woodland Raptor Nesting Habitat | Ideal nesting areas in mature upland woodland and wooded swamp/PSW habitat. | SWH present throughout the property. The majority of the mature woodland SWH would not be impacted on the subject property as the proposed building envelope would be targeted within an existing cleared area. |

| | | |
|--|--|---|
| <p>Amphibian Breeding Habitat (Wetlands)</p> | <p>The PSW represents breeding habitat in the spring season when the water levels in the wooded swamp are elevated. It would not be considered year-round habitat as the majority of the swamp and marshy areas can be completely aerated in the late summer/fall period.</p> | <p>SWH present, likely associated with the PSW and unevaluated wetland areas on the subject property.</p> |
| <p>Woodland Area-Sensitive Breeding Bird Habitat</p> | <p>Secondary succession woodland habitat on-site is considered suitable for woodland area sensitive breeding birds. The combination of mature upland deciduous forest and mature swamps stands is ideal for area sensitive bird species.</p> | <p>SWH present in the form of relatively mature deciduous stands. The woodland is likely greater than 30 ha in the area of both the subject property and neighbouring properties. This SWH occurs in the southwestern portion of the property where the existing roadway occurs and extends further east towards the upland area that would be included with the proposed severance. The only site alterations within this habitat would be associated with the new proposed entrance to access the existing residence on the lands to be retained. No site alterations are necessary within this habitat on the proposed severance parcel.</p> |
| <p>Special Concern and Rare Wildlife Species</p> | <p>The woodland habitats are ideal habitat for some of the Special Concern woodland avian identified in the pre-screen, for instance Eastern Wood-Pewee and Wood Thrush.</p> | <p>SWH present, consisting of the mature secondary succession and late succession woodlands being present on-site.</p> |
| <p>Amphibian Movement Corridors</p> | <p>The corridor includes the PSW and wooded swamp habitats between the upland areas and wetlands. The ash dominated swamps represent ephemeral pool breeding areas in the spring that allow amphibians to access the drainage areas between rock ridges and other off-site wetlands.</p> | <p>SWH is present along the eastern edge of the PSW. These swampy ephemeral pool drainage courses allow amphibians to move between the wetland communities, on and off-site in the eastern portion of the property.</p> |

Recommended mitigation measures for SWH are provided in the 2014 Significant Wildlife

Habitat Mitigation Support Tool (SWHMiST). Mitigation is provided in the following sections and has regard for the tools outlined for Ecoregion 6E.

A more detailed analysis of the confirmed SWH on and immediately adjacent to the property is provided in Appendix H. An SWH mapped boundary is provided on Figure 6, and identifies the limit of the SWH nearest to the building envelope footprint on the proposed severance parcel.

13.0 Impact Assessment

13.1 General Considerations

Based on our assessment, it is our opinion that potential impacts related to future development of the site could include the following:

- 1) Potential site alterations within the upland vegetation communities that could impact the Blairton Station Life Science ANSI/PSW that surrounds the proposed development area identified on Figure 6, resulting in sedimentation and water quality deterioration.
- 2) Potential impacts related to construction activities including denuding of vegetation to prepare the proposed severance parcel's building envelope for building purposes, with specific reference to migratory breeding birds.

Similarly, there is the potential to impact the woodland related SWH to allow for a new road to access the retained lands existing residential development.

- 3) Potential impacts related to post-construction occupation and stabilizing of bare or disturbed/altered surficial soils.
- 4) Potential to impact SAR fauna identified within the SAR pre-screening that were not detected during the site inspection, the inspection was completed outside the season to readily detect certain bird species. Consequently, there is the potential for certain SAR birds and/or herptiles to be in the area during the construction period, considering the proximity of the PSW/unevaluated wetland and the type of mature upland woodlands on-site. Therefore, construction mitigation should include measures that allow construction to proceed while being cognisant of the potential for these SAR fauna to occur in these habitats.

- 5) Potential to impact Black Ash which is an Endangered tree species (floral SAR) that was observed within the proposed severance area.
- 6) Potential impacts to SWH listed above, if the development/site alterations either on the proposed severance parcel or retained lands parcel imposes on the SWH limit identified on Figure 6.
- 7) Potential impacts to SWH and the unevaluated wetland by the proposed road/laneway being routed proximal to the unevaluated wetland and within the woodland SWH.

These general impact considerations are further discussed in the following sections.

13.2 Development Envelope

Our field investigation has confirmed that the main concerns with respect to the PSW/unevaluated wetland are the potential hydrological impacts and potential impacts to the SWH associated with these sensitive receptor waterways. The proposed building envelope is illustrated on Figure 6.

Vegetation removal and disturbance of the area intended for the residential building site could result in a relatively large area of bare soils being exposed directly adjacent to the PSW/unevaluated wetland. It is expected that all of the disturbed areas on-site can be contained within the proposed development/building envelope area so as not to negatively impact the PSW/unevaluated wetland areas by applying industry-standard construction mitigation protocols.

The vegetation removal necessary to construct a new road to access the building envelope of the lands to be retained could impact woodland related SWH and possibly the adjacent unevaluated wetland feature to the west. A small isolated man-made pond feature occurs in the southern portion of the retained lands building envelope. This feature is not connected to the unevaluated wetland and the road access should be able to circumnavigate this feature.

Overall, the gradient on the property is toward the unevaluated wetland/PSW. As such, on-site runoff would flow toward this feature in a somewhat radial fashion from the upland area where the existing residence is located. Therefore, mitigating potential impacts associated with those overland flows should be managed during the construction and post construction phases.

It is anticipated that the proposed single residential development will occur entirely within

the eastern open cultural field area. It would not be necessary to displace any of the wooded areas in the proposed severed portion of the property. Therefore it should be possible to locate the proposed single residential development component such that it avoids the wooded areas that represent SWH that could potentially support SAR avian, bats, and/or area sensitive woodland breeding bird species.

To ensure the proposed single residential development does not impose within the on-site wetland or its adjacent lands, ORE has applied a 30 m Vegetation Protection Zone (VPZ) to the wetland boundary of the PSW and a 15 m setback from the unevaluated wetlands identified by Land Information Ontario. In addition, a 15 m setback was applied to those wetland areas identified by ORE staff during the site inspection.

The 30 m VPZ from the boundary of the PSW falls short of the upland areas and overlaps parts of the unevaluated wetlands. As for the 15 m setback off the unevaluated/ORE wetlands, it is meant to prevent site alterations from entering this upland buffer zone and to prohibit grading, piling of fill, or removal of vegetation within the setback area or wetland.

A small isolated wetland/dug pond occurs within the southern portion of the retained lands parcel. No setback is applied to this feature as it was entirely constructed within an upland community and has no hydrological connection to the unevaluated wetland or PSW. That being said, it will remain in an entirely natural state as the proposed upgraded farm path to create a road access will not result in an adverse impacts to this feature.

The existing septic system, garage and residence are located within the retained lands parcel. It is the property owner's plan to reside within the existing dwelling on the retained lands until the proposed new dwelling can be constructed on the severance parcel (if approved). Once the new dwelling is constructed, a new septic system would be constructed within the parcel to service the new residence and a new well would have to be constructed on the retained lands to service the existing residence. ORE staff note that the new septic system on the proposed severance parcel must be located greater than 15 m from the unevaluated wetland boundary to meet the Ontario Building Code (OBC) for Sewage Systems in Ontario.

The location of the septic system on the severed parcel is conceptually identified on Figure 6 and meets the 15 m OBC setback requirement from the unevaluated wetland. However, the actual location should be determined in consultation with either the Peterborough County Health Unit or the Township's Building Official with the proponent.

The location of the new road/laneway is routed through the identified woodland SWH and within the 15 m setback to be applied to the unevaluated/ORE mapped wetland. The illustrated route is the path of least resistance/least impact as it will upgrade an existing farm equipment path/road, rather than constructing a new more direct route to the existing residence and garage. Utilizing the existing route retains more mature trees within the

woodland SWH and substantially reduces the amount filling/grading efforts needed on-site to construct a more direct route to the existing residence and garage.

Recommendations are provided in a following section for mitigation of potential impacts on the watercourse features.

13.3 Construction Related Impacts

The main potential impacts associated with construction activities could include the following:

- Loss of vegetation (i.e., primarily removal of trees in the secondary succession SWH woodland around the edge of the existing clearing on the subject property);
- Erosion and sediment generated by exposed and/or disturbed soils during site alteration activities to construct the proposed new residence and private services within the severance parcel;
- Operation of equipment that disturbs/destabilizes the ground surface within the proposed building envelope;
- Presence of construction debris and waste materials entering the wetland via the construction within the building envelope;
- Wildlife entering the work area, drawn to fill materials and exposed sandy/gravelly materials (e.g., possibly turtle SAR). This is of particular importance with respect to the areas within the building envelope that are directly adjacent to the unevaluated wetland/PSW during the construction period;
- The potential for exotic or invasive plant species to be transported within fill materials being used as part of the construction efforts. There is also the potential for these species to be transported to the site on construction vehicles, and
- Sensitivity of the site with respect to imported fill materials and stockpiling of these materials during construction.

Recommendations are provided below to ensure that the potential for impacts relating to occupation and use of the proposed new single residential development are minimized.

13.4 Species at Risk and Significant Wildlife Habitat

SAR

The only Endangered/Threatened species detected on-site during the site inspection was a cluster of Black Ash associated with the Black Ash Mineral Deciduous Swamp (SWD2-1) habitat identified on Figure 4. This wetland vegetation community type occurs more than 300 m east of where the proposed development's building envelope is located, which is well outside the area of influence (120 m) for this Endangered species.

Considering the substantial distance between any proposed site alterations within the building envelope and the Black Ash stand in the eastern portion of the unevaluated wetland/PSW, there will be no negative impacts to this SAR tree species.

In addition to the Black Ash habitat occurring at such a great distance to the identified building envelope, the 15 m VPZ applied to the unevaluated wetland areas will ensure the wetland habitat remains in a natural state allowing this species to germinate and grow within the shoreline area directly adjacent to the proposed building envelope without interference.

The Special Concern species identified as potential SAR that could occur on-site are addressed below in the SWH section as the Significant Wildlife Habitat Mitigation Support Tool (SWHMiST) outlines the applicable mitigation measures to not adversely impact those SAR.

SWH

Potential SWH were examined on-site and confirmed using the MNRF criteria. Not all of the required inspections were completed to identify/confirm the SWH, a best effort approach was applied.

The SWH outlined previously are predominantly associated with the deciduous upland woodland and unevaluated wetland/PSW vegetation communities. Therefore, provided mitigation is applied to the proposed development that either avoids and/or retains as much of the core SWH as possible, any/all impacts from any site alterations targeted within the proposed building envelope or new road to access the retained lands existing residential development would be mitigated for the above-listed SWH.

Due to the inspections being completed outside the peak period to detect certain Special Concern SAR that could be associated with the on-site woodlands, ORE staff assume the habitat of those SAR could be present on-site. Therefore, to protect the SWH for those Special Concern species, the footprint of the proposed development will avoid the woodland habitats that surround the existing cleared field area within the proposed severance. The

primary mitigation measure in the Significant Wildlife Habitat Mitigation and Support Tool (SWHMIST) is to avoid the SWH of Special Concern species. When avoidance is not possible, the footprint of the development should either be located along the perimeter/edge of the SWH and/or the building envelope should be condensed to reduce the overall footprint within the SWH. In this instance, the proposed residence and private services will remain outside the wetland setback and the SWH limit identified on Figure 6.

As for the new roadway to be constructed within the deciduous woodland SWH, the route should be delineated such that it minimizes mature tree loss. According to the site plan, the road access will occur approximately 3 m off the property boundary and in a relatively straight line. It is possible this route may be modified slightly (not at the intersection of Belmont 4th Line as this location has the best sight lines according to HBM Township staff) to allow for mature trees to be retained. This type of tree preservation mitigation measure will allow the core woodland areas within the SWH to be retained.

Included below are specific recommendations for avoiding negative impacts to the SWH.

14.0 Conclusions and Recommendations

14.1 Conservation Authority Jurisdiction

It has been determined through review of the County of Peterborough's GIS that no Conservation Authority has jurisdiction over the western two-thirds of the property where the development and site alterations are proposed.

CVCA has jurisdiction over the eastern third of the property which includes the proposed severance lands, but does not include the area where site alterations are proposed to occur in the western two-thirds of the subject property.

The area that CVCA has jurisdiction over on the subject property will remain in an entirely natural state and no site alterations will occur within this area. The site alterations would occur more than 440 m southwest of CVCA's Geographic Information System (GIS) jurisdictional boundary.

Regardless, the setbacks being applied to the unevaluated/ORE wetland and PSW would protect these features such that there is no impact on the waterways that CVCA has jurisdiction over in the eastern third of the subject property. The details regarding the setbacks and additional mitigation measures to protect the wetlands/waterways are provided in the following recommendations.

14.2 Development Constraints

- It is recommended that the overall *disturbance area* which includes the building envelope on the proposed severance parcel will be located outside (and greater than) the 15 m Vegetation Protection Zone (VPZ) illustrated on Figure 6. By applying a 15 m VPZ to the boundary of the unevaluated wetland feature/ORE wetland areas, it will situate the building envelope outside both the unevaluated wetland/ORE wetland mapped areas and be greater than 30 m from the PSW which meets the policy tests in the Official Plans and 2024 PPS.

The proposed new driveway to accommodate access to the existing residential development on the retained lands cannot meet the 15 m setback from any of the unevaluated/ORE mapped wetlands on this parcel. Therefore, additional measures to contain the road construction will be necessary to allow the farm path/road to be upgraded to a residential access road.

- Provided the authorities are in agreement with the environmental due diligence in this sEIS, the application could proceed to the next stage (i.e., site plan approval, etc.). The authorities would need to agree with the location of the proposed building envelope, outside the 15 m VPZ. Provided the above-mentioned are adhered to, the development could proceed without impacting the nearby Blairton Station Life Science ANSI/PSW (Figure 6).
- Considering the Belmont Wetland occurs more than 1 km from the subject site, impacts to this feature would be undetectable. Therefore, no further recommendations are necessary in regards to protecting this feature.
- To ensure construction activities are confined within the disturbance limits, the 15 m VPZ should be demarcated on-site and a heavy-duty silt fence should either be installed along the boundary of the 15 m setback or installed around the limit of the site alterations (upgradient/outside of the 15 m setback), similar to what is illustrated by Figure 6. The 15 m VPZ limit should also be illustrated on the Site Plan once the proposed single residential development details are defined.

The 15 m VPZ development limitation will prevent the construction crew from unnecessarily increasing the overall disturbance footprint toward the on-site wetland. The heavy-duty silt fencing will ensure that any loose/unconsolidated materials will not migrate beyond this limit, thereby protecting the wetland. The silt fence must be installed prior to any alterations or disturbances occurring on the subject site, including any vegetation removal. Appendix I illustrates how the heavy-duty silt fence/wildlife exclusion fence is to be installed.

- A new access road will need to be constructed on the retained lands parcel to allow the owner of this property to access the site. Considering this road will be routed through the woodland SWH, it is recommended that a qualified person return to the site to define the route that would have the least impact (mitigate mature tree loss) on the SWH. This requirement could be a Condition in the site plan and the final delineated route be submitted as part of the building application. Any/all recommended mitigation measures would be included on the site plan for this lot.
- As there is a potential for SAR turtles to occur within the PSW (e.g., Blanding's Turtle, Midland Painted Turtle and Snapping Turtle - all detected in the databases, etc.), the heavy-duty silt fence will serve as a turtle exclusion fence, as recommended by Ministry of Natural Resources and Forestry (MNR). The fence will prevent turtles from entering the building envelope during the construction phase and laying their eggs in the loose unconsolidated materials during this period. Light-duty silt fence is not considered an exclusion fence material, therefore, the property owner should insist on heavy-duty silt fence. However, light-duty silt fence could be installed, only if the site alteration areas are to be altered outside the period turtles are active (i.e., prior to April 15th and after October 31st, each year).

The above-mentioned silt fence requirement would also apply to the construction/upgrading of the farm path/roadway to residential standards on the retained lands parcel. The installation of the Erosion Sedimentation Controls (ESC) to ensure the fill materials do not erode beyond the limit of the road corridor will be necessary. This would include the installation of heavy-duty silt fence along the length of the road being constructed to exclude potential turtle species from entering the construction zone while upgrading the existing path/corridor.

- Construction machinery must also be cleaned according to the provincial protocols to prevent transportation of invasive/exotic species to and from the subject site. The contractor/property owner can review the protocol at the website address below:

https://www.ontarioinvasiveplants.ca/wp-content/uploads/2016/07/Clean-Equipment-Protocol_June2016_D3_WEB-1.pdf

- Grass seed and/or sod should also be applied to any exposed/bare soils resulting from site preparation and construction/alteration activities, landscape shrub and tree plantings can also be planted at this stage to further stabilize soils in the work area.
- Only clean fill should be imported to the site. The fill should not contain organic materials such as plant debris or topsoil that may contain exotic or invasive species

that could out-compete native species. If imported topsoil is required, only screened topsoil should be applied to top-dress the fill.

Any imported materials that are stockpiled on-site should be surrounded by heavy-duty silt fence until the materials are applied. The fence will prevent species such as turtles from leaving the PSW to nest within the loose unconsolidated materials on-site during construction.

14.3 General Design Considerations

- The final design/layout plan for the new single residential development should demonstrate that all of the development can be completed both outside the 15 m VPZ and SWH limits as illustrated on Figure 6 (Constraints) or as denoted on the proponent's Site Plan/Survey. This would exclude the proposed upgraded road surface to access the existing residential area on the retained lands parcel.
- All recommended interim erosion controls should be installed prior to commencing any works on the property to ensure the unevaluated wetland/PSW is not impacted and to ensure the development is entirely contained within the constraints area. It is the responsibility of either the contractor and/or owner to ensure the interim and permanent ESC is checked on a regular basis, to be sure they are functioning properly, and is sufficient to mitigate runoff conditions on-site.

ORE staff anticipate the Township Building Inspector will verify whether the erosion-sedimentation controls are sufficient during the construction period and properly installed as per the engineer's design. Vegetation/seed/sod must be established on all bare soil areas at the end of the construction. The works cannot be considered complete until all surfaces are stable. The Site Plan should illustrate how all surfaces/grades will be stabilized/finished. The Site Plan should also illustrate all interim and permanent erosion-sediment controls.

- The existing farm equipment route illustrated on Figure 4 and Figure 5 will require the least effort and reduce/mitigate the extent of the site alterations within the woodland SWH on the retained lands parcel. Although the route encroaches within the 15 m setback applied to the unevaluated/ORE mapped wetland buffer, it is ultimately less impactful than creating a new more direct route to the existing residence and garage.

14.4 SAR Mitigation

Avian SAR

- We are currently outside the breeding bird window which spans from April 15th to August 31st, each year. This is a highly sensitive period for any birds that have already established their nests either on the ground or within trees/shrubs on the property. If vegetation removal (includes grassland, shrubs and trees) is planned in the near future, it should be completed prior to April 15th when the early migratory birds arrive in Ontario.

This mitigation measure will ensure the returning avian will not be impacted by the tree removal and machinery during the breeding period. The property contains an abundance of woodland SWH and PSW habitat that must be retained. A SAR permit would not be necessary with respect to those Threatened bird species that could potentially occur on the subject site from time to time such as Eastern Whip-poor-will. There is an abundance of habitat for this species both on and off-site and the small proposed development envelope will not result in Eastern Whip-poor-will vacating the subject land or surrounding area if they are present on-site.

The PSW also represents habitat for Least Bittern, which is a Threatened species. A permit would not be necessary for Least Bittern as no site alterations are proposed to occur within 30 m or more of the PSW/cattail marsh habitat, nor would it impact the Least Bittern or its habitat once the site alterations are finished. No further recommendations are necessary regarding this avian SAR. Completing any vegetation removal outside the breeding bird window will also prevent this bird from being flushed from its nest within the wetland during the construction phase.

According to the SAR pre-screen, the only potential SAR identified in the databases would likely be Special Concern bird species (i.e., Wood Thrush and Eastern Wood-Pewee), based on the woodland communities identified within the Study Area.

In regards to the Special Concern species, the alterations would minimally disturb the overall large tract of woodland habitat on-site, thereby complying with the SWHMiST requirements. No further recommendations are necessary in regards to the Special Concern species.

ORE staff recommends the proposed development footprint be minimized as much as possible and locate the building envelope within the already disturbed areas of the cleared cultural meadow.

There is the potential for Rusty Blackbird and Golden-winged Warbler to occur within the willow thicket/woodland edges of the unevaluated wetland/PSW. These types of habitats are situated a great distance from the proposed building envelope

and therefore the primary SWH objective to avoid the habitat of these birds is met. Furthermore, the previously recommended, no vegetation removal period during breeding bird window will also mitigate impacts on breeding/ nesting Rusty Blackbird and Golden-Winged Warbler's, complying with the SWHMIST.

- Some of the bird species such as owls and nightjars (potential SAR birds) that could nest within the woodlands and wetlands during the breeding bird period are sensitive to light, along with a variety of herptiles such as amphibians. As such, it is recommended that low wattage light bulb lighting be used within the building envelope area. High wattage or improperly directed flood-lighting should not be directed towards the wetland or the woodlands as they could potentially sterilize a part of the wetland/woodland breeding habitat with respect to light-sensitive species.

There is no way for the agencies to monitor light usage on-site and this information should be considered awareness materials for the property owner.

Herptile SAR

- There is the potential to impact certain SAR turtle species such as Blanding's Turtle (Threatened), Snapping Turtle (Special Concern) and Midland Painted Turtle (Special Concern) of which none were observed during the site inspections within the wetland or terrestrial habitats on-site. That being said, none of the site alterations, either on the retained land or the proposed severance will impact any of the turtle species. If the work is proposed to occur during the growing season, the turtle exclusion fence installation around the work areas will ensure the turtles themselves are not directly impacted by the construction equipment nor would the turtles be allowed to nest within these work areas, and potentially impact the offspring of these turtle species.
- The same turtle exclusion fence and operation measures would ensure that snakes including the Eastern Milksnake are prevented from entering the work areas.
- Provided, the primary habitat avoidance measure is maintained and the heavy-duty silt exclusion fence is installed properly during the active season for these herptile species, they will not be negatively impacted by the construction efforts on either the retained or severance parcels.

Floral SAR

Black Ash is the only Endangered SAR identified on the subject property that will occur within the proposed severance. That being said, the Black Ash occurs as a stand within the unevaluated wetland/PSW that occurs more than 300 m from the proposed building footprint identified on Figure 6. At this significant distance, there will be no impact to the Black Ash nor its habitat and it will remain in an entirely natural state on the proposed severance parcel. Furthermore, the 15 m VPZ applied to the unevaluated wetland in the area of the proposed building envelope will ensure that Black Ash could populate the shore of the wetland directly adjacent to the proposed development in the future.

14.5 Closing Remarks

It is our opinion that the requested permits should be approved, provided the mitigation measures recommended herein are adhered to and are included in the final Site Plan submissions to the reviewing agencies.

The proponent should recognize that this *scoped* Environmental Impact Study provides recommendations pertaining only to natural environmental issues. Other issues related to Land Use Planning, servicing and/or engineering may also need to be addressed with respect to any future application(s) and/or development plans. The proponent should obtain all required permits from the agencies prior to commencing any construction on-site. Failure to do so may result in delays and/or other liabilities.

****End of *Scoped* EIS Report****

Yours truly,
Oakridge Environmental Limited

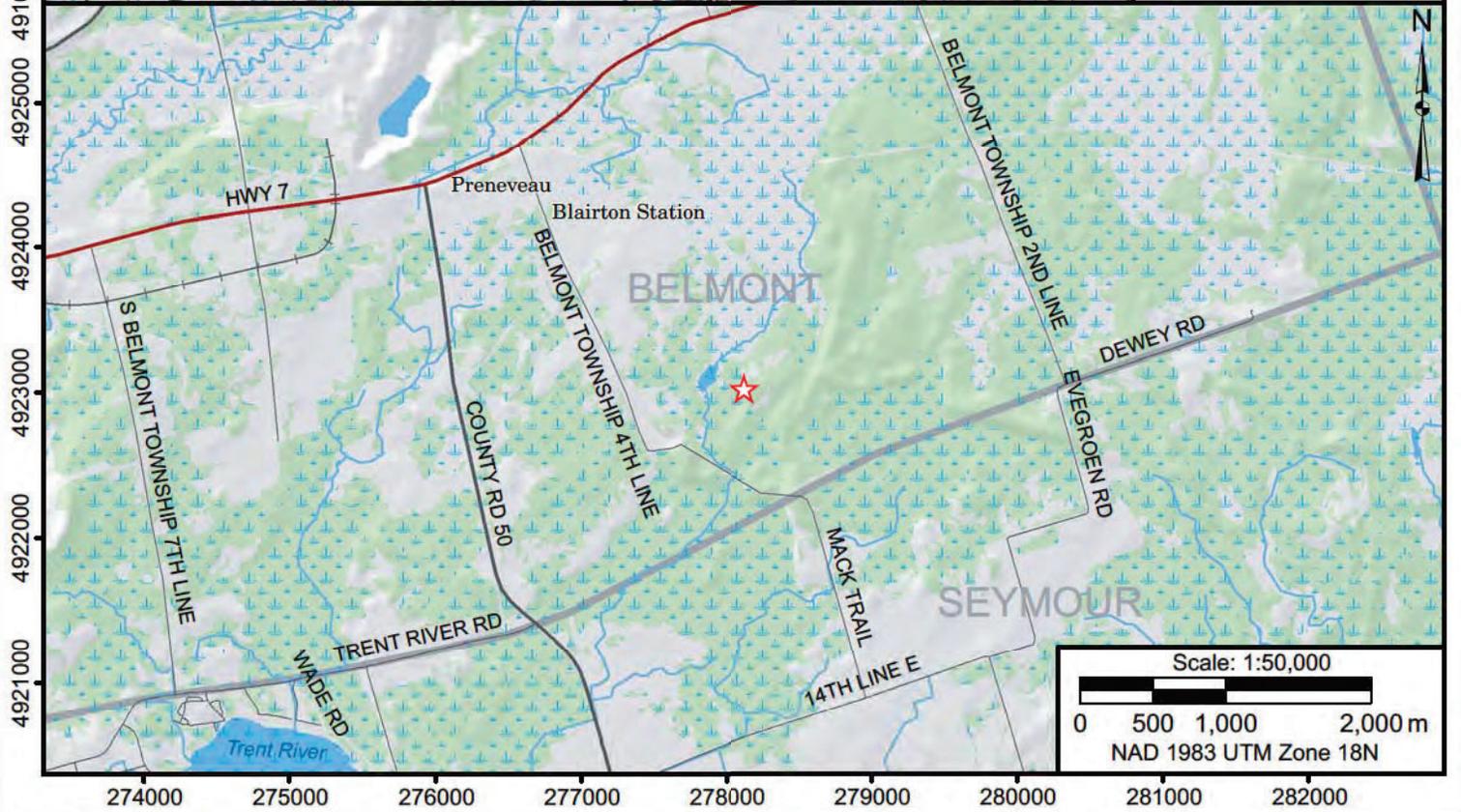
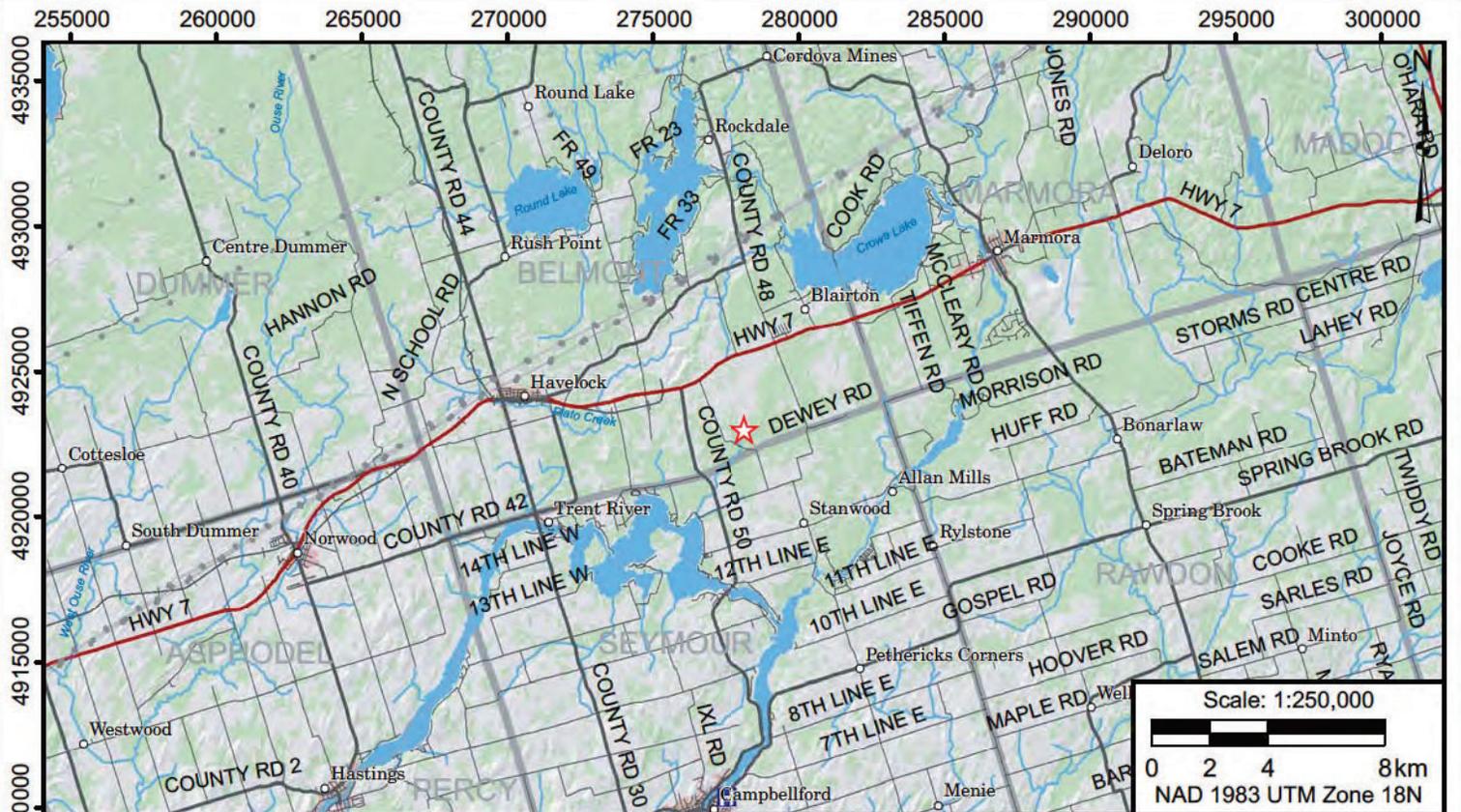


Rob West, HBSoc.
Senior Ecologist

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Figures



★ Approximate Site Location

**Scoped Environmental Impact Study (sEIS)
Proposed Single Residential Severance
391 Belmont Township 4th Line
Part of Lot 2, Concession 4 (Belmont)
Township of Havelock-Belmont-Methuen,
County of Peterborough**

North American Datum (NAD) 1983

TITLE
General Location

Notes: Base maps provided by Land Information Ontario and Natural Resources Canada (2025)



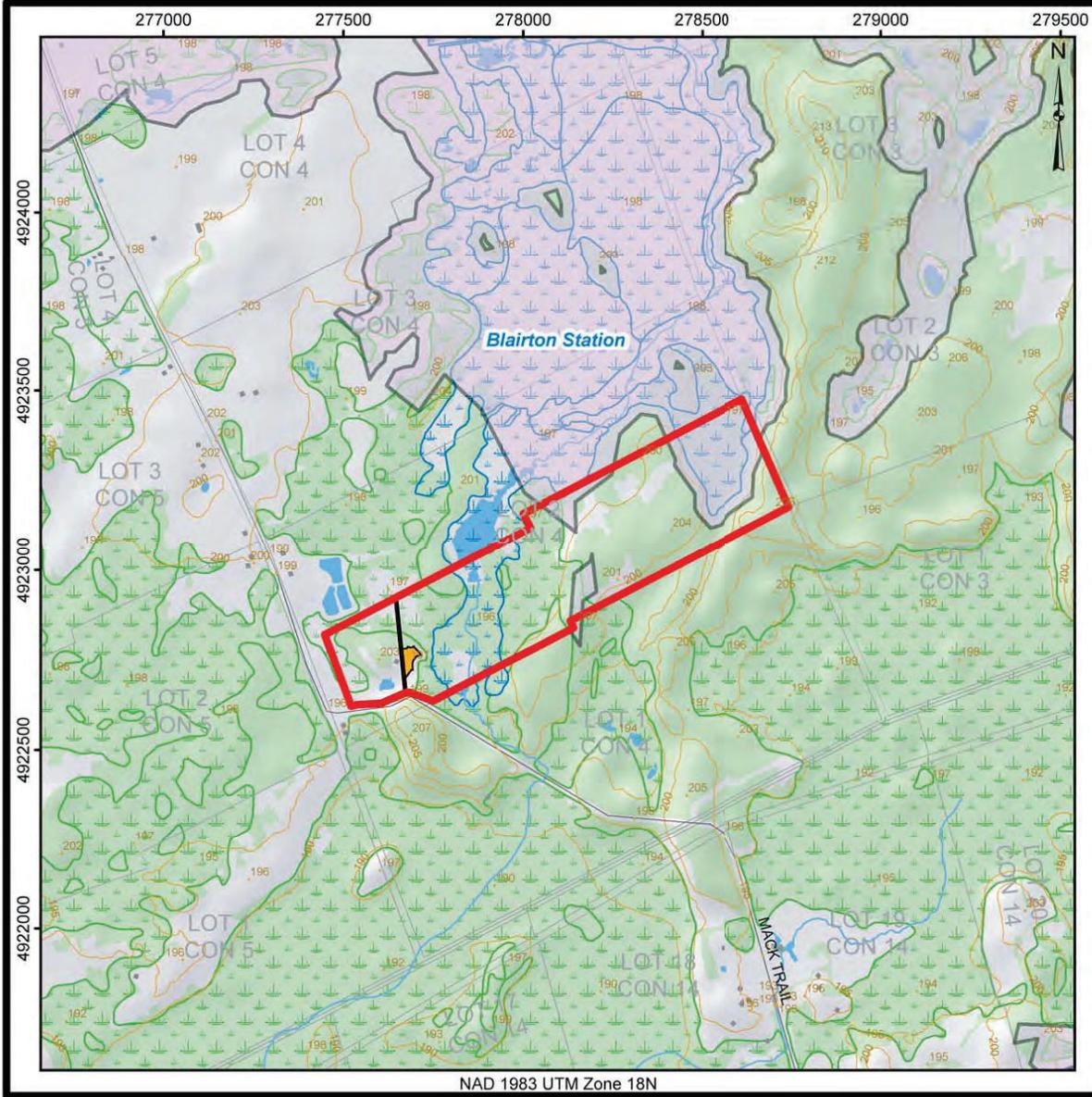
PROJECT #
22-3181

FIGURE NO.
1

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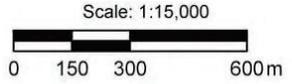
DATE
January 2025

225 of 406



**Scoped Environmental Impact Study (sEIS)
Proposed Single Residential Severance
391 Belmont Township 4th Line
Part of Lot 2, Concession 4 (Belmont)
Township of Havelock-Belmont-Methuen,
County of Peterborough**

- Approximate Property Boundary
- Proposed Severance Boundary
- Developable Area - Severance
- Approximate CVCA Regulation Limit (CVCA Mapping Tool)
- Wetland (Unevaluated)
- Wetland (Provincially Significant)
- Watercourse
- Waterbody
- Wooded Area
- Spot Height (m asl)
- Contour (5m Intervals)
- Building (symbol)
- Building (to scale)
- Road
- Geographic Lot Fabric



Notes: Base maps provided by Land Information Ontario and Natural Resources Canada (2025)

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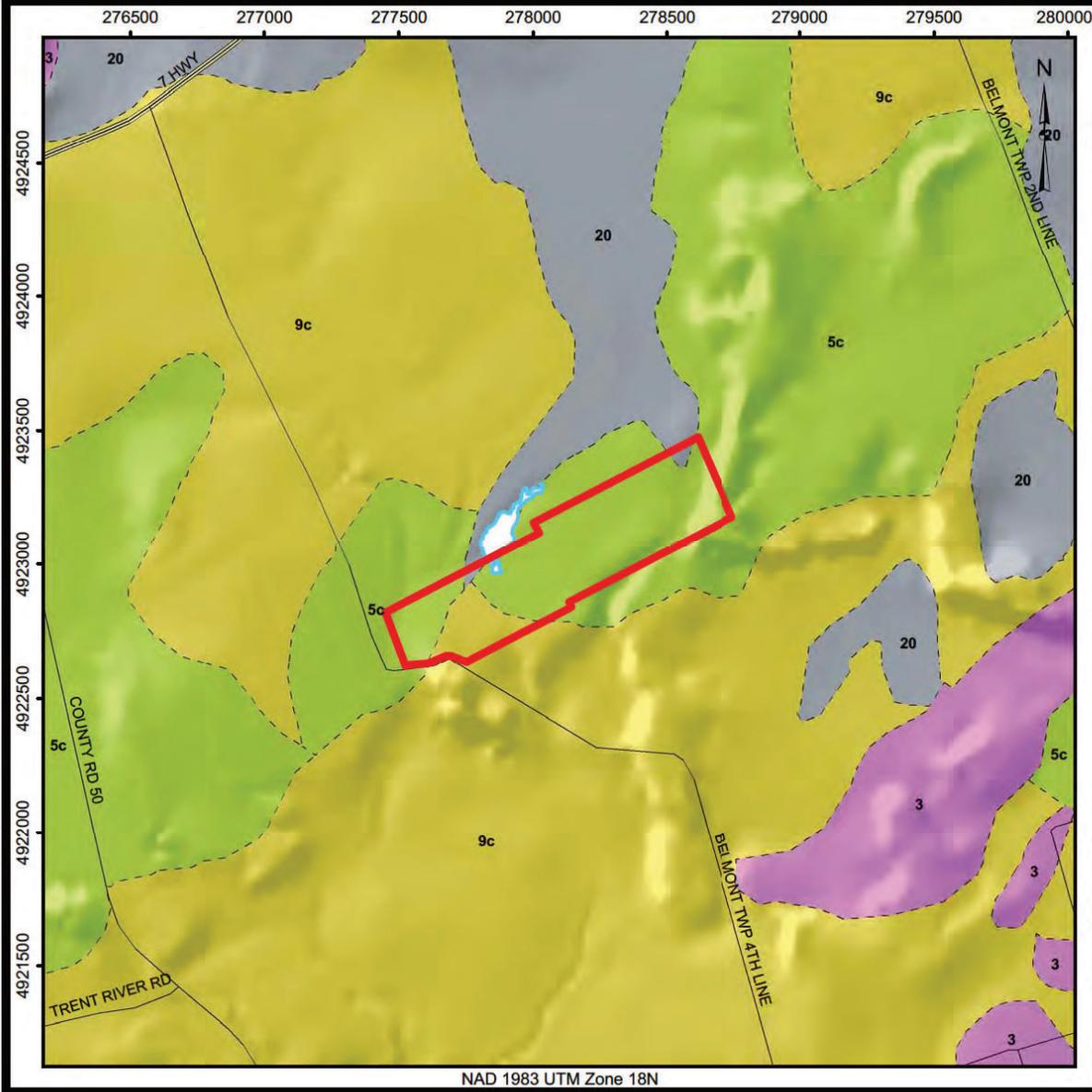
TITLE
Topography and Drainage



PROJECT #
22-3181

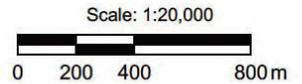
DATE
January 2025

FIGURE NO.
2



Scoped Environmental Impact Study (sEIS)
Proposed Single Residential Severance
391 Belmont Township 4th Line
 Part of Lot 2, Concession 4 (Belmont)
 Township of Havelock-Belmont-Methuen,
 County of Peterborough

- Approximate Property Boundary
- Lake
- Contact (approximate/assumed)
- 3** Paleozoic bedrock
- 5c** Glacial Deposits (Till): Stony, carbonate-derived silty to sandy till
- 9c** Coarse-textured glaciolacustrine deposits: Foreshore-basinal deposits
- 20** Organic deposits



Notes: Base maps provided by Land Information Ontario and Natural Resources Canada (2025)

Optimized for Oakridge Environmental Ltd. printing

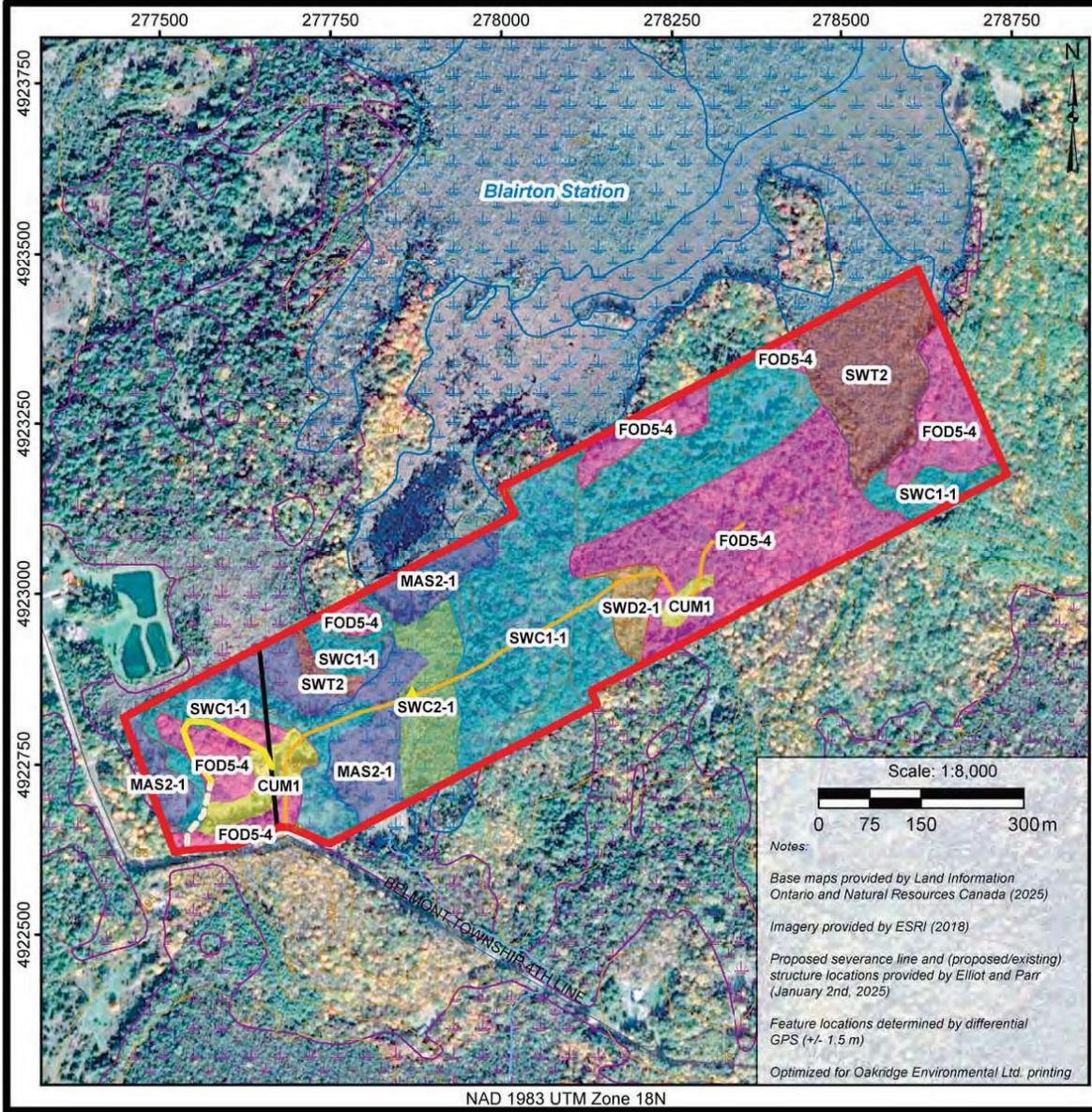
TITLE
Surficial Geology



PROJECT #
 22-3181

DATE
 January 2025

FIGURE NO.
3



Scoped Environmental Impact Study (sEIS)
Proposed Single Residential Severance
391 Belmont Township 4th Line
 Part of Lot 2, Concession 4 (Belmont)
 Township of Havelock-Belmont-Methuen,
 County of Peterborough

- Approximate Property Boundary
- Proposed Severance Boundary
- Existing Driveway
- Proposed Driveway
- Road Access
- ▲ Culvert
- Wetland (ORE)
- Wetland (Unevaluated)
- Wetland (Provincially Significant)
- Watercourse
- Contour (5 m Intervals)
- Spot Height (m asl)

ELC legend

- 1 Mineral Cultural Meadow (CUM1)
- 2 Dry - Fresh Sugar Maple - Ironwood Deciduous Forest (FOD5-4)
- 3 White Cedar Mineral Coniferous Swamp Ecosite (SWC1-1)
- 4 Mineral Thicket Swamp (SWT2)
- 5 Mixed Willow Mineral Deciduous Thicket Swamp Type (SWC2-1)
- 6 Cattail Mineral Shallow Marsh (MAS2-1)
- 7 Black Ash Mineral Deciduous Swamp (SWD2-1)

TITLE
Vegetation



PROJECT #
 22-3181

DATE
 January 2025

FIGURE NO.
4

NAD 1983 UTM Zone 18N

Scale: 1:8,000
 0 75 150 300 m

Notes:
 Base maps provided by Land Information Ontario and Natural Resources Canada (2025)
 Imagery provided by ESRI (2018)
 Proposed severance line and (proposed/existing) structure locations provided by Elliot and Parr (January 2nd, 2025)
 Feature locations determined by differential GPS (+/- 1.5 m)
 Optimized for Oakridge Environmental Ltd. printing



Photo A (Above): was taken looking east along the existing farm path through the PSW/Unevaluated Wetland.



Photo B (Above): was taken looking north from the existing crossing towards the PSW. The wetland is a mixture of cattail marsh and coniferous wooded swamp habitats.

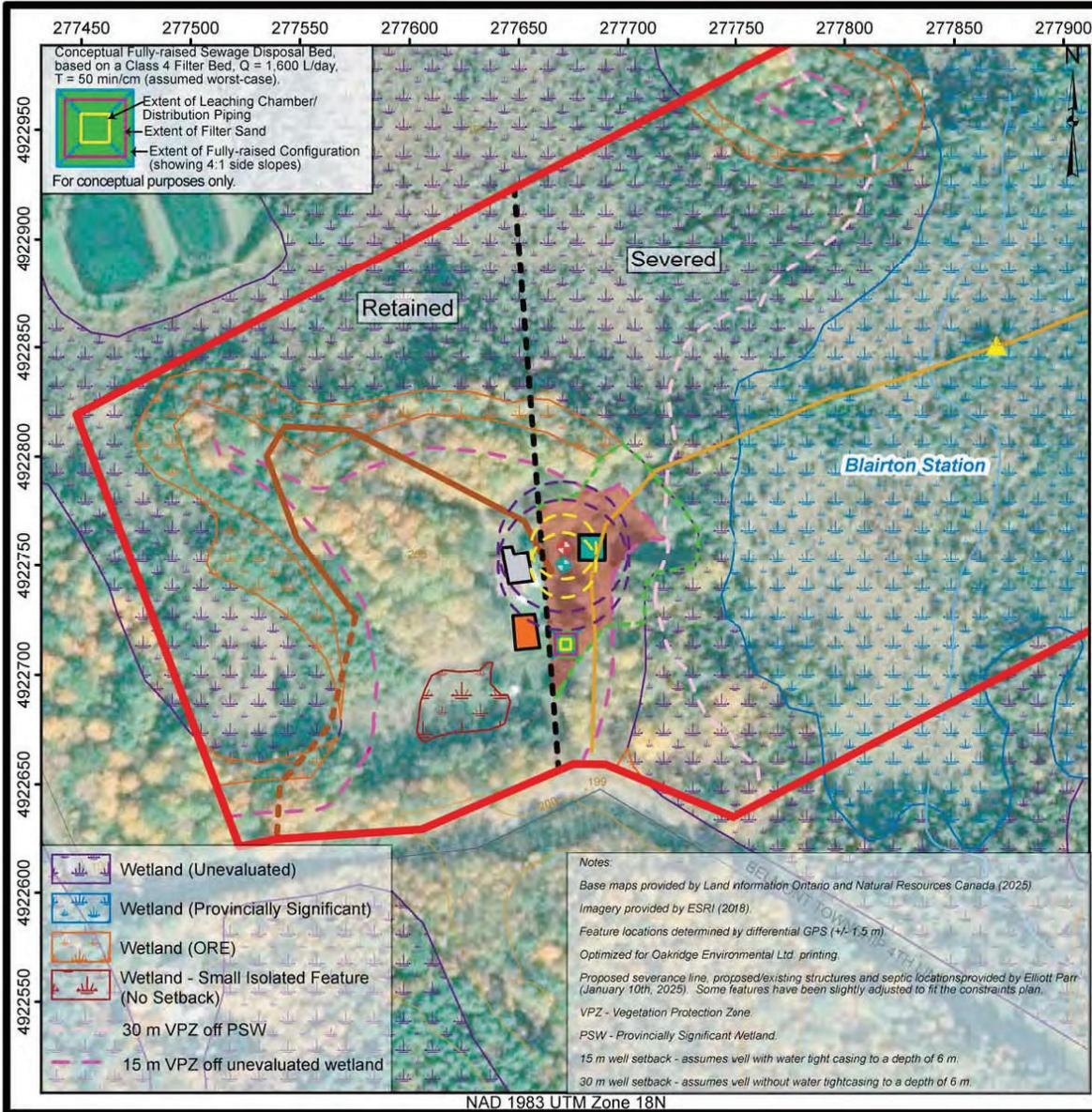


Photo C (Above): was taken looking south towards the eastern edge of the wetland. It is the transition zone where the grade rises to the east and becomes a deciduous upland woodland, similar to what is in Photo D.



Photo D (Above): was taken looking south into the deciduous upland woodland that dominates eastern portion of the property.

| | | | |
|----------------------------------|---|-----------------------------|---|
| | <p>Scoped Environmental Impact Study (sEIS) Proposed Single Residential Severance 391 Belmont Township 4th Line Part of Lot 2, Concession 4 (Belmont) Township of Havelock-Belmont-Methuen, County of Peterborough</p> | TITLE | |
| Photos Taken: September 29, 2022 |  <p>Open Session Regular Council Meeting - March 18, 2025</p> | TITLE Site Photos | |
| | | PROJECT # 22-3181 | FIGURE NO. |
| | | DATE January 2025 | <p style="text-align: center;">5</p> <p>229 of 406</p> |



Scoped Environmental Impact Study (sEIS)
Proposed Single Residential Severance
391 Belmont Township 4th Line
 Part of Lot 2, Concession 4 (Belmont)
 Township of Havelock-Belmont-Methuen,
 County of Peterborough

- Approximate Property Boundary
 - Proposed Severance Boundary
 - Existing Dwelling
 - Existing Septic Bed
 - Developable Area - Severed
 - Proposed Dwelling 1,500 sq ft
 - Proposed Septic
 - + Existing Well
 - + Existing Hand Pump Well
 - 15 m Well Setback
 - 30 m Well Setback
 - Significant Wildlife Habitat (SWH) Boundary
 - Road Access
 - Existing Farmer's Trail
 - Proposed Driveway Addition
 - ▲ Culvert
 - Watercourse
 - Contour (5 m Intervals)
 - Spot Height (m asl)
- Scale: 1:2,500
- 0 20 40 80m

| | |
|--------------------|------------|
| TITLE | |
| Constraints | |
| | |
| PROJECT # | FIGURE NO. |
| 22-3181 | 6 |
| DATE | |
| January 2025 | |

Appendix A

Proponent's Development Sketch

Appendix B

PPS Excerpt & Conservation Authority Jurisdictional Boundary Map

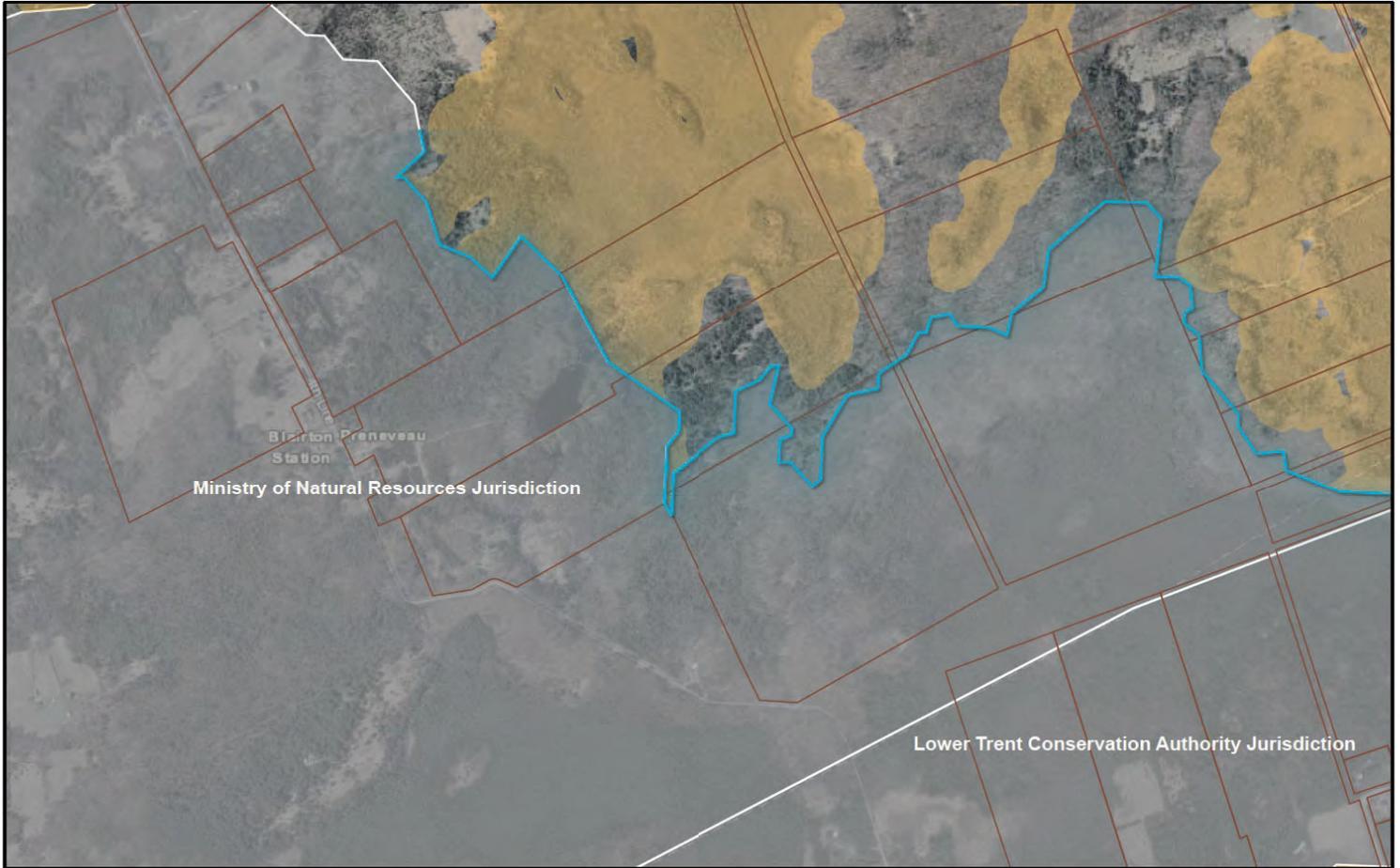
The following has been copied from the 2024 Provincial Planning Statement (PPS):

“4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.
2. The diversity and connectivity of natural features in an area, and the long-term *ecological function* and *biodiversity of natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features* and *ground water features*.
3. Natural heritage systems shall be identified in Ecoregions 6E & 7E¹, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.
4. *Development and site alteration* shall not be permitted in:
 - a) *significant wetlands* in Ecoregions 5E, 6E and 7E¹; and
 - b) *significant coastal wetlands*.
5. *Development and site alteration* shall not be permitted in:
 - a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
 - b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - d) *significant wildlife habitat*;
 - e) *significant areas of natural and scientific interest*; and
 - f) *coastal wetlands* in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 4.1.4.b),

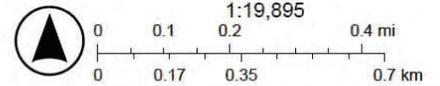
unless it has been demonstrated that there will be no negative *impacts* on the natural features or their *ecological functions*.
6. *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
7. *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.
8. *Development and site alteration* shall not be permitted on *adjacent lands to the natural heritage features and areas* identified in policies 4.1.4, 4.1.5, and 4.1.6 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*.
9. Nothing in policy 4.1 is intended to limit the ability of *agricultural uses* to continue.”

CVCA Approximate Regulation Limit Map Viewer



12/11/2024, 1:36:29 PM

-  Parcels
-  Other Jurisdictions
-  Approximate Regulation Limit



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA,

Appendix C

Species Descriptions

Birds

Barn Swallow (*Hirundo rustica*) is listed as “Special Concern” by SARO and is not protected under the ESA. The Barn Swallow inhabits open-rural and urban sites where buildings are situated near watercourses. Nesting is typically sporadic within loose colonies on building structures, bridges and other suitable overhanging structures. The cup-like mud nest is adhered to areas beneath the roof of the structure to conceal the nest from predators and keep it dry. The Barn Swallow feeds on insects by catching them on the wing.

Black Tern (*Chlidonias niger*) is listed as “Special Concern” by SARO, and is not protected under the ESA. The Black Tern prefers shallow, freshwater cattail marshes, wetlands, lake edges and sewage ponds with emergent vegetation. Nesting occurs on dead plant material piled upon aquatic floating vegetation. The Black Tern hunts small insects and minnows along the surface of lakes and ponds.

Bobolink (*Dolichonyx oryzivorus*) is listed as “Threatened” by SARO and is protected under the ESA. The Bobolink prefers large tracts of tallgrass areas, either true prairies or hay fields, as it forages low to the ground in search of larvae and seeds.

Canada Warbler (*Cardellina canadensis*) is listed as “Special Concern” by SARO, and is not protected under the ESA. It prefers large tracts of mixed forests on bottomlands within wetlands or drainage courses. The species nests within the upper extremities of the canopy in deciduous and coniferous trees. The Canada Warbler feeds on beetles, caterpillars and common insects. Typically, this species prefers creeks and mixed forests with a coniferous edge along a moving creek, tributary or river system.

Chimney Swift (*Chaetura pelagica*) is listed as “Threatened” by SARO and is protected under the ESA. The Chimney Swift is a somewhat generalist species. It will utilize empty cavity nests found in dead trees within fencerows or may utilize unused chimneys as suggested by its common name. This species is most active in early morning and early evening (i.e., dawn and dusk). It will venture outside of the nesting area and feast on insects during those times. It then flies back to the nesting site, entering the nest one after another in an orderly funnel-shaped sequence.

Common Nighthawk (*Chordeiles minor*) is listed as “Special Concern” by SARO, and is not protected under the ESA. The Common Nighthawk is part of the Nightjar family which prefers forest openings, bogs and sometimes open field/meadow areas. Nesting is on bare ground where both adults feed the young. Feeding can take place during day or night, while the species constantly forages for all types of insects.

Eastern Meadowlark (*Sturnella magna*) is listed as “Threatened” by SARO and is protected under the ESA. The Eastern Meadowlark is similar to Bobolink, as this species also prefers large tracts of agricultural fields or tallgrass prairies to nest within. Eastern Meadowlark is a ground nester, thus requires the tall grass to conceal its nest and eggs. Feeding includes beetles, crickets and spiders.

Eastern Whip-poor-will (*Anthrostomus vociferus*) is listed as “Threatened” by SARO and is protected under the ESA. The Whip-poor-will prefers a combination of large natural tracts of secondary succession forest, watercourses and edge habitat consisting of meadow areas, with open deciduous and pine woodlands. The Whip-poor-will does not construct a nest, but rather uses the soft leaf litter on the ground to form a nest and lay the eggs directly on the ground. The Whip-poor-will is a nighttime hunter, calling its own name while searching for large flying insects, beetles, moths, mosquitos and sometimes grasshoppers. The Whip-poor-will often choose pine species adjacent to waterways to call from.

Eastern Wood-Pewee (*Contopus virens*) is listed as “Special Concern” by SARO and is not protected under the ESA. This species prefers mixed deciduous and coniferous woodlands which are open or considered edge habitat. Nesting occurs on a tree branch as the species catches insects from a perch.

Golden-winged Warbler (*Vermivora chrysoptera*) is listed as “Special Concern” by SARO and is not protected under the ESA. The Golden-winged Warbler prefers woodland edge habitat with young successional tree species and moist shrubby fields. This species gleans insects on shrubs and the forest floor and nesting occurs on the ground.

Grasshopper Sparrow (*Ammodramus savannarum*) is listed as “Special Concern” by SARO and is not protected under the ESA. The Grasshopper Sparrow prefers large (greater than 5 ha) grassland habitats where it breeds. Grassland habitats include pastures, hayfields, natural prairies, alvars. Nests are typically hidden within the grassland and its preferred diet in the summer is large insects (i.e., Grasshoppers).

Least Bittern (*Ixobrychus exilis*) is listed as "Threatened" by SARO and is protected under the ESA. The Least Bittern inhabits freshwater marshes where tall, impenetrable stands of emergent vegetation are utilized for coverage. The Least Bittern may build up a hunting platform in search of small fish, insects, and amphibians.

Red-headed Woodpecker (*Melanerpes erythrocephalus*) is listed as “Endangered” by SARO and is protected under the ESA. It prefers a combination of deciduous forests and rural development areas, similar to a park-like setting. The deciduous species can be oak or maple, however, the understory must be meadow-like or

maintained lawnspace in parklands. This species will either roost within cavities constructed by other woodpeckers, or create its own cavity. It feeds on beetles, caterpillars and common insects that are found within the bark of trees.

Rusty Blackbird (*Euphagus carolinus*) is listed as “Special Concern” by SARO and is not protected under the ESA. It breeds in habitats that are dominated by coniferous forest with wetlands nearby including bogs, marshes and beaver ponds. During the winter, it is found in wet woodlands, swamps and pond edges and often forages in agricultural lands.

Wood Thrush (*Hylocichia mustelina*) is listed as “Special Concern” by SARO and is not protected under the ESA. The Wood Thrush enjoys relatively undisturbed, mature woodlands. Nesting occurs low in the fork of a tree as this species forages for berries and insects at ground level. Similar to the Eastern Wood-Pewee, this species prefers large tracts of woodland.

Amphibians & Reptiles

Blanding’s Turtle (*Emydoidea blandingii*) is listed as “Threatened” by SARO and is protected under the ESA. It tends to inhabit shallow waters within large wetlands or shallow lakes that have lots of aquatic plants. However, they have been known to travel hundreds of metres from a main body of water for nesting or mating. This species is most easily identified by its bright yellow throat and chin.

Eastern Hog-nosed Snake (*Heterodon platirhinos*) is listed as “Threatened” by SARO and is protected under the ESA. This snake species like most are generalists, however it tends to occur between waterbodies, where warm sandy substrates occur and where there is fractured rock which allows for them to hibernate from year to year. It may be found alongside roadways within short to tall grass sandy substrate areas. It will bask in the sunlight in these areas to raise its temperature on cool mornings and evenings. It will also utilize shade in woodlands and swamps to thermoregulate its body temperature.

Eastern Milksnake (*Lampropeltis triangulum*) is listed as “Not at Risk” by SARO however, it is listed as “Special Concern” under COSEWIC. Gray or tan in colour, with alternating reddish brown patches that have a black outline, the Eastern Milksnake commonly has a distinct Y shape on the top of the head. They prefer open areas for their habitat such as rocky areas, forest and field edges.

Midland Painted Turtle (*Chrysemys picta marginata*) is listed as “Special Concern” by COSEWIC and is currently under review by COSSARO. Midland Painted Turtles spend the majority of their lives in water. They prefer shallow water with aquatic vegetation, soft mud, and leaf litter at the bottom. Typically found basking on logs,

rocks, and shorelines in sunlight. Midland Painted Turtles nest between mid-spring and early summer. They tend to choose gravelly, sandy and loam soils for nesting.

Northern Map Turtle (*Graptemys geographica*) is listed as “Special Concern” by SARO, and is not protected under the ESA. This species inhabits rivers and lakeshores where it basks on emergent rocks and fallen trees throughout the spring and summer. In winter, the turtles hibernate on the bottom of deep, slow-moving sections of river. They require high-quality water that supports the female’s mollusc prey. Their habitat must contain suitable basking sites, such as rocks and deadheads, with an unobstructed view from which a turtle can drop immediately into the water if startled.

Snapping Turtle (*Chelydra serpentina*) is listed as “Special Concern” by SARO and is not protected under the ESA. Snapping Turtles spend most of their lives in water. They prefer shallow waters so they can hide under the soft mud and leaf litter, with only their noses exposed to the surface to breathe. During the nesting season, from early to mid summer, females travel overland in search of a suitable nesting site, usually gravelly or sandy areas along streams. Snapping Turtles often take advantage of man-made structures for nest sites, including roads (especially gravel shoulders), dam and aggregate pits.

Western Chorus Frog - Great Lakes - St. Lawrence - Canadian Shield population (*Pseudacris maculata pop. 1*) is listed as “Not at Risk” by SARO, however is listed as “Threatened” by SARA and COSEWIC. The Western Chorus Frog is a small frog which is brown to olive gray in colour. It has three dark lines on its back, a wider line on each side, and broad line across the eyes. Its call is a “cre-ee-ee-eek” sound similar to a fingernail being dragged across a comb. The Western Chorus prefers lowland habitats with open or discontinuous canopy. Also preferring areas which can become vernal pools in the spring. Vegetation typical to find Western Chorus Frogs are: sedges (*Carex spp.*), cattails (*Typha spp.*), Reed Canary Grass (*Phalaris arundinacea*), Red Osier Dogwood (*Cornus stolonifera*), willows (*Salix spp.*), Speckled Alder (*Alnus incana ssp. rugosa*), Black Ash (*Fraxinus nigra*), and Red Maple (*Acer rubrum*).

Insects

Mottled Duskywing (*Erynnis martialis*) is listed as “Endangered” by SARO and is protected under the ESA. Mottled Duskywings are medium-sized butterflies, dark gray with yellow-brown spots on the hind wings. They prefer dry habitats with sparse vegetation like: open barrens, alvars, and sandy patches within woodlands. Mottled Duskywings deposit eggs on New Jersey tea (*Ceanothus americanus*) and Prairie redroot (*Ceanothus herbaceus*).

Appendix D

NHIC Data



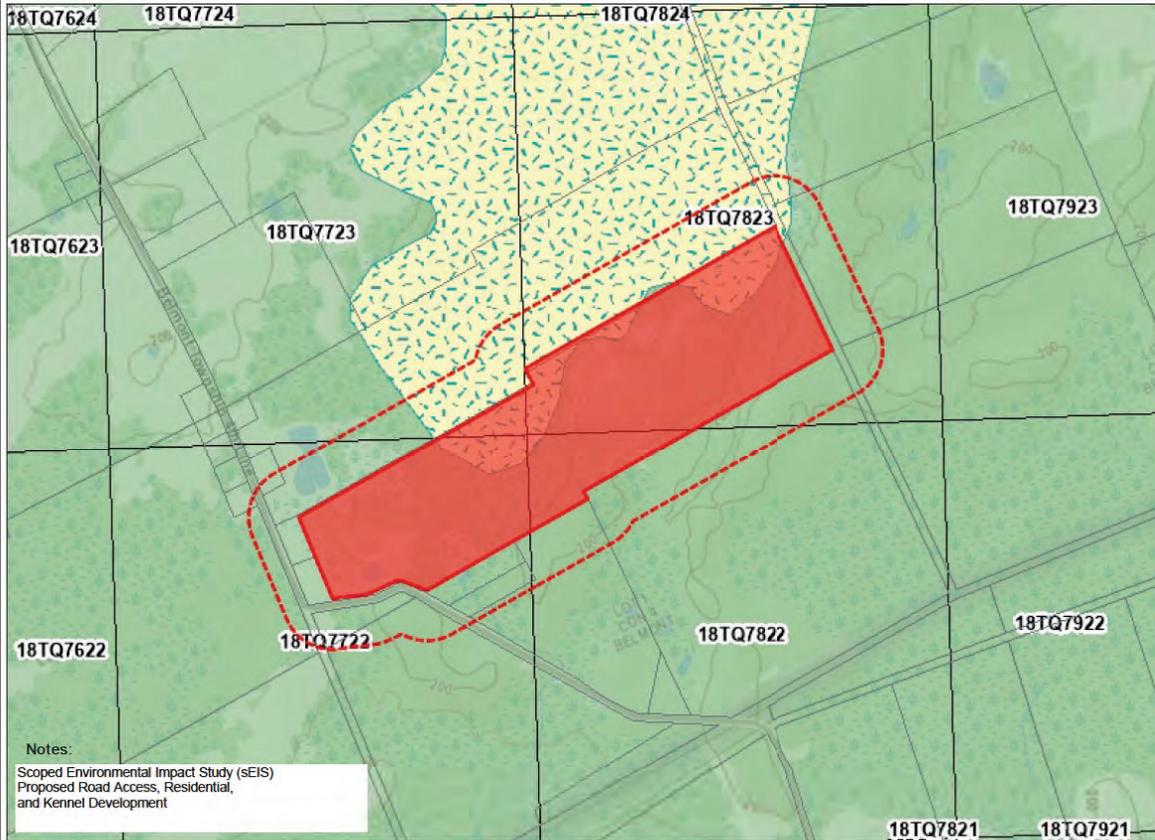
Ministry of Natural Resources
Make-a-Map: Natural Heritage Areas

391 Belmont Township 4th Line

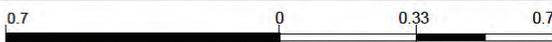
Map created: 11/19/2024

Legend

- Assessment Parcel
- NHIC 1 Km Grid
- 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
- Conservation Reserve
- Provincial Park
- Natural Heritage System



Notes:
Scoped Environmental Impact Study (sEIS)
Proposed Road Access, Residential,
and Kennel Development



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

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources (OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.
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NHIC Data

To work further with this data select the content and copy it into your own word or excel documents.

| OGF ID | Element Type | Common Name | Scientific Name | SRank | SARO Status | COSEWIC Status | ATLAS NAD83 IDENT | COMMENTS |
|---------|--------------------------------|------------------------------------|------------------------------------|---------|-------------|----------------|-------------------|----------|
| 1069439 | WILDLIFE CONCENTRATION AREA | Colonial Waterbird Nesting Area | Colonial Waterbird Nesting Area | SNR | | | 18TQ7723 | |
| 1069439 | SPECIES | Eastern Meadowlark | Sturnella magna | S4B,S3N | THR | THR | 18TQ7723 | |
| 1069438 | WILDLIFE CONCENTRATION AREA | Colonial Waterbird Nesting Area | Colonial Waterbird Nesting Area | SNR | | | 18TQ7722 | |
| 1069438 | SPECIES | Eastern Meadowlark | Sturnella magna | S4B,S3N | THR | THR | 18TQ7722 | |
| 1069449 | WILDLIFE CONCENTRATION AREA | Colonial Waterbird Nesting Area | Colonial Waterbird Nesting Area | SNR | | | 18TQ7823 | |
| 1069448 | WILDLIFE CONCENTRATION AREA | Colonial Waterbird Nesting Area | Colonial Waterbird Nesting Area | SNR | | | 18TQ7822 | |
| 1069448 | SPECIES | Wood Thrush | Hylocichla mustelina | S4B | SC | THR | 18TQ7822 | |
| 1069448 | SPECIES | Eastern Wood-pewee | Contopus virens | S4B | SC | SC | 18TQ7822 | |

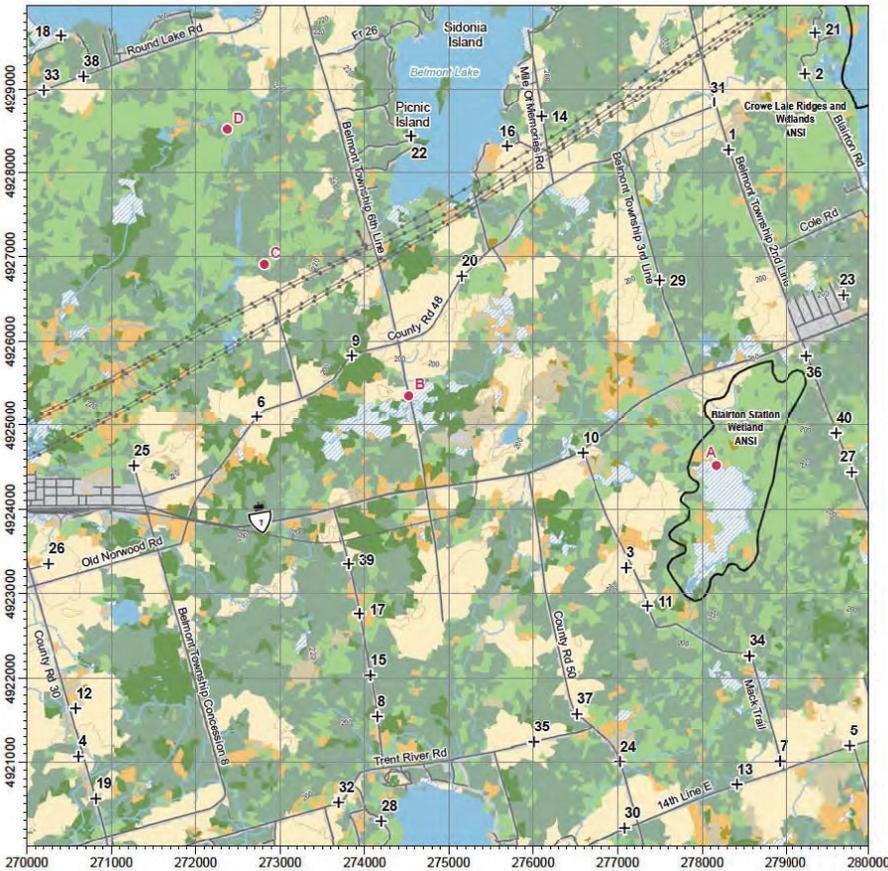
Appendix E

OBBA Data

Region / Région: 17

Square / Parcelle: 18TTQ72

Predefined point count coordinates
Coordonnées des points d'écoute prédéterminés



| POINT | EASTING UTM Est | NORTHING UTM Nord |
|-------|--------------------|----------------------|
| 1 | 278313 | 4928265 |
| 2 | 279244 | 4929187 |
| 3 | 277100 | 4923305 |
| 4 | 270611 | 4921062 |
| 5 | 279773 | 4921188 |
| 6 | 272725 | 4925103 |
| 7 | 278927 | 4921007 |
| 8 | 274152 | 4921546 |
| 9 | 273851 | 4925829 |
| 10 | 278593 | 4924665 |
| 11 | 277356 | 4922858 |
| 12 | 270581 | 4921644 |
| 13 | 278415 | 4920730 |
| 14 | 276099 | 4928664 |
| 15 | 274068 | 4922033 |
| 16 | 275690 | 4928309 |
| 17 | 273939 | 4922766 |
| 18 | 270402 | 4929644 |
| 19 | 270819 | 4920561 |
| 20 | 275154 | 4926771 |
| 21 | 279364 | 4929673 |
| 22 | 274550 | 4928427 |
| 23 | 279700 | 4926547 |
| 24 | 277027 | 4920999 |
| 25 | 271267 | 4924517 |
| 26 | 270256 | 4923353 |
| 27 | 279799 | 4924438 |
| 28 | 274201 | 4920294 |
| 29 | 277498 | 4926721 |
| 30 | 277084 | 4920209 |
| 31 | 278144 | 4928843 |
| 32 | 273893 | 4920514 |
| 33 | 270200 | 4928992 |
| 34 | 278562 | 4922265 |
| 35 | 276008 | 4921237 |
| 36 | 279255 | 4925826 |
| 37 | 276516 | 4921574 |
| 38 | 270670 | 4929155 |
| 39 | 273811 | 4923354 |
| 40 | 279616 | 4924903 |

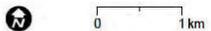
| Legend | Légende |
|-----------------------------|--|
| Expressway or highway | Autroute ou route nationale (asphaltée) |
| Regional or local road | Route régionale ou locale (asphaltée ou non) |
| Resource / Recreation | Ressource / route récréative |
| Rail line | Chemin de fer |
| Utility corridor | Ligne de transport d'énergie |
| Watercourse | Rivière ou ruisseau |
| Protected or conserved area | Zone protégée ou conservée |
| Fire disturbance since 2000 | Incendie perturbé depuis 2000 |
| Broadleaf forest | Forêt de feuillus |
| Coniferous forest | Forêt de conifères |
| Mixed forest | Forêt mixte |
| Shrubland | Milieu arbustif |
| Grassland | Prairie |
| Barren | Dénué |
| Wetland | Milieu humide |
| Agriculture | Milieu agricole |
| Water | Eau |
| Developed area | Zone développée |
| Unclassified | Non classifié |

**Number of off-road point counts
Nombre de points d'écoute hors route**

| | | | |
|--------------------|---|------------|---|
| Broadleaf forest: | 2 | Grassland: | 0 |
| Coniferous forest: | 0 | Wetland: | 0 |
| Mixed forest: | 3 | Shrubland: | 0 |

**Predefined / Prédéterminés: 20
Off-road / Hors route: 5**

Atlas-2 off-road point Point hors route Atlas-2



Note: The project partners are in no way responsible for any inaccuracies, mistakes or omissions in the information that appears on this map.
Avis: Les responsables du projet d'Atlas ne peuvent être tenus responsables de toute inexactitude, erreur ou omission concernant les informations apparaissant sur cette carte.

6° Universal Transverse Mercator (UTM) Projection; Zone 18, Central Meridian -75°; North American Datum 1983 (NAD 83)
Projection universelle transverse de Mercator (UTM) 6° Zone 18, méridien central -75°; Système de référence géodésique nord-américain 1983 (NAD 83)



March 2021 / mars 2021
<https://www.birdsontario.org/>

18TTQ72
Northumberland
Region / Région: 17



Square Summary (18TTQ72) [\[change\]](#)

| | #species | | | | #hours | | | #pc done | |
|-------|----------|------|------|-------|--------|------|------|----------|--|
| | poss | prob | conf | total | total | peak | road | offrd | |
| Curr. | 46 | 26 | 30 | 102 | 12 | 8 | 23 | 0 | |
| Prev. | 15 | 50 | 55 | 120 | 57.9 | — | 29 | | |

Region summary (#17: Northumberland, ON)

| #squares | #sq with data | #species | #squares (pc) | |
|----------|---------------|----------|---------------|--------|
| | | | target | compl. |
| 41 | 45 | 179 | 41 | 24 |
| 41 | 41 | 187 | 0 | 40 |

Target number of point counts in this square: 25 in total: 20 road side, 5 off road (Broadleaf Forest in 2, Mixed Forest in 3). Please try to ensure that each off-road station is located such that the entire 100m radius circle is within the prescribed habitat. **Predef. completed:** [01, 02, 05, 06, 07, 08, 09, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, A, B, C]

| SPECIES | Prev. | Code | % |
|-----------------------|-------|------|----|
| Canada Goose | AE | AE | 86 |
| Mute Swan | | | 31 |
| Trumpeter Swan | | FY | 35 |
| Wood Duck | FY | FY | 77 |
| Blue-winged Teal § | P | | 17 |
| Northern Shoveler ‡ | | | 0 |
| Gadwall | | | 6 |
| American Wigeon ‡ | | | 4 |
| Mallard | AE | FY | 84 |
| American Black Duck ‡ | H | | 4 |
| Northern Pintail ‡ | | | 2 |
| Green-winged Teal ‡ | | | 4 |
| Redhead † | | | 0 |

| | | | | |
|-----------------------------|--|----|-------------------|----------|
| Hooded Merganser | | | FY | 42 |
| Common Merganser ‡ | | | | 11 |
| Red-breasted Merganser ‡ | | | | 2 |
| Ruddy Duck ‡ | | | | 0 |
| Wild Turkey | | FY | FY | 95 |
| Ruffed Grouse | | FY | D | 82 |
| Ring-necked Pheasant ‡ | | | | 15 |
| Pied-billed Grebe | | T | | 40 |
| Rock Pigeon (Feral Pigeon) | | T | V | 84 |
| Mourning Dove | | AE | T | 100 |
| Yellow-billed Cuckoo | | | | 42 |
| Black-billed Cuckoo | | S | S | 64 |
| Coccyzus sp. ‡ | | S | | 0 |
| Common Nighthawk § | | H | | 22 |
| Eastern Whip-poor-will § | | T | S | 28 |
| Chimney Swift § | | | H | 37 |
| Ruby-throated Hummingbird | | T | | 66 |
| King Rail † | | | | 2 |
| Virginia Rail | | FY | FY | 57 |
| Sora | | T | S | 22 |
| SPECIES | | | Prev. Code | % |
| Common Gallinule § | | FY | FY | 24 |
| American Coot ‡ | | | | 2 |
| Sandhill Crane ‡ | | | | 26 |
| Killdeer § | | DD | A | 88 |
| Piping Plover † | | | | 2 |
| Upland Sandpiper † | | | | 11 |
| American Woodcock | | S | S | 64 |
| Wilson's Snipe | | D | S | 48 |
| Spotted Sandpiper | | AE | | 60 |
| Ring-billed Gull § | | | | 13 |
| Herring Gull § | | | | 8 |
| Great Black-backed Gull † § | | | | 0 |
| Caspian Tern ‡ | | | | 6 |
| Black Tern † § | | CF | | 4 |
| Common Tern § ‡ | | | | 2 |

| | | | |
|-------------------------------|----|-------------------|----------|
| Common Loon | P | S | 28 |
| Double-crested Cormorant § | | | 13 |
| American Bittern | T | T | 42 |
| Least Bittern † | T | T | 31 |
| Black-crowned Night Heron † § | | | 4 |
| Green Heron § | T | H | 82 |
| Great Egret † § | | | 4 |
| Great Blue Heron § | H | H | 48 |
| Turkey Vulture | P | H | 93 |
| Osprey | NY | H | 64 |
| Northern Harrier | FY | H | 57 |
| Sharp-shinned Hawk | H | | 22 |
| Cooper's Hawk | T | | 48 |
| American Goshawk ‡ | | | 8 |
| Bald Eagle ‡ | | | 15 |
| Red-shouldered Hawk | S | | 26 |
| Broad-winged Hawk | T | H | 60 |
| Red-tailed Hawk | P | NY | 80 |
| SPECIES | | Prev. Code | % |
| Eastern Screech-Owl | | | 40 |
| Great Horned Owl | T | P | 35 |
| <u>Barred Owl</u> | | | 51 |
| Long-eared Owl ‡ | P | | 2 |
| Northern Saw-whet Owl | S | | 2 |
| Belted Kingfisher | NU | H | 88 |
| Yellow-bellied Sapsucker | AE | S | 88 |
| Red-headed Woodpecker † | | H | 37 |
| Red-bellied Woodpecker | | S | 93 |
| Downy Woodpecker | T | FY | 97 |
| Hairy Woodpecker | FY | T | 93 |
| Pileated Woodpecker | NU | T | 91 |
| Northern Flicker | AE | S | 97 |
| American Kestrel § | CF | FY | 75 |
| Merlin | | A | 71 |
| Peregrine Falcon ‡ | | | 4 |
| Olive-sided Flycatcher § | | | 2 |

| | | | |
|---------------------------------|----|----|-----|
| Eastern Wood-Pewee § | T | S | 95 |
| Yellow-bellied Flycatcher ‡ | | | 2 |
| Alder Flycatcher | T | T | 86 |
| <u>Willow Flycatcher</u> | S | | 66 |
| Least Flycatcher | T | S | 75 |
| Eastern Phoebe | AE | S | 93 |
| Great Crested Flycatcher | T | T | 97 |
| Eastern Kingbird | CF | AE | 100 |
| Yellow-throated Vireo ‡ | | S | 22 |
| Blue-headed Vireo | T | | 35 |
| Warbling Vireo | T | S | 93 |
| Red-eyed Vireo | CF | T | 100 |
| Loggerhead Shrike † | | | 0 |
| Blue Jay | CF | T | 97 |
| American Crow | CF | FY | 97 |
| Common Raven | CF | FY | 97 |

Breeding Bird Atlas - Summary Sheet for Square 18TTQ72 (page 2 of 2)

| SPECIES | Prev. | Code | % |
|--------------------------------------|-------|-------------------|----------|
| Black-capped Chickadee | FY | NY | 100 |
| Horned Lark § | S | | 24 |
| Bank Swallow § | | | 42 |
| Tree Swallow | AE | FY | 97 |
| Purple Martin § | | | 40 |
| <u>Northern Rough-winged Swallow</u> | FY | | 57 |
| Barn Swallow § | AE | AE | 91 |
| Cliff Swallow § | | | 46 |
| Golden-crowned Kinglet | | | 28 |
| White-breasted Nuthatch | FY | S | 93 |
| Red-breasted Nuthatch | FY | CF | 84 |
| Brown Creeper | CF | S | 60 |
| Blue-gray Gnatcatcher | | | 13 |
| House Wren | NE | S | 97 |
| Winter Wren | | S | 73 |
| Pacific/Winter Wren ‡ | T | | 0 |
| Sedge Wren ‡ | | | 4 |
| Marsh Wren | T | AE | 60 |
| Carolina Wren ‡ | | | 26 |
| European Starling | FS | CF | 93 |
| Gray Catbird | CF | CF | 97 |
| Brown Thrasher | CF | T | 100 |
| Northern Mockingbird ‡ | | | 15 |
| Eastern Bluebird | AE | FY | 84 |
| Veery | A | T | 88 |
| Hermit Thrush | T | S | 57 |
| Wood Thrush § | A | S | 95 |
| American Robin | CF | CF | 100 |
| Cedar Waxwing | P | H | 95 |
| House Sparrow | FY | V | 88 |
| <u>House Finch</u> | S | | 55 |
| Purple Finch | T | S | 73 |
| Red Crossbill ‡ | | | 13 |
| SPECIES | | Prev. Code | % |

| | | | |
|-------------------------------------|----|-------------------|----------|
| White-winged Crossbill ‡ | | | 0 |
| Pine Siskin ‡ | | | 2 |
| American Goldfinch | T | T | 100 |
| <u>Grasshopper Sparrow</u> § | T | | 75 |
| Chipping Sparrow | CF | CF | 100 |
| Clay-colored Sparrow | | | 46 |
| Field Sparrow § | T | D | 95 |
| Dark-eyed Junco ‡ | | | 0 |
| White-throated Sparrow | T | CF | 68 |
| Vesper Sparrow | T | S | 80 |
| Savannah Sparrow | T | S | 95 |
| Song Sparrow | CF | CF | 100 |
| Lincoln's Sparrow ‡ | | | 0 |
| Swamp Sparrow | CF | AE | 91 |
| Eastern Towhee § | T | S | 82 |
| Bobolink § | T | S | 86 |
| Eastern Meadowlark § | T | A | 93 |
| Orchard Oriole | | | 40 |
| Baltimore Oriole | T | A | 97 |
| Red-winged Blackbird | CF | NY | 100 |
| Brown-headed Cowbird | NE | S | 91 |
| Common Grackle | CF | NY | 95 |
| Ovenbird | T | S | 91 |
| Louisiana Waterthrush † | | | 0 |
| Northern Waterthrush | CF | S | 77 |
| Golden-winged Warbler † | CF | | 15 |
| Blue-winged Warbler | | | 46 |
| Golden-winged/Blue-winged Warbler ‡ | S | | 0 |
| Black-and-white Warbler | CF | T | 86 |
| Nashville Warbler | A | S | 51 |
| Mourning Warbler | T | S | 71 |
| Common Yellowthroat | CF | FY | 100 |
| Hooded Warbler ‡ | | | 6 |
| SPECIES | | Prev. Code | % |
| American Redstart | CF | T | 95 |
| Cerulean Warbler † | | | 2 |

| | | | |
|-------------------------------------|----|---|----|
| Northern Parula ‡ | | | 0 |
| Magnolia Warbler | A | | 26 |
| Blackburnian Warbler | S | | 28 |
| Yellow Warbler | CF | T | 93 |
| Chestnut-sided Warbler | CF | S | 88 |
| Black-throated Blue Warbler | T | | 26 |
| Pine Warbler | T | M | 84 |
| Yellow-rumped Warbler | T | S | 55 |
| Black-throated Green Warbler | CF | S | 75 |
| Canada Warbler § | A | | 40 |
| Scarlet Tanager | CF | S | 71 |
| Northern Cardinal | S | S | 95 |
| Rose-breasted Grosbeak | T | S | 95 |
| Indigo Bunting | AE | A | 97 |

This list includes all breeding species expected in the region #17 (Northumberland). Underlined species are those that you should try to add to this square (18TTQ72). They have not yet been reported in this square, but have been reported in more than 50% of the squares in this region so far. "Prev." is the code for the highest breeding evidence for that species in square 18TTQ72 in the previous atlas. "Code" is the code for the highest breeding evidence for that species in square 18TTQ72 over the last 5 years. The % columns give the percentage of squares in that region where that species was reported (this gives an idea of the expected chance of finding that species in region #17). Rare/Colonial Species Report Forms should be completed for species marked: § (Species of interest), ‡ (regionally rare), † (provincially rare). An up-to-date version of this sheet is available from <https://naturecounts.ca/nc/atlas/squaresummaryform.jsp?squareID=18TTQ72&lang=EN> Data current as of 18/11/2024 16:57.

Appendix F

eBird Data

Change Region ▾

Plato Creek Marsh Peterborough, Ontario, Canada



▶ HOTSPOT NAVIGATION

Bird List

Updated ~9 seconds ago

Last Observed
First Observed
High Count
Custom Time Period ▾

| SPECIES NAME | COUNT | DATE ▾ | OBSERVER | LOCATION |
|---|-------|-------------|----------------------|-------------------|
| 1. Canada Goose <i>Branta canadensis</i> | 4 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |
| 2. Wood Duck <i>Aix sponsa</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |
| 3. Mallard <i>Anas platyrhynchos</i> | 2 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |
| 4. Virginia Rail <i>Rallus limicola</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |
| 5. Sora <i>Porzana carolina</i> | 2 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |
| 6. Common Gallinule <i>Gallinula galeata</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |
| 7. Killdeer <i>Charadrius vociferus</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |
| 8. Wilson's Snipe <i>Gallinago delicata</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |
| 9. Greater Yellowlegs <i>Tringa melanoleuca</i> | 2 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |



| | | | | | | |
|-----|--|-----|-------------|----------------------|-------------------|---|
| 10. | Pied-billed Grebe <i>Podilymbus podiceps</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |  |
| 11. | Turkey Vulture <i>Cathartes aura</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 12. | Northern Harrier <i>Circus hudsonius</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |  |
| 13. | Northern Flicker <i>Colaptes auratus</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 14. | American Crow <i>Corvus brachyrhynchos</i> | 3 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 15. | Common Raven <i>Corvus corax</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 16. | Black-capped Chickadee <i>Poecile atricapillus</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 17. | Ruby-crowned Kinglet <i>Corthylio calendula</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 18. | Marsh Wren <i>Cistothorus palustris</i> | 3 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh |  |
| 19. | European Starling <i>Sturnus vulgaris</i> | * 2 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 20. | American Robin <i>Turdus migratorius</i> | 3 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 21. | American Goldfinch <i>Spinus tristis</i> | 1 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 22. | Song Sparrow <i>Melospiza melodia</i> | 2 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 23. | Swamp Sparrow <i>Melospiza georgiana</i> | 5 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 24. | Red-winged Blackbird <i>Agelaius phoeniceus</i> | 17 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |

| | | | | | | |
|-----|--|----|-------------|----------------------|-------------------|---|
| 25. | Common Grackle <i>Quiscalus quiscula</i> | 11 | 26 Apr 2023 | Donald A. Sutherland | Plato Creek Marsh | |
| 26. | Trumpeter Swan <i>Cygnus buccinator</i> | 7 | 23 Sep 2022 | Kyle Blaney | Plato Creek Marsh |   |
| 27. | Hooded Merganser <i>Lophodytes cucullatus</i> | 3 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh |  |
| 28. | Mourning Dove <i>Zenaida macroura</i> | 1 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 29. | American Bittern <i>Botaurus lentiginosus</i> | 1 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 30. | Least Bittern <i>Botaurus exilis</i> | 1 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh |  |
| 31. | Eastern Kingbird <i>Tyrannus tyrannus</i> | 3 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 32. | Red-eyed Vireo <i>Vireo olivaceus</i> | 1 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 33. | Veery <i>Catharus fuscescens</i> | 1 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 34. | Black-and-white Warbler <i>Mniotilta varia</i> | 1 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 35. | Common Yellowthroat <i>Geothlypis trichas</i> | 3 | 20 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 36. | Ring-billed Gull <i>Larus delawarensis</i> | 8 | 3 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 37. | Hairy Woodpecker <i>Dryobates villosus</i> | 1 | 3 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 38. | Pileated Woodpecker <i>Dryocopus pileatus</i> | 1 | 3 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh |  |
| 39. | Alder Flycatcher <i>Empidonax alnorum</i> | 1 | 3 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 40. | Gray Catbird <i>Dumetella carolinensis</i> | 1 | 3 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh |  |

| | | | | | | |
|-----|---|---|-------------|----------------------|-------------------|---|
| 41. | Yellow Warbler <i>Setophaga petechia</i> | 2 | 3 Jul 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 42. | Belted Kingfisher <i>Megaceryle alcyon</i> | 1 | 8 Jun 2022 | Martin Parker | Plato Creek Marsh | |
| 43. | Barn Swallow <i>Hirundo rustica</i> | 3 | 8 Jun 2022 | Martin Parker | Plato Creek Marsh | |
| 44. | Blue-winged Teal <i>Spatula discors</i> | 1 | 20 May 2022 | Donald A. Sutherland | Plato Creek Marsh |  |
| 45. | Least Flycatcher <i>Empidonax minimus</i> | 1 | 20 May 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 46. | Great Crested Flycatcher <i>Myiarchus crinitus</i> | 1 | 20 May 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 47. | Blue Jay <i>Cyanocitta cristata</i> | 1 | 20 May 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 48. | Rose-breasted Grosbeak <i>Pheucticus ludovicianus</i> | 1 | 20 May 2022 | Donald A. Sutherland | Plato Creek Marsh | |
| 49. | Eastern Phoebe <i>Sayornis phoebe</i> | 3 | 3 Jul 2021 | Kyle Blaney | Plato Creek Marsh | |
| 50. | White-breasted Nuthatch <i>Sitta carolinensis</i> | 2 | 3 Jul 2021 | Kyle Blaney | Plato Creek Marsh | |
| 51. | Northern Waterthrush <i>Parkesia noveboracensis</i> | 1 | 3 Jul 2021 | Kyle Blaney | Plato Creek Marsh | |
| 52. | Tree Swallow <i>Tachycineta bicolor</i> | 1 | 24 May 2021 | Donald A. Sutherland | Plato Creek Marsh | |
| 53. | Brown-headed Cowbird <i>Molothrus ater</i> | 1 | 24 May 2021 | Donald A. Sutherland | Plato Creek Marsh | |
| 54. | Wild Turkey <i>Meleagris gallopavo</i> | 3 | 4 Apr 2021 | Ted Stewart | Plato Creek Marsh | |
| 55. | Dark-eyed Junco <i>Junco hyemalis</i> | 1 | 4 Dec 2020 | Hailey Driscoll | Plato Creek Marsh | |
| 56. | Great Blue Heron <i>Ardea herodias</i> | 1 | 13 Apr 2020 | Donald A. Sutherland | Plato Creek Marsh |  |

| | | | | | | |
|-----|---|----|-------------|----------------------|-------------------|---|
| 57. | Green Heron <i>Butorides virescens</i> | 1 | 4 May 2017 | Donald A. Sutherland | Plato Creek Marsh | |
| 58. | Yellow-bellied Sapsucker <i>Sphyrapicus varius</i> | 1 | 4 May 2017 | Donald A. Sutherland | Plato Creek Marsh | |
| 59. | Purple Finch <i>Haemorhous purpureus</i> | 1 | 4 May 2017 | Donald A. Sutherland | Plato Creek Marsh | |
| 60. | Chipping Sparrow <i>Spizella passerina</i> | 1 | 4 May 2017 | Donald A. Sutherland | Plato Creek Marsh | |
| 61. | Ovenbird <i>Seiurus aurocapilla</i> | 1 | 4 May 2017 | Donald A. Sutherland | Plato Creek Marsh | |
| 62. | Yellow-rumped Warbler <i>Setophaga coronata</i> | 1 | 4 May 2017 | Donald A. Sutherland | Plato Creek Marsh | |
| 63. | Black-throated Green Warbler <i>Setophaga virens</i> | 1 | 4 May 2017 | Donald A. Sutherland | Plato Creek Marsh | |
| 64. | Cedar Waxwing <i>Bombycilla cedrorum</i> | 1 | 1 Jul 2016 | Joshua Vandermeulen | Plato Creek Marsh | |
| 65. | Warbling Vireo <i>Vireo gilvus</i> | 1 | 14 May 2016 | Ian Sturdee | Plato Creek Marsh | |
| 66. | American Tree Sparrow <i>Spizelloides arborea</i> | 1 | 17 Oct 2015 | Donald A. Sutherland | Plato Creek Marsh | |
| 67. | Rusty Blackbird <i>Euphagus carolinus</i> | 4 | 17 Oct 2015 | Donald A. Sutherland | Plato Creek Marsh | |
| 68. | Northern House Wren <i>Troglodytes aedon</i> | 1 | 4 Jun 2015 | Donald A. Sutherland | Plato Creek Marsh | |
| 69. | Ruby-throated Hummingbird <i>Archilochus colubris</i> | 1 | 8 May 2015 | Ian Sturdee | Plato Creek Marsh | |
| 70. | Blackpoll Warbler <i>Setophaga striata</i> | 1 | 23 May 2014 | Donald A. Sutherland | Plato Creek Marsh | ■ |
| 71. | Brant <i>Branta bernicla</i> | 30 | 19 May 2013 | Donald A. Sutherland | Plato Creek Marsh | ■ |
| 72. | Baltimore Oriole | 1 | 19 May 2013 | Donald A. Sutherland | Plato Creek Marsh | |

ADDITIONAL TAXA (1)

crow/raven sp. *Corvus sp.* 2

4 Dec 2020

Hailey Driscoll

Plato Creek Marsh

Cornell Lab of Ornithology

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Appendix G

Species List

Species List

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|-----------------|-------------------------|------------------------|------|------|
| Animalia | American Crow | Corvus brachyrhynchos | | |
| | American Goldfinch | Spinus tristis | | |
| | American Kestrel | Falco sparverius | | |
| | American Robin | Turdus migratorius | | |
| | Black-and-white Warbler | Mniotilta varia | | |
| | Black-capped Chickadee | Poecile atricapillus | | |
| | Blue Jay | Cyanocitta cristata | | |
| | Brown-headed Cowbird | Molothrus ater | | |
| | Canada Goose | Branta canadensis | | |
| | Chestnut-sided Warbler | Setophaga pensylvanica | | |
| | Chipping Sparrow | Spizella passerina | | |
| | Common Grackle | Quiscalus quiscula | | |
| | Dark-eyed Junco | Junco hyemalis | | |
| | Eastern Chipmunk | Tamias striatus | | |
| | Eastern Cottontail | Sylvilagus floridanus | | |
| | Eastern Kingbird | Tyrannus tyrannus | | |
| | Eastern Phoebe | Sayornis phoebe | | |
| | Golden-crowned Kinglet | Regulus satrapa | | |
| | Great Blue Heron | Ardea herodias | | |
| | Hairy Woodpecker | Dryobates villosus | | |
| | Marsh Wren | Cistothorus palustris | | |
| | Merlin | Falco columbarius | NAR | |
| | Northern Cardinal | Cardinalis cardinalis | | |
| | Northern Flicker | Colaptes auratus | | |
| | Northern Harrier | Circus hudsonius | NAR | |
| | Northern Leopard Frog | Lithobates pipiens | NAR | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|---------|--------------------------|-------------------------------|------|------|
| | Northern Pearly-Eye | <i>Lethe anhedon</i> | | |
| | Northern Spreadwing | <i>Lestes disjunctus</i> | | |
| | Pileated Woodpecker | <i>Dryocopus pileatus</i> | | |
| | Pine Warbler | <i>Setophaga pinus</i> | | |
| | Purple Finch | <i>Haemorhous purpureus</i> | | |
| | Red-winged Blackbird | <i>Agelaius phoeniceus</i> | | |
| | Ring-billed Gull | <i>Larus delawarensis</i> | | |
| | Ruffed Grouse | <i>Bonasa umbellus</i> | | |
| | Song Sparrow | <i>Melospiza melodia</i> | | |
| | Swamp Sparrow | <i>Melospiza georgiana</i> | | |
| | Tree Swallow | <i>Tachycineta bicolor</i> | | |
| | Turkey Vulture | <i>Cathartes aura</i> | | |
| | Veery | <i>Catharus fuscescens</i> | | |
| | White-tailed Deer | <i>Odocoileus virginianus</i> | | |
| | White-throated Sparrow | <i>Zonotrichia albicollis</i> | | |
| | Wild Turkey | <i>Meleagris gallopavo</i> | | |
| | Winter Wren | <i>Troglodytes hiemalis</i> | | |
| | Yellow Warbler | <i>Setophaga petechia</i> | | |
| | Yellow-bellied Sapsucker | <i>Sphyrapicus varius</i> | | |

| Plantae | | | | |
|----------------|---|---|-----|--|
| | (<i>Salix alba</i> X <i>Salix babylonica</i>) | <i>Salix x sepulcralis</i> | | |
| | American Beech | <i>Fagus grandifolia</i> | | |
| | American Hop | <i>Humulus lupulus</i> var. <i>lupuloides</i> | | |
| | American Mountain-ash | <i>Sorbus americana</i> | | |
| | American Speedwell | <i>Veronica americana</i> | | |
| | American Spikenard | <i>Aralia racemosa</i> | | |
| | Balsam Fir | <i>Abies balsamea</i> | | |
| | Basswood | <i>Tilia americana</i> | | |
| | Bebb's Willow | <i>Salix bebbiana</i> | | |
| | Black Ash | <i>Fraxinus nigra</i> | END | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|---------|------------------------|---|------|------|
| | Bracken Fern | <i>Pteridium aquilinum</i> | | |
| | Broad-leaved Cattail | <i>Typha latifolia</i> | | |
| | Common Burdock | <i>Arctium minus</i> | | |
| | Common Buttercup | <i>Ranuncus acris</i> | | |
| | Common Dandelion | <i>Taraxacum officinale</i> | | |
| | Common Lamb's-quarters | <i>Chenopodium album</i> | | |
| | Common Lilac | <i>Syringa vulgaris</i> | | |
| | Common Marsh Bedstraw | <i>Galium palustre</i> | | |
| | Common Milkweed | <i>Asclepias syriaca</i> | | |
| | Common Mullein | <i>Verbascum thapsus ssp. thapsus</i> | | |
| | Common Plantain | <i>Plantago major</i> | | |
| | Common Prickly-ash | <i>Zanthoxylum americanum</i> | | |
| | Common Ragweed | <i>Ambrosia artemisiifolia</i> | | |
| | Common Reed | <i>Phragmites australis</i> | | |
| | Common Scouring-rush | <i>Equisetum hyemale</i> | | |
| | Common Self-heal | <i>Prunella vulgaris ssp. vulgaris</i> | | |
| | Common Sow-thistle | <i>Sonchus oleraceus</i> | | |
| | Common St. John's-wort | <i>Hypericum perforatum ssp. perforatum</i> | | |
| | Common Timothy | <i>Phleum pratense</i> | | |
| | Common Viper's Bugloss | <i>Echium vulgare</i> | | |
| | Common Yarrow | <i>Achillea millefolium</i> | | |
| | Crack Willow | <i>Salix euxina</i> | | |
| | Eastern Hemlock | <i>Tsuga canadensis</i> | | |
| | Eastern Hop-hornbeam | <i>Ostrya virginiana</i> | | |
| | Eastern Poison Ivy | <i>Toxicodendron radicans var. radicans</i> | | |
| | Eastern Star Sedge | <i>Carex radiata</i> | | |
| | Eastern White Cedar | <i>Thuja occidentalis</i> | | |
| | Eastern White Pine | <i>Pinus strobus</i> | | |
| | Field Brome | <i>Bromus arvensis</i> | | |
| | Grey Dogwood | <i>Cornus racemosa</i> | | |

| KINGDOM | Common Name | Scientific Name | SARO | SARA |
|---------|----------------------------|--------------------------|------|------|
| | Meadow Willow | Salix petolaris | | |
| | Narrow-leaved Cattail | Typha angustifolia | | |
| | Northern Bush-honeysuckle | Diervilla lonicera | | |
| | Northern Dewberry | Rubus flagellaris | | |
| | Northern Red Oak | Quercus rubra | | |
| | Northern Water-plantain | Alisma triviale | | |
| | Norway Maple | Acer platanoides | | |
| | Orchard Grass | Dactylis glomerata | | |
| | Paper Birch | Betula papyrifera | | |
| | Pennsylvania Sedge | Carex pensylvanica | | |
| | Pussy Willow | Salix discolor | | |
| | Red Ash | Fraxinus pennsylvanica | | |
| | Red Maple | Acer rubrum | | |
| | Red Trillium | Trillium erectum | | |
| | Red-osier Dogwood | Cornus sericea | | |
| | Rough-leaved Mountain Rice | Oryzopsis asperifolia | | |
| | Speckled Alder | Alnus incana ssp. rugosa | | |
| | Sugar Maple | Acer saccharum | | |
| | Trembling Aspen | Populus tremuloides | | |
| | Upright Brome | Bromus erectus | | |
| | White Ash | Fraxinus americana | | |
| | White Elm | Ulmus americana | | |
| | White Oak | Quercus alba | | |
| | White Trillium | Trillium grandiflorum | | |
| | Wild Carrot | Daucus carota | | |
| | Wild Sarsaparilla | Aralia nudicaulis | | |
| | Wild Strawberry | Fragaria virginiana | | |
| | Winged Loosestrife | Lythrum alatum | | |
| | Yellow Birch | Betula alleghaniensis | | |
| | Yellow Trout-lily | Erythronium americanum | | |

Appendix H

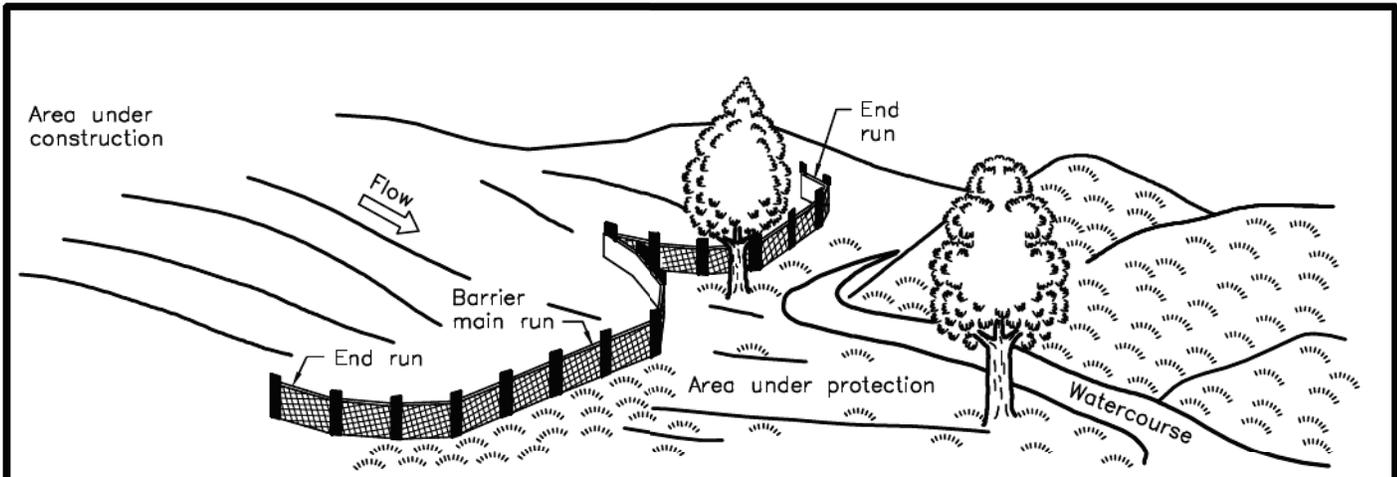
Significant Wildlife Habitat (SWH)

| Significant Wildlife Habitat Screening | | | | |
|--|---|--------------|-------------|--|
| Significant Wildlife Habitat Type | General Habitat Description | ELC Observed | SWH Present | Comments |
| Wildlife Concentration Areas | | | | |
| Waterfowl Stopover and Staging Areas (Terrestrial) | Fields with sheet water during the spring | NO | NO | ELC not observed |
| Waterfowl Stopover and Staging Areas (Aquatic) | Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration | YES | YES | Wooded Swamp Habitat |
| Shorebird Migratory Stopover Area | Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats | NO | NO | ELC not observed |
| Raptor Wintering Area | The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors | NO | NO | ELC not observed |
| Bat Hibernacula | Caves, mine shafts, underground foundations and Karsts. Hibernacula relatively poorly known | NO | NO | ELC not observed |
| Bat Maternity Colonies | Mature forests with >10 ha of large diameter (>25 cm dbh) wildlife trees, 21 snags per hectare preferred | YES | YES | Upland Woodland and Wooded Swamp Habitat |
| Turtle Wintering Areas | Within core habitat, water must be deep enough not to freeze and have soft mud substrates | NO | NO | ELC not observed |
| Reptile Hibernaculum (Turtles assessed separately) | Below frost lines in burrows, rock crevices and other natural or naturalized locations. Rock crevices, talus slopes, etc. | YES | NO | ELC not observed |
| Colonial Nesting Bird Breeding Habitat (Bank and Cliff) | Eroding banks, sandy hills, borrow pits, steep slopes, sand piles, cliff faces, bridge abutments, silos, barns. Man-made structure and disturbance over 2 years old | NO | NO | ELC not observed |
| Colonial Nesting Bird Breeding Habitat (Tree/Shrubs) | Live or dead standing trees (typically 11 to 15 m tall) in wetlands, lakes, islands and peninsulas. Occasionally shrubs and emergent vegetation. | YES | NO | ELC not observed |
| Colonial Nesting Bird Breeding Habitat (Ground) | Rocky island or peninsula within a lake or river. Close proximity to watercourses in open fields or pastures with scattered trees or shrubs | NO | NO | ELC not observed |
| Migratory Butterfly Stopover Areas | At least 10 ha in size with combination of field and forest within 5 km of Lake Ontario | NO | NO | ELC not observed |
| Landbird Migratory Stopover Areas | Woodlots need to be >10 ha in size and within 5 km of Lake Ontario | YES | NO | Not within 5 km of Lake Ontario |
| Deer Yarding Areas | Core (Stratum I) is located within Stratum II. Core is critical for survival of deer during winter months | YES | NO | Stratum I ~ 900 m North, Not present on-site. |
| Deer Winter Congregation Areas | Large woodlots typically >100 ha, however smaller woodlots with densities of 0.1 - 1.5 deer/ha may also be considered | YES | NO | ELC not observed |
| Rare Vegetation Communities | | | | |
| Cliffs and Talus Slopes | Cliff is vertical to near vertical >3 m tall Talus slope is rock rubble at base of a cliff made up of coarse rock debris | NO | NO | ELC not observed |
| Sand Barren | Typically >0.5 ha with exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion | NO | NO | ELC not observed |
| Alvar | Typically >0.5 ha with level, mostly fractured calcareous bedrock | NO | NO | ELC not observed |
| Old Growth Forest | Woodland areas 30 ha or greater with at least 10 ha interior habitat assuming 100 m buffer at edge of forest | YES | YES | Present, on-site woodland plus neighbouring lands. |
| Savannah | Any tallgrass prairie habitat that has tree cover between 25 - 60% | NO | NO | ELC not observed |
| Tallgrass Prairie | Dominated by prairie grasses with < 25% tree cover | NO | NO | ELC not observed |
| Other Rare Vegetation Communities | Beaches, fens, forest, marsh, barrens, dunes and swamps | NO | NO | ELC not observed |
| Specialized Habitat for Wildlife | | | | |
| Waterfowl Nesting Area | Extends 120 m from a wetland (>0.5 ha) or a wetland (>0.5 ha) and any small wetlands or a cluster of 3 small wetlands where waterfowl nesting is known to occur | NO | NO | ELC not observed |
| Bald Eagle and Osprey Nesting, Foraging and Perching Habitat | Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands or in structures over water | YES | YES | Present, woodland edge on subject property. |
| Woodland Raptor Nesting Habitat | All natural or conifer plantation woodland / forest stands >30 ha with >10 ha of interior habitat | YES | YES | Present, woodland edge on subject property. |
| Turtle Nesting Areas | Close to water with sand and gravel that turtles are able to dig in, located in open sunny areas. | NO | NO | ELC not observed |
| Seeps and Springs | Any forested area (with >25% meadow/field/pasture) within headwaters of a stream or river system | NO | NO | No groundwater features detected at surface. |
| Amphibian Breeding Habitat (Woodland) | Presence of a wetland, pond or woodland pool >500m ² , within or adjacent to woodland | YES | NO | Upland woodland contains no ephemeral pool areas. |

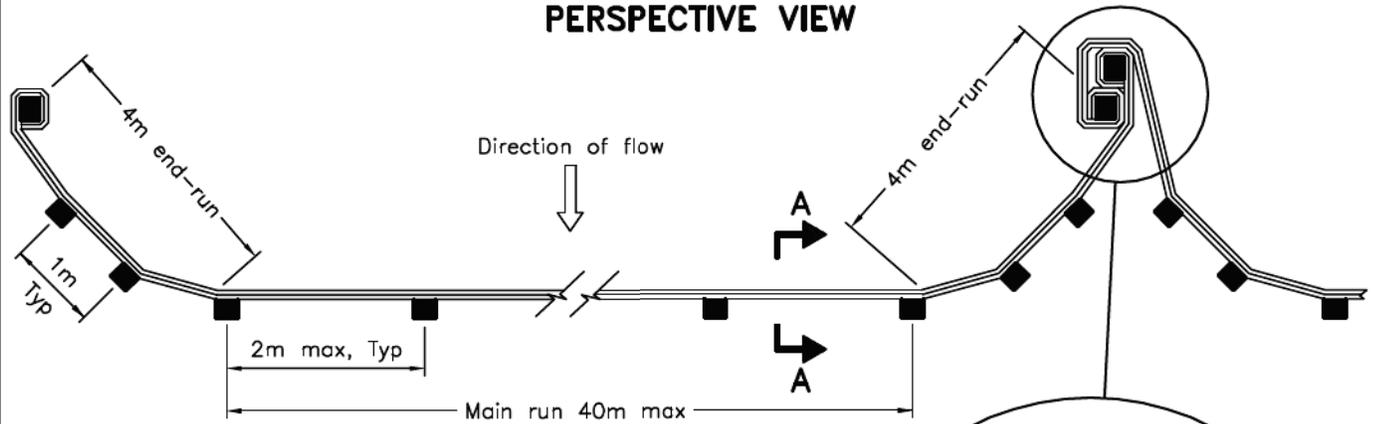
| Significant Wildlife Habitat Screening | | | | |
|---|--|--------------|-------------|--|
| Significant Wildlife Habitat Type | General Habitat Description | ELC Observed | SWH Present | Comments |
| Amphibian Breeding Habitat (Wetlands) | Wetlands >500m ² (25m diameter), supporting high species diversity | YES | YES | PSW |
| Woodland Area-Sensitive Breeding Bird Habitat | Habitats where interior forest birds are breeding, typically large mature (>60 yrs old) forest stands or woodlots >30 ha | YES | YES | Mature Upland and Wooded Swamp habitats present. |
| Habitat of Species of Conservation Concern (other than Threatened or Endangered) | | | | |
| Marsh Breeding Bird Habitat | Nesting occurs in wetlands consisting of shallow water with emergent aquatic vegetation Green Heron: edge water habitat | YES | NO | ELC not observed |
| Open Country Bird Breeding Habitat | Large grassland areas (including natural and cultural field and meadows) >30 ha | NO | NO | ELC not observed |
| Shrub/Early Successional Bird Breeding Habitat | Large field areas succeeding to shrub thicket habitats >10 ha in size | NO | NO | ELC not observed |
| Terrestrial Crayfish | Wet meadow edges of shallow marshes Only found in SW Ontario | YES | NO | Not in SW Ontario |
| Special Concern and Rare Wildlife Species | All Special Concern and Provincially Rare plant and animal species. May also consider Area Sensitive and Culturally Sensitive Species | YES | YES | Habitat present for Special Concern Woodland avian. |
| Animal Movement Corridors | | | | |
| Amphibian Movement Corridors | Determined as part of breeding habitat assessment | YES | YES | Along the eastern edge of the property in channelized ditch. |
| Deer Movement Corridors | All proposals within Stratum II Deer Wintering Area have potential for corridors | YES | NO | Not within Stratum II |
| General Comments: | | | | |

Appendix I

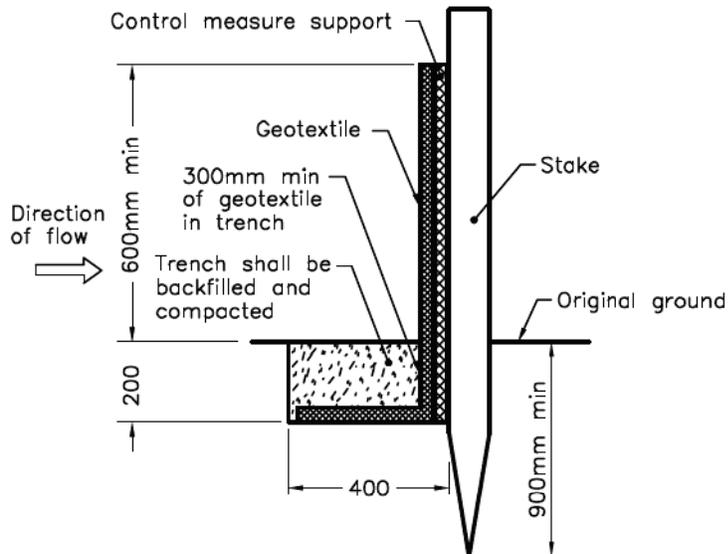
OPSD Heavy-duty Silt Fence



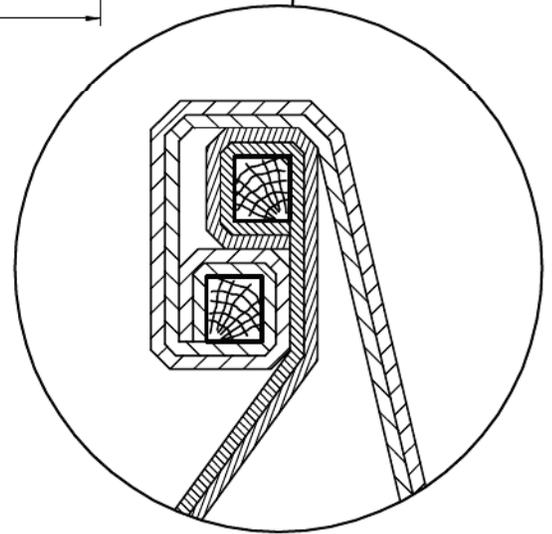
PERSPECTIVE VIEW



PLAN



SECTION A-A



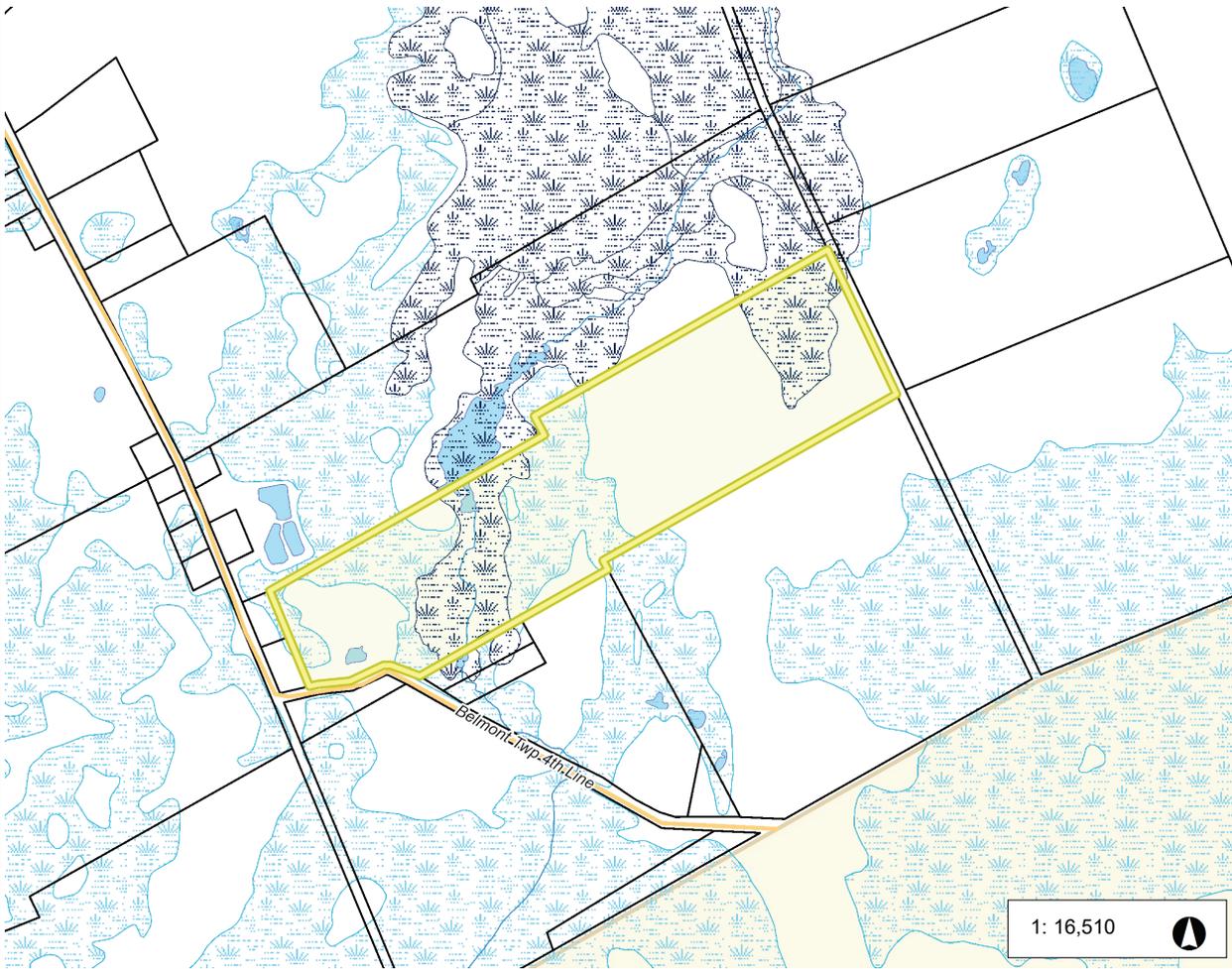
JOINT DETAIL

NOTE:

A All dimensions are in millimetres unless otherwise shown.

| | | | | |
|---|--|---------------------|-------|---|
| ONTARIO PROVINCIAL STANDARD DRAWING | | Nov 2015 | Rev 2 |  |
| HEAVY-DUTY SILT FENCE BARRIER | | ----- | | |
| Open Session Regular Council Meeting - March 18, 2025 | | OPSD 219.130 | | |

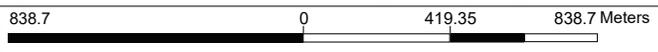
391 Belmont Twp 4th Line



Legend

- Roads < 50,000**
 - PRIV : Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000**
 - Major Roads
 - Local Roads
- Peterborough Proposed Bypass
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada I
- Rivers
 - Intermittent
 - Permanent
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
 - <all other values>
 - COUNTY OF PETERBOROUGH

1: 16,510 



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

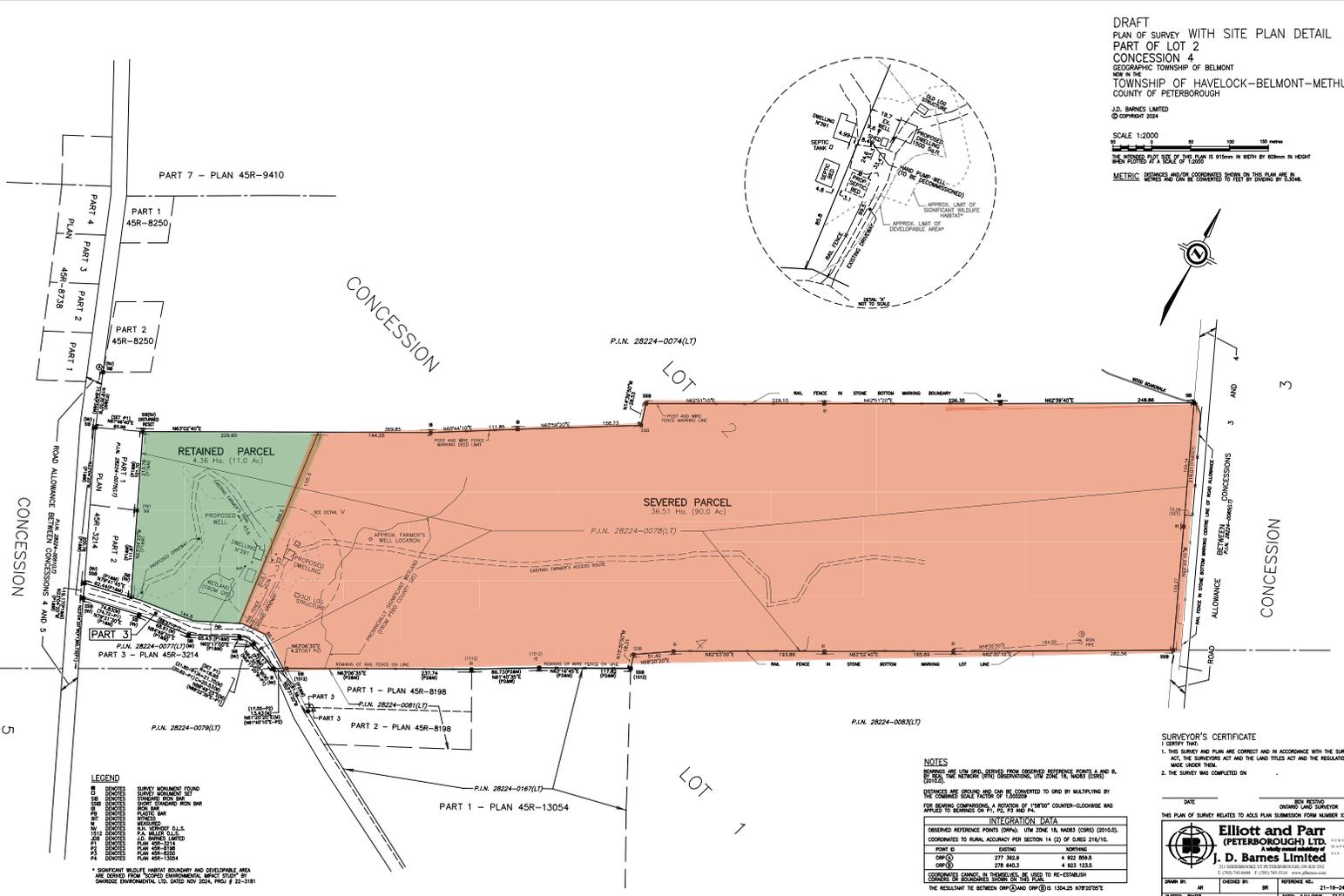
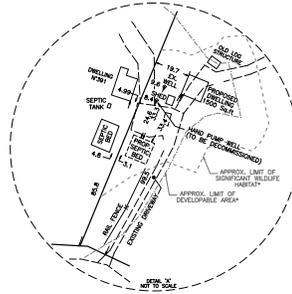
DRAFT
 PLAN OF SURVEY WITH SITE PLAN DETAIL
 PART OF LOT 2
 CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF BELMONT
 MADE IN THE
 TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
 COUNTY OF PETERBOROUGH

J.D. BARNES LIMITED
 © COPYRIGHT 2024

SCALE 1:2000

THE HORIZONTAL SCALE OF THIS PLAN IS 1:2000 IN WIDTH BY 400mm IN HEIGHT
 WHEN PRINTED AT A SCALE OF 1:2000

METRIC DIMENSIONS AND/OR COORDINATES SHOWN ON THIS PLAN ARE BY
 METRIC UNITS AND ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE STATED.



- LEGEND**
- SP SURVEY MONUMENT FOUND
 - SB SURVEY MONUMENT SET
 - ST STAKE
 - SS STAKE WITH IRON BAR
 - SS STAKE WITH ALUMINUM BAR
 - SS STAKE WITH PLASTIC BAR
 - SS STAKE WITH WOODEN BAR
 - SS STAKE WITH METAL BAR
 - SS STAKE WITH CONCRETE BAR
 - SS STAKE WITH BRICK BAR
 - SS STAKE WITH GLASS BAR
 - SS STAKE WITH CERAMIC BAR
 - SS STAKE WITH PLASTER BAR
 - SS STAKE WITH GIPSUM BAR
 - SS STAKE WITH SOAPSTONE BAR
 - SS STAKE WITH MARBLE BAR
 - SS STAKE WITH QUARTZITE BAR
 - SS STAKE WITH GRANITE BAR
 - SS STAKE WITH SLATE BAR
 - SS STAKE WITH SCHIST BAR
 - SS STAKE WITH GNEISS BAR
 - SS STAKE WITH METAMORPHIC BAR
 - SS STAKE WITH IGY BAR
 - SS STAKE WITH METEORIC BAR
 - SS STAKE WITH UNKNOWN BAR

* SIGNIFICANT RESULT HAZARD BOUNDARY AND DEVELOPABLE AREA
 ARE DERIVED FROM 'NOVEMBER ENVIRONMENTAL IMPACT STUDY' BY
 DYNAMIC ENVIRONMENTAL LTD. DATED NOV 2024, PWD # 22-3181

NOTES

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON _____ DATE.

FOR BEARING COMPASSING, A PORTION OF 1"X30" COUNTER-GLOSSWARE WAS APPLIED TO BEARINGS ON P. 12, P. 13 AND P. 14.

FOR BEARING COMPASSING, A PORTION OF 1"X30" COUNTER-GLOSSWARE WAS APPLIED TO BEARINGS ON P. 12, P. 13 AND P. 14.

COORDINATE SYSTEM: NAD 83 (GCS NAD83) UTM ZONE 18, WGS84 (GRS) (2011.0), COORDINATES TO HORIZONTAL ACCURACY PER SECTION 14 (2) OF OREGON 216/76.

| INTEGRATION DATA | |
|------------------|-----------------------|
| POINT ID | COORDINATES |
| ORP(1) | 277 363.8 4 802 899.3 |
| ORP(2) | 278 404.3 4 802 113.5 |

THE REGULATOR BE BETWEEN ORP(1) AND ORP(2) IS 1304.25 NTP207676.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON _____ DATE.

DATE: _____
 SURVEYOR: _____
 ONSHORE AND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AALS PLAN SUBMISSION FORM NUMBER XXXXXXX

Elliott and Parr
(PETERBOROUGH) LTD.
 A WHOLLY OWNED SUBSIDIARY OF
J. D. Barnes Limited

211 HERRINGWOOD AVENUE, PETERBOROUGH, ONTARIO, CANADA
 P. 705.754.8484 F. 705.754.8484 WWW.ELLIOTTANDPARR.COM

DRAWN BY: AR
 CHECKED BY: BR
 REFERENCE NO.: 21-19-244-00
 PLAN: 21/12/25 FILE: 21-19-244-00

21 February 2025

Ann Hamilton
County of Peterborough
Land Division Office
County Court House
470 Water Street
Peterborough, Ontario
K9H 3M3



Dear Ms. Hamilton,

**RE: Application for Consent B-129-21 (Our File: PC-006/22) – Amendment #2
Part of Lot 2, Concession 4
391 Belmont Township 4th Line
Township of Havelock-Belmont-Methuen
ARN: 1531 010 002 14400**

Sent via email

The above application for consent has been reviewed with regards to the applicability of Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits pursuant to the *Conservation Authorities Act* and the Provincial Planning Statement (PPS). Through a memorandum of understanding between Conservation Ontario, the Ministry of Natural Resources and the Ministry of Municipal Affairs and Housing, Conservation Authorities are responsible for representing Provincial interest in planning matters as they relate to natural hazards (Section 5.2 Natural Hazards, PPS).

Please be advised that this recommendation is based on the best available data, including aerial imagery, LiDAR, GIS data and the information submitted to this office by Peterborough County regarding Application for Consent B-129-21 Amended which included a Scoped Environmental Impact Study prepared by Oakridge Environmental, dated January 2025, titled *Scoped Environmental Impact Study (sEIS) Proposed Single Residential Severance 391 Belmont Township 4th Line Part of Lot 2, Concession 4 (Belmont) Township of Havelock-Belmont-Methuen, County of Peterborough*, and a sketch showing the location of the proposed future development which is outside of the CVCA's watershed. A site visit was completed on 28 July 2022.

Our understanding of the proposed application is to sever a lot for the purposes of creating a building lot. The proposed severed lot is to have approximately 86.1 metres of frontage on Belmont Township 4th Line, a depth of approximately 266.2 metres, resulting in a total area of approximately 36.51 ha. The proposed retained lands are to have approximately 144.8 metres of frontage along Belmont Township 4th Line, a depth of approximately 266.2 metres resulting in a total area of approximately 4.36 ha. The proposed severed lands are vacant with the exception of an old log structure while the proposed retained lands are built out with a dwelling and well. The site plan provided with the consent application shows the proposed dwelling on the severed lands outside of the CVCA's watershed.

RECOMMENDATION

In summary, the Crowe Valley Conservation Authority **does not object** to this application for consent from a Natural Hazards perspective. At this time, the application is believed to be consistent with Section 5.2 Natural Hazards of the PPS.

Only a portion of the subject lands are within the CVCA's watershed. The proposed retained lands are not within the CVCA's watershed and portions of the proposed severed lands are within the CVCA's watershed. The CVCA would need to review the exact location and specific project details of any proposed development (construction/filling/grading/excavating) on the severed lands to determine if a [CVCA Permit Application](#) from this office is required.

SECTION 5.2 NATURAL HAZARDS, PROVINCIAL PLANNING STATEMENT

Concerning Section 5.2 Natural Hazards of the PPS, the CVCA has reviewed the applications with respect to flooding, erosion, and hazards associated with unstable soil and bedrock.

Flooding Hazard

A flooding hazard means the inundation of areas adjacent to a shoreline of a river or stream system not ordinarily covered by water. The flood hazard limit is based on a regulatory flood event standard and is represented by an elevation to which water would rise under the conditions of a 100-year flood event. That is, conditions that have a 1% chance in taking place any given year.

The proposed subject lands do not appear to be susceptible to a flooding hazard.

Erosion Hazard

An erosion hazard means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a 100-year time span), an allowance for slope stability, and an erosion access allowance.

The subject lands do not appear to be susceptible to an erosion hazard.

Other Hazards

Please note that this office has mapping (prepared by the Ontario Geological Survey) which indicates that there is a potential presence of karst in this area. Karst topography exists in areas where water flowing over and through limestone and dolomite bedrock creates sinkholes, trenches and underground caverns often resulting in unstable bedrock. If karst is identified on the subject property, the landowners may require an evaluation by a qualified engineer to determine stability of the bedrock, and a permit will be required from the CVCA prior to development.

Crowe Valley Source Protection Area – Trent Source Protection Plan

The subject property is within the Crowe Valley Source Protection Area, one of five Source Protection Areas in the Trent Conservation Coalition Source Protection Region.

Proposed development that requires a municipal building permit or approval under the Planning Act is subject to review under the Clean Water Act. This review confirms whether the subject property is located within a vulnerable area where land-based activities can be significant threats to municipal sources of drinking water.

This review has determined that the subject property is not located within a vulnerable area where significant threats can occur. **This means that Trent Source Protection Plan policies do not apply and a Restricted Land Use Notice issued under section 59 of the Clean Water Act is not required.**

O.REG 41/24 Prohibited Activities, Exemptions and Permits

In regard to Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits pursuant to the *Conservation Authorities Act*, only a portion of the subject lands are within the CVCA's regulated area. The proposed retained lands are not within the CVCA's watershed and portions of the proposed severed lands are within the CVCA's watershed. Portions of the severed lands appear to be within the CVCA's regulated area due to the Blairton Station Provincially Significant Wetland and wetlands greater than 2ha. The CVCA regulates 30 metres from Provincially Significant Wetlands and wetlands greater than 2ha and will apply a 30 metre setback from the wetland boundary. The CVCA would need to review the exact location and specific project details of any proposed development (construction/filling/grading/excavating) on the severed lands, including changes to the Farmer's Access Route to determine if a [CVCA Permit Application](#) from this office is required.

As per the scoped Environmental Impact Study *the area where the site alterations are proposed to occur on the proposed severed lot is not subject to the CVCA's policies, as it is outside of the jurisdictional boundary of any Conservation Authority. However, the eastern portion of the property would be subject to CVCA's policies and a 30 m setback can be applied to any/all*

regulated wetlands and watercourses. Those lands that are subject to the CVCA policies will remain in an entirely natural state and the property owner would not require a permit to complete any site alterations in the western two-thirds of the property.

There is an existing Farmer's Access Route identified on the site plan and was observed by CVCA staff during the 2022 site visit. Any proposed development activities regarding the Access Route will likely require permission from the CVCA. Changes to the Access Route may require engineering and adhere to the guidance provided in the *Scoped Environmental Impact Study (sEIS) Proposed Road Access, Residential and Kennel Development, 391 Belmont Township 4th Line Part of Lot 2, Concession 4 (Belmont) Township of Havelock-Belmont-Methuen, County of Peterborough*, dated January 2023

Should any of the details of this proposal change please notify our office and we will amend our comments as necessary. We respectfully request a copy of the decision made on this application. Should you have any questions please do not hesitate to contact me.

Best regards,



Beth Lowe
Regulations Officer
Crowe Valley Conservation Authority