



# Township of Georgian Bluffs Committee of Adjustment Agenda

March 18, 2025, 5:00 p.m.

Virtual - Microsoft Teams

To register to speak at the meeting, contact the Clerk's Department at [clerks@georgianbluffs.ca](mailto:clerks@georgianbluffs.ca) or call 519-376-2729 ext. 602

To watch this meeting online, visit the [Township of Georgian Bluffs' Council YouTube Channel](#)

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Pages

1. **Call to Order**

2. **Territorial Acknowledgment**

In the spirit of reconciliation, we acknowledge with respect, the history and living culture of the Anishinaabek: The People of the Three Fires known as Ojibway, Odawa, and Pottawatomi Nation, who have inhabited this land from time immemorial. We recognize that these lands are the territories of the Chippewas of Saugeen and the Chippewas of Nawash, collectively known as the Saugeen Ojibway Nation, the keepers of this land.

Georgian Bluffs is located on lands encompassed by Treaties 45 ½ , 67, 72, 82 and 93. We reflect on our role as Treaty People and, the need to live in respect and peace and show respect to the first peoples who inhabit these lands and waters.

3. **Approval of Agenda/Additions to the Agenda**

**Recommendation:**

That the agenda be approved as presented.

4. **Declaration of Pecuniary Interest**

5. **Minutes of Previous Meetings**

5.1 February 18, 2025

5

**Recommendation:**

That the minutes of the Committee of Adjustment meeting held February 18, 2025 be approved.

**6. New Business**

6.1 New Applications

**Recommendation:**

It has been demonstrated that applications B-24-27 and B-29-24 for Micha and Serge Marcella, for the lands legally described as CON 25 PT LOTS 21 & 22 RP; 16R4655 PART 2 and CON 25 PT LOT 22 CON 24 PT; LOT 22 RP- 16R4655 PART 3, Township of Keppel, Georgian Bluffs, are consistent with the Provincial Planning Statement 2024, conform to the County of Grey's Official Plan, and conform to the Niagara Escarpment Plan. It is recommended that the applications be approved subject to the following conditions:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(45) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision.
3. That, pursuant to Section 53(42) of the *Planning Act*, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. Note: Section 53(43) of the *Planning Act* requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).
4. That the Owner(s) pays the applicable consent cancellation and consent certification fee at the time of certification of the deeds.
5. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Georgian Bluffs.

**Recommendation:**

Application A-03-25 for Lisa Ireland and Robert Palmer requesting relief from *Zoning By-law 2020-020* Section 5.1.1 to allow for an accessory garage to be located on the subject property without a principal building. Application A-03-25 satisfies the four tests of a Minor Variance as required by the *Planning Act, R.S.O. 1990, c.P.13*. It is recommended that Application A-03-25 be approved subject to the conditions outlined herein.

**7. Unfinished Business**

None

**8. Date of Next Regular Meeting/Adjournment**

Committee of Adjustment - April 15, 2025 at 5:00 p.m.

**Recommendation:**

That the meeting be adjourned at \_\_:\_\_ p.m.





# Township of Georgian Bluffs

## Committee of Adjustment Minutes

February 18, 2025, 5:00 p.m.

Members Present: Member Cathy Moore Coburn  
Member Michelle Le Dressay (Vice-Chair)  
Member Ron Glenn  
Member Elgin McMillian

Members Absent: Member Ryan Thompson (Chair)

Staff Present: Carly Craig, Manager of Legislative Services/Clerk  
Michael Benner, Director of Development and Infrastructure

**This document can be made available in other accessible formats or with communications supports as soon as practicable and upon request.**

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### 1. Call to Order

Vice-Chair Le Dressay called the meeting to order at 5:00 p.m.

### 2. Territorial Acknowledgement

Vice-Chair Le Dressay opened the meeting with the territorial acknowledgement statement.

Due to technical difficulties with the meeting livestream, the Committee recessed at 5:02 p.m.

### 3. Approval of Agenda/Additions to the Agenda

The livestream connection was restored and the Committee returned from recess at 5:32 p.m.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

**That the agenda be approved as presented.**

Approved

**4. Declaration of Pecuniary Interest**

None declared.

**5. Minutes of Previous Meetings**

5.1 January 14, 2025

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore Coburn

**That the minutes of the Committee of Adjustment meeting held on January 14, 2025, be adopted.**

Approved

**6. New Business**

6.1 New Applications

6.1.1 DEV2025-008 - Consent Report for Application B04-25 (Taborda)

Vice-Chair Le Dressay called the public hearing to order at 5:35 p.m.

The Deputy Secretary-Treasurer indicated there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on January 21, 2025, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the severance application, and the comments received to date.

Agent for the applicants, Ron Davidson, was present. Mr. Davidson provided a brief overview of the application and was present to respond to questions of the Committee.

No members of the public registered to provide comment in support or in opposition of the application.

Moved By: Member Ron Glenn

Seconded By: Member Cathy Moore

COA2025-05

**It has been demonstrated that application B04-25 for the lands described as KEPPEL CON 1 SCD PT LOTS 27; AND 28 CON 2 SCD PT LOT 27 and municipally addressed as 719493 Highway 6, is consistent with the PPS, conforms with the County of Grey Official Plan and complies with the Township of Georgian Bluffs Zoning By-law. It is recommended that Consent Application B04-25 be approved subject to the following conditions:**

- 1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office. The Reference Plan should conform substantially to the sketch (Figure 1) filed with the Application for Consent.**
- 2. That the Owner(s) pays the applicable consent certification fee at the time of certification of the deeds.**
- 3. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Georgian Bluffs.**

Approved

The public hearing was adjourned at 5:45 p.m.

6.1.2 DEV2025-009 - Consent Report for Application B09/25 Surplus Farm Dwelling (Goodacre)

Vice-Chair Michelle Le Dressay called the public meeting to order at 5:46 p.m.

The Deputy Secretary-Treasurer indicated there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on January 22, 2025, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the severance application, and the comments received to date.

The Committee sought no clarification on whether comments from Grey Sauble Conservation Authority on the hazard lands identified in Grey County's comments were received. The Planner responded, noting that comments were received a few days prior to the meeting noting no objection to the proposed consent.

The applicants were not present.

No members of the public registered to provide comment in support or in opposition to the application

Moved By: Member Elgin McMillian  
Seconded By: Member Ron Glenn  
COA2025-06

**It has been demonstrated that application B09/25 for James and Amanda Goodacre for lands described as Lot 19, Concession 24 Keppel Township, is consistent with the Provincial Policy Statement, conforms to the County of Grey's Official Plan, and complies with the intent of the Township of Georgian Bluffs' Zoning By-law 2020-020. It is recommended**

**that the application be approved subject to the following conditions:**

- 1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.**
- 2. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).**
- 3. That the applicant pays the applicable consent certification fee at the time of certification of the deeds.**
- 4. That a supporting Zoning By-law Amendment be in force and effect to re-zone the lands to a site-specific zone under the AG Zone to prohibit the future construction of a new residential dwelling of any type on the retained lands.**

Approved

The public hearing was adjourned at 5:54 p.m.

#### 6.1.3 DEV2025-012 - Minor Variance Application A01/25 (Wingert)

Vice-Chair Le Dressay called the public hearing to order at 5:55 p.m.

The Deputy Secretary-Treasurer indicated there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on January 22, 2025, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of

Adjustment, you must make a written request to the Secretary Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the severance application, and the comments received to date.

The Committee sought clarification on the County's comment about stormwater management being of less concern with this application. The Planner responded, noting that the applicants have been working with Grey Sauble Conservation Authority and many of the other studies completed through that approval process have addressed stormwater considerations on the lands. In addition, there was some discussion about the natural heritage comments provided by Grey County.

The applicant, David Wingert, were present to speak to questions of the Committee.

No members of the public registered to provide comment in support or in opposition to the application.

Moved By: Member Cathy Moore Coburn  
Seconded By: Member Ron Glenn  
COA2025-07

**It has been demonstrated that application A01/25 for David and France Wingert has satisfied Section 45(1) of the Planning Act and has demonstrated that the application is:**

- 1. Minor in nature;**
- 2. Appropriate or desirable use of the land, building or structure;**
- 3. Maintains the general intent and purpose of the Official Plan, and;**
- 4. Maintains the general intent and purpose of the Zoning By-law.**

**Therefore, it is recommended that Minor Variance Application A01/25 be approved.**

Approved

The public hearing was adjourned at 6:19 p.m.

6.2 DEV2025-010 - Committee of Adjustment – Changing Approval Scenarios

The Director of Development and Infrastructure provided an overview of the report in response to a request of the Committee to clarify approval scenarios.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Ron Glenn

COA2025-08

**That report DEV2025-010 be received for information.**

Approved

6.3 COR2025-09 - Committee of Adjustment Meeting Efficiencies

The Manager of Legislative Services/Clerk provided an overview of the report, noting the recommendation was before the Committee as an identified efficiency.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Elgin McMillian

COA2025-09

**That the Committee hereby endorses moving its meetings to virtual participation only; and**

**That the Committee hereby recommends that section 11.0 of By-Law 2022-042 – Committee of Adjustment Procedure By-Law be amended with respect to the location of meetings.**

Approved

**7. Unfinished Business**

7.1 DEV2025-011 - Severance Report for Consent Application B28/24 (Catto)

Member Ron Glenn left the meeting at 6:30 p.m.

Vice-Chair Le Dressay called the public meeting to order at 6:31 p.m.

The Deputy Secretary-Treasurer indicated there have been no request(s) for deferral or withdrawal of the application. Notice of this Severance, in accordance with Ontario Regulation 197/96, made under the Planning Act, was given on December 9, 2024, by ordinary mail to all property owners within 60 metres of the property which is subject to the application and to all the required agencies. Notice was also posted on the Subject Lands and the Township's website. If you wish to be notified of the decision of the Committee of Adjustment, you must make a written request to the Secretary-Treasurer of the Committee. Only a person or public body that requests a notice of decision of the Committee in respect to this proposed Severance may submit an appeal.

The Planner provided an overview of the severance application, and the comments received to date.

The Applicant was not present to speak to the application or questions of the Committee.

No members of the public registered to provide comment in support or in opposition to the application.

Members of the Committee requested clarification from the planner with respect to permits required by the Niagara Escarpment Commission, as a result an additional condition was added and the motion was amended as follows:

Moved By: Member Elgin McMillian

Seconded By: Member Cathy Moore Coburn

COA2025-10

**It has been demonstrated that application B28/24 for Glen Catto for lands described as Part Lots 4 and 5, Con 1 NCD, Part Lots 2, 3, and 5, Conc 1 NCD, and Lot 4, Con 2 NCD, Geographic Township of Derby, Township of Georgian Bluffs, County of Grey, is consistent with the Provincial Planning Statement, conforms to the County of Grey's Official Plan, complies with the intent of the Township of Georgian Bluffs' Zoning By-law and does not conflict with the Niagara Escarpment Plan. It is recommended that the application be approved subject to the conditions noted herein; and**

**That a permit from the Niagara Escarpment Commission be approved and a Notice of Approval from the NEC be provided to the**



**Township in accordance with the requirements of the *Niagara Escarpment Planning and Development Act*, as amended, and the *Niagara Escarpment Plan*, as amended.**

Approved

The public hearing was adjourned at 6:45 p.m.

**8. Date of Next Regular Meeting/Adjournment**

Vice-Chair Le Dressay noted that the Committee of Adjustment would meet as regularly scheduled on March 18, 2025 at 5:00 p.m.

Moved By: Member Cathy Moore Coburn

Seconded By: Member Elgin McMillian

**That the meeting be adjourned at 6:46 p.m.**

Approved

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Chair, Ryan Thompson

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Deputy Secretary Treasurer, Michael Benner



**Date:** Tuesday, March 18, 2025  
**From:** Madelen Fellows, Consultant Planner  
**Subject:** **Report for Severance B-27-24 and Cancelation B-29-24 (Marce**

**Report** DEV2025-20

This document and its attachments are public and available in an accessible format upon request.

## Recommendation

It has been demonstrated that applications B-24-27 and B-29-24 for Micha and Serge Marcella, for the lands legally described as CON 25 PT LOTS 21 & 22 RP; 16R4655 PART 2 and CON 25 PT LOT 22 CON 24 PT; LOT 22 RP- 16R4655 PART 3, Township of Keppel, Georgian Bluffs, are consistent with the Provincial Planning Statement 2024, conform to the County of Grey's Official Plan, and conform to the Niagara Escarpment Plan. It is recommended that the applications be approved subject to the following conditions:

1. That a Reference Plan be completed, and a copy filed with the Municipal Clerk or an exemption from the Reference Plan be received from the Land Registry Office.
2. That, pursuant to Section 53(45) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision.
3. That, pursuant to Section 53(42) of the *Planning Act*, the 'Certificate of Consent' be affixed to the deed within two years of the giving of the Notice of Decision. Note: Section 53(43) of the *Planning Act* requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e., stamping of the deed).
4. That the Owner(s) pays the applicable consent cancellation and consent certification fee at the time of certification of the deeds.
5. That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Georgian Bluffs.

Report # DEV2025-20

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## Application Summary

**Applicant:** Cuesta Planning Consultants Inc.  
**Owner(s):** Micah Marcella & Serge Marcella  
**Civic Address:** 482464 Colpoys's Range Road (Micah Marcella); 482470 Colpoys's Range Road (Micah and Serge Marcella)  
**Subject Lands:** CON 25 PT LOTS 21 & 22 RP; 16R4655 PART 2 and CON 25 PT LOR 22 CON 24 PT; LOT 22 RP- 16R4655 PART 3, Geographic township of Keppell, Township of Georgian Bluffs  
**ARN:** 420362000614505  
420362000614500

Application, B-27-24 proposes to sever 2.94 hectares of farmland, leaving a Retained Lot having a lot area of 73.42 hectares. This application follows a cancellation application for previous consent B457/90, from 1990. This previous consent had severed the two retained parcels shown on Figure 1. The cancellation application has the effect of merging these two parcels into one. Figure 2 demonstrates the proposed consent.

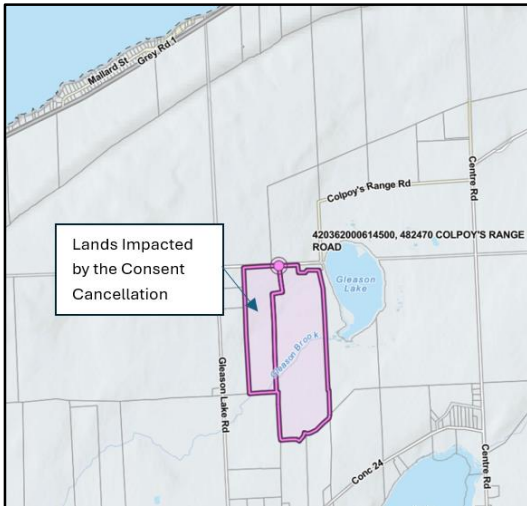


Figure 1 Location Map Showing Previous Consent To be Cancelled

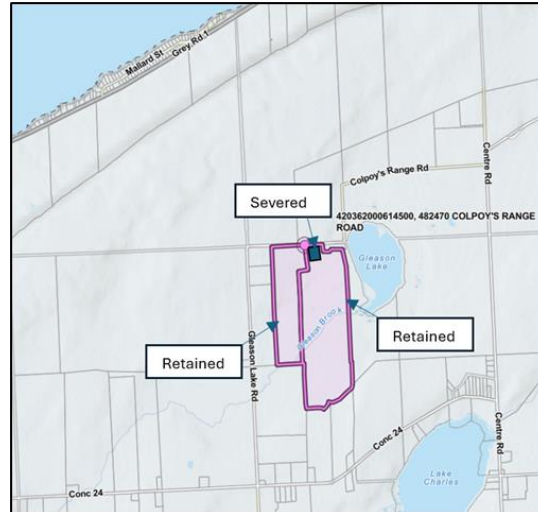


Figure 2 Location Map Showing Severed and Retained Parcels for B-27-24

The subject lands include two existing farm properties each containing its own farm-related residential dwelling. The Severed Lot currently has a single detached dwelling, barn and outbuilding. The Retained Lot contains a single-detached dwelling, a workshop, and a barn. The subject property is located approximately 15km north of the

Report # DEV2025-20

Roll # 420362000614505,  
420362000614500



Cobble Beach and the East Linton Settlement Areas and approximately 7km east of Wiarton. The Skinner's Bluff Management area is present to the northeast of the subject lands. The Colpoy's Bay (Georgian Bay) shoreline is located about 2.5km to the north and Gleason Lake is situated within close proximity to the subject lands, separated by an abutting farm also owned by the applicant. The site is surrounded primarily by agricultural lands and woodlands. No new buildings or structures are proposed for the severed or retained lands at this time.

Also, the subject lands are subject to the policies of the Niagara Escarpment Plan (NEP). Previous consultation with the Niagara Escarpment Commission (NEC) has occurred. As the proposal does not contemplate any new buildings or structures on the subject properties, a Niagara Escarpment Development Permit Application is not required.

The severed and retained parcels will remain as is and no new buildings, structures or site alterations are proposed. The totality of the agricultural crop areas are proposed to be located on the retained lands, while the severed lands will be used for residential purposes.

The initial lot addition application was submitted on October 2, 2024, along with a Planning Brief, MNR Provincial Correspondence, a NEC designations figure, and a site plan. It was determined that the application needed to be revised, and a cancellation application was required. The application for consent cancellation was received on December 12, 2024, followed by the consent cancellation plan (figure) on December 16, 2024. A red lined version of the consent application B-27-24 was provided to the applicant on December 19, 2024 by the Township. Confirmation of the changes from the applicant was received on January 6, 2025.

Both properties are serviced with individual on-site sewage and water services and are accessed via Colpoy's Range Road, a year-round maintained public road.

The proposed dimensions of the severed and retained lots are as follows:

*Table 1: Lot Dimensions for Proposed Severed and Retained Parcels*

	Severed Lot	Retained Lot
Lot Area	± 2.94ha	± 73.42ha
Lot Frontage	153.6	289.6m
Lot Depth	204m (average)	1172.9m (east side) 1021.5m (west side)
Width (rear lot line)	132.5m	446.7m
Servicing	Private	Private

Report # DEV2025-20

Roll # 420362000614505,  
420362000614500



# Georgian Bluffs

DEEPLY ROOTED. SUSTAINABLY GROWING.

Existing Structures	Dwelling Outbuilding Barn	Dwelling Workshop Barn
Proposed Structure	None	None

The following images outlines the proposed cancellation, severance, and resulting parcel fabric.

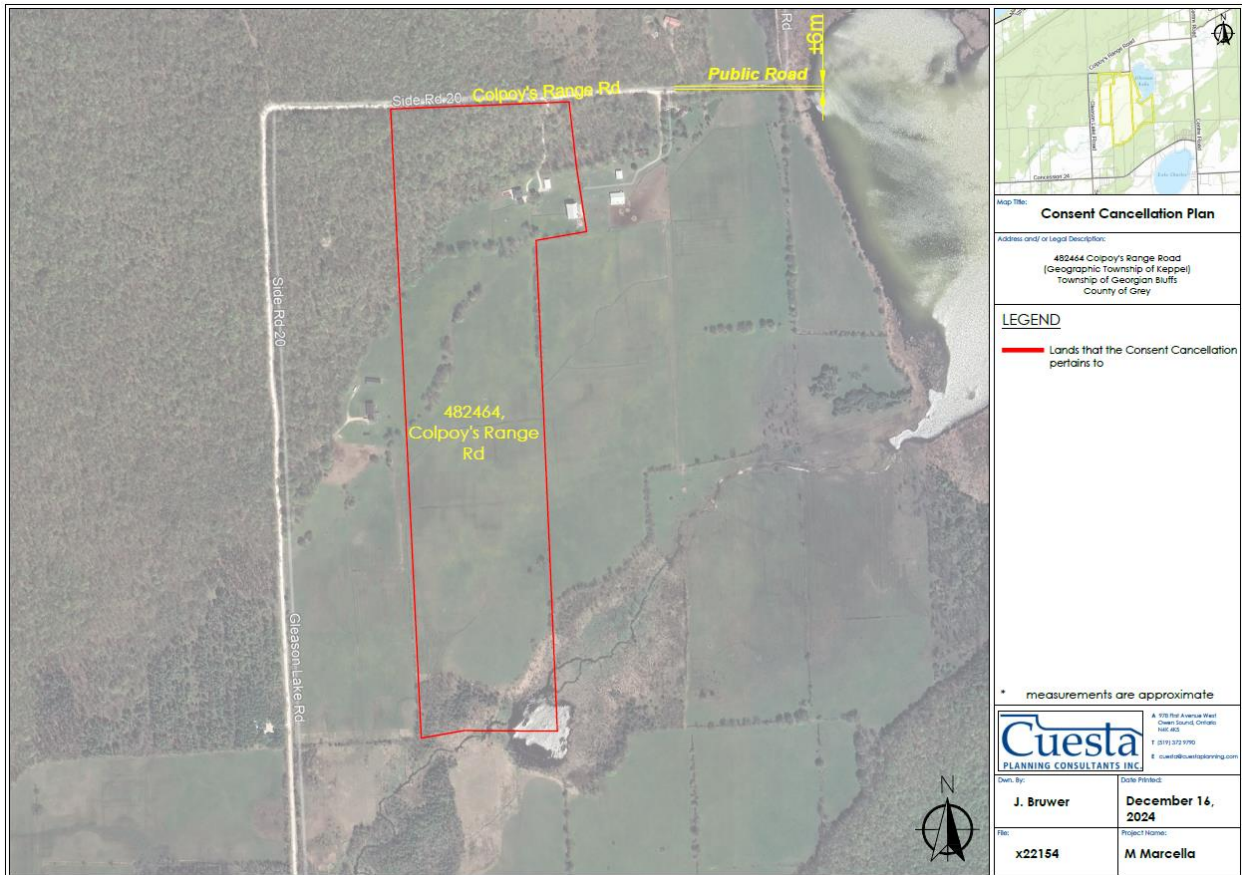


Figure 3 Lands That Consent Cancellation B-29-24 Pertains To

Report # DEV2025-20

Roll # 420362000614505,  
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# Georgian Bluffs

DEEPLY ROOTED. SUSTAINABLY GROWING.

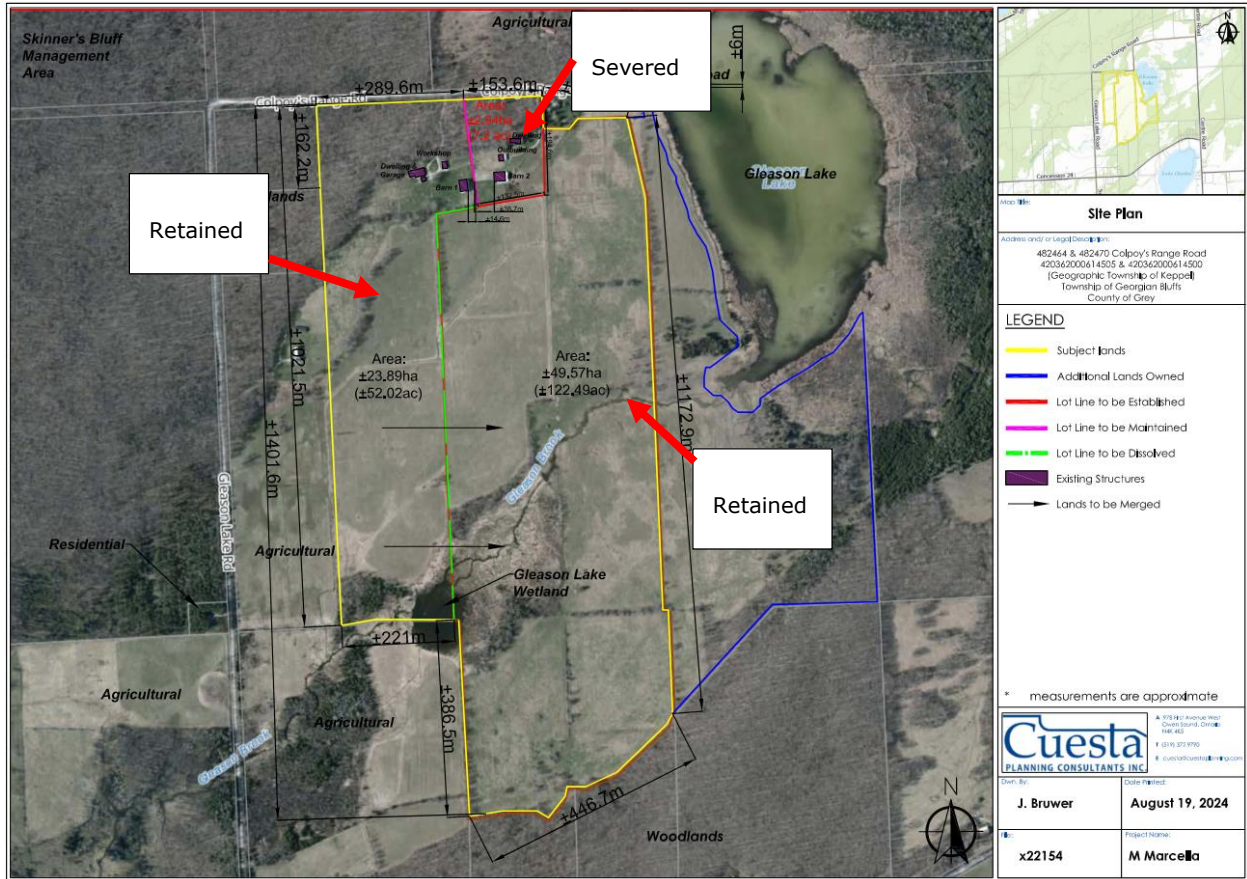


Figure 4 Site Plan for Consent B-27-24

Report # DEV2025-20

Roll # 420362000614505,  
420362000614500

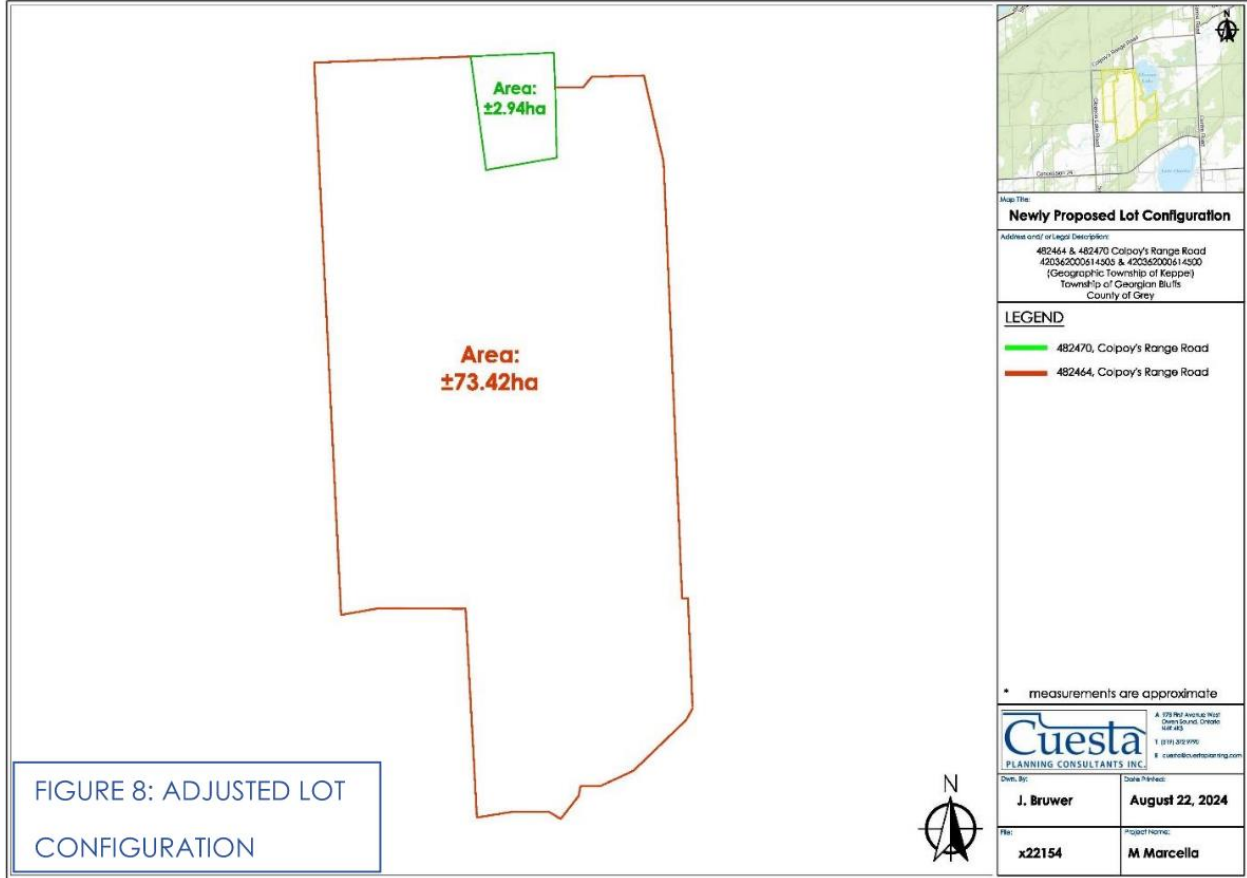


Figure 5 Final Lot Configuration

## Policies Affecting the Proposal

This section of the report will review the statutory provisions affecting the proposed development, including the Provincial Planning Statement 2024, The Niagara Escarpment Plan and the Grey County Official Plan.

### Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) is issued under Section 3 of the *Planning Act* and provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The *Planning Act* requires that all decisions made under the Act by an approval authority shall “be consistent with” the PPS. The PPS is to be read in its entirety and the relevant policies are to be applied to each situation.

Report # DEV2025-20

Roll # 420362000614505,  
420362000614500



Section 2.6 of the PPS states that on rural lands located in municipalities, permitted uses include the following:

- residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services
- agricultural uses, agricultural-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards.

This section further states that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Development shall also be appropriate to the infrastructure which is planned or available and avoid the need for uneconomical expansion of this infrastructure.

The subject application will not result in new construction or site alteration. No new infrastructure is required in order to access or service the subject land. Therefore, the application is consistent with Section 2.6 of the PPS, 2024.

Appendix A of the County of Grey's Official Plan identifies the presence of Karst Area on the proposed severed and retained parcels. Appendix B of the County of Grey's Official Plan identifies the presence of significant woodlands on the proposed severed and retained parcels. Section 4.1 of the PPS states that development and site alteration shall not be permitted in *significant woodlands* and in *significant areas of natural and scientific interest* in Ecoregions 6E and 7E (of which the subject site is located) unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The application does not propose any new construction or site alteration and there would be no resulting impacts to any of the natural features or functions of the lands, and therefore is consistent with Section 4.1 of the PPS 2024.

As referenced above, based on our review, this application is consistent with the relevant policies of the PPS.

### **Official Plan for the County of Grey (2019)**

Upon review of the County of Grey Official Plan (OP), the subject lands are identified as being under the jurisdiction of the Niagara Escarpment Plan Area. The Grey County Official Plan references throughout the OP that lands within the escarpment are overseen by the NEC. In the event of a conflict between these plans, the policies of the NEC's Plan will prevail over those of the County OP, as seen in Section 9.1 (4).

Section 6 of the Grey County OP specifically references those policies from the NEP in terms of how they reference different settlement areas and hazard lands. Policy 6.3 (1) states that the Natural Environment policies of Section 7, Natural Grey, of the County OP apply to all development within the Niagara Escarpment Plan except where there is

Report # DEV2025-20

Roll # 420362000614505,  
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a conflict between the plans, the NEP policies will apply. Therefore, most of the County's OP policies do not apply but those in Section 7, where not in conflict of the NEP, have been reviewed for conformity below.

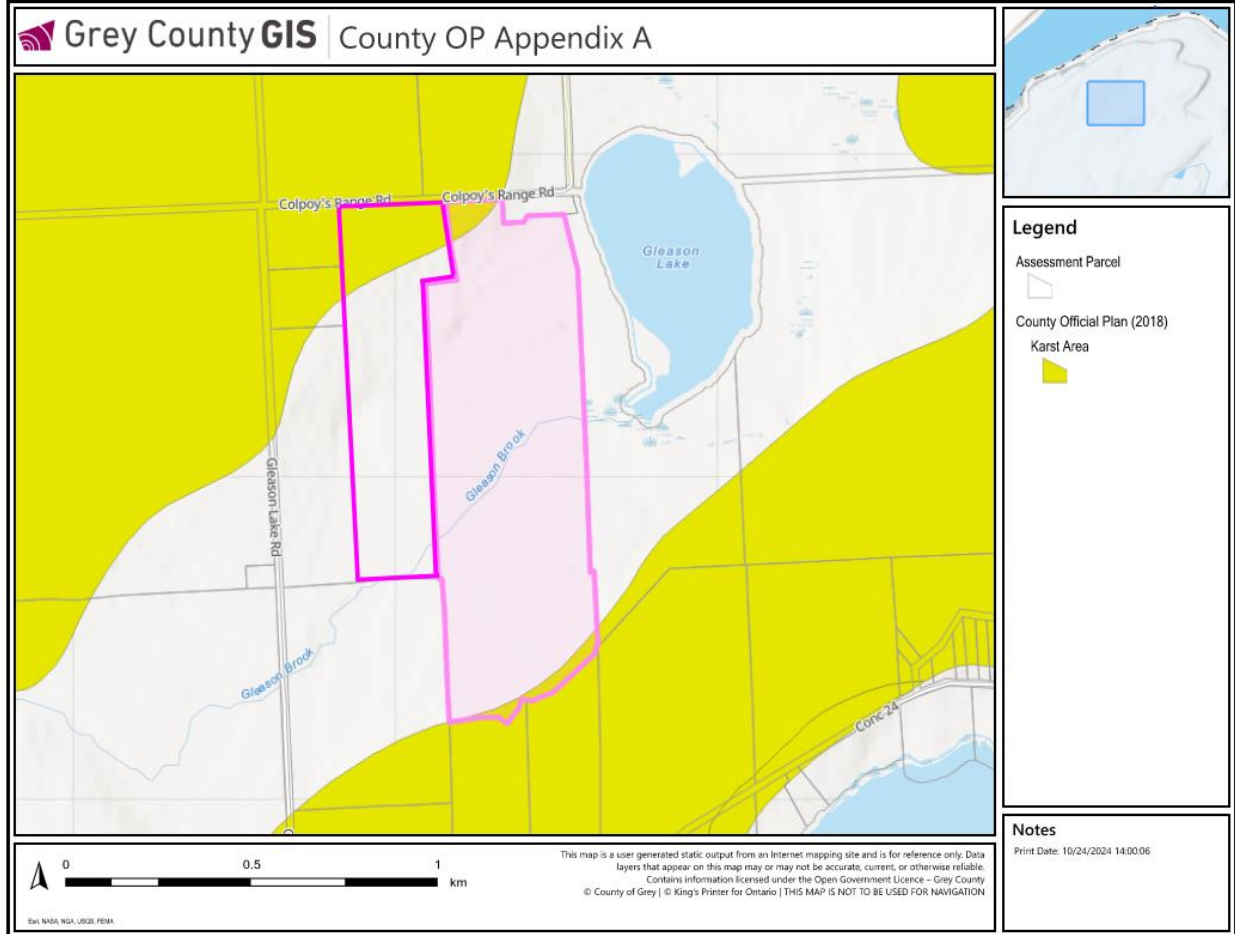


Figure 6 Karst Topography Areas

Appendix A of the County Official Plan show karst topography areas, which are considered to be potential development constraint areas. The County's mapping shows some presence of karst area at the north portion of the subject lands. Section 7.5 of the Official Plan outlines that areas of potential environmental constraint due to karst must be addressed prior to development occurring, and that development shall generally be directed to areas outside of karst topography unless the effects and risk to public safety area minor so as to be managed or mitigated. Since the severance will not result in any new construction nor site alteration, there are no potential risks despite the presence of karst topography.

Report # DEV2025-20

Roll # 420362000614505,  
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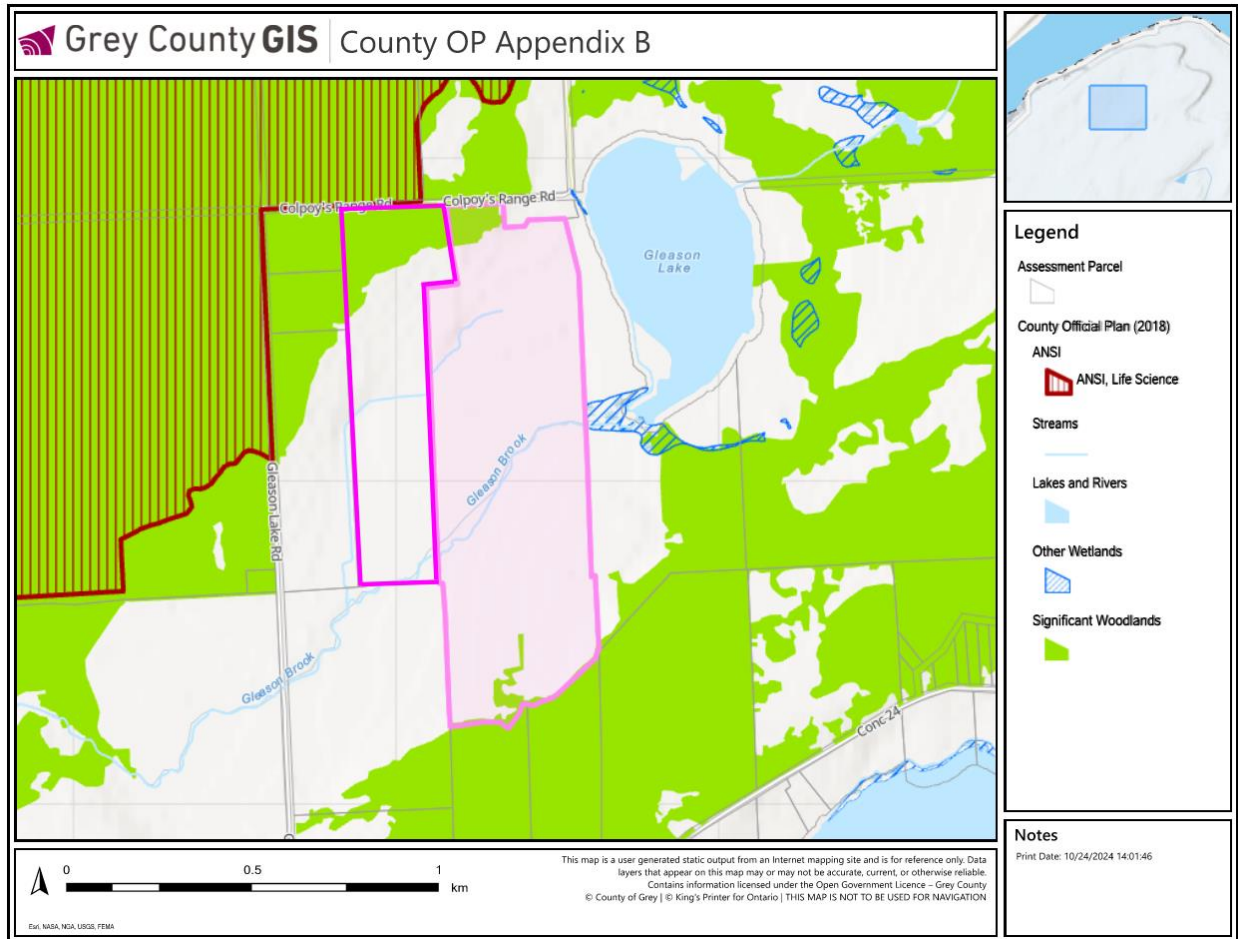


Figure 7 Significant Woodlands Area

Appendix B of the County OP identifies the presence of significant woodlands on the proposed severed and retained parcels. As per Section 7.4 of the County OP, no development or site alteration may occur within significant woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study (EIS) that there will be no negative impacts on the natural features or their ecological functions. The severance does not propose any new development or site alteration and therefore an EIS is not required.

Furthermore, Appendix B of the County OP identifies the presence of a stream through the subject lands and other wetlands abutting the subject lands. No development or site alteration may occur within Areas of Natural and Scientific Interest or their adjacent lands unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions. The severance does not

Report # DEV2025-20

Roll # 420362000614505,  
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propose any new construction or site alteration and therefore the requirement for an EIS has been waived, in consultation with County staff.

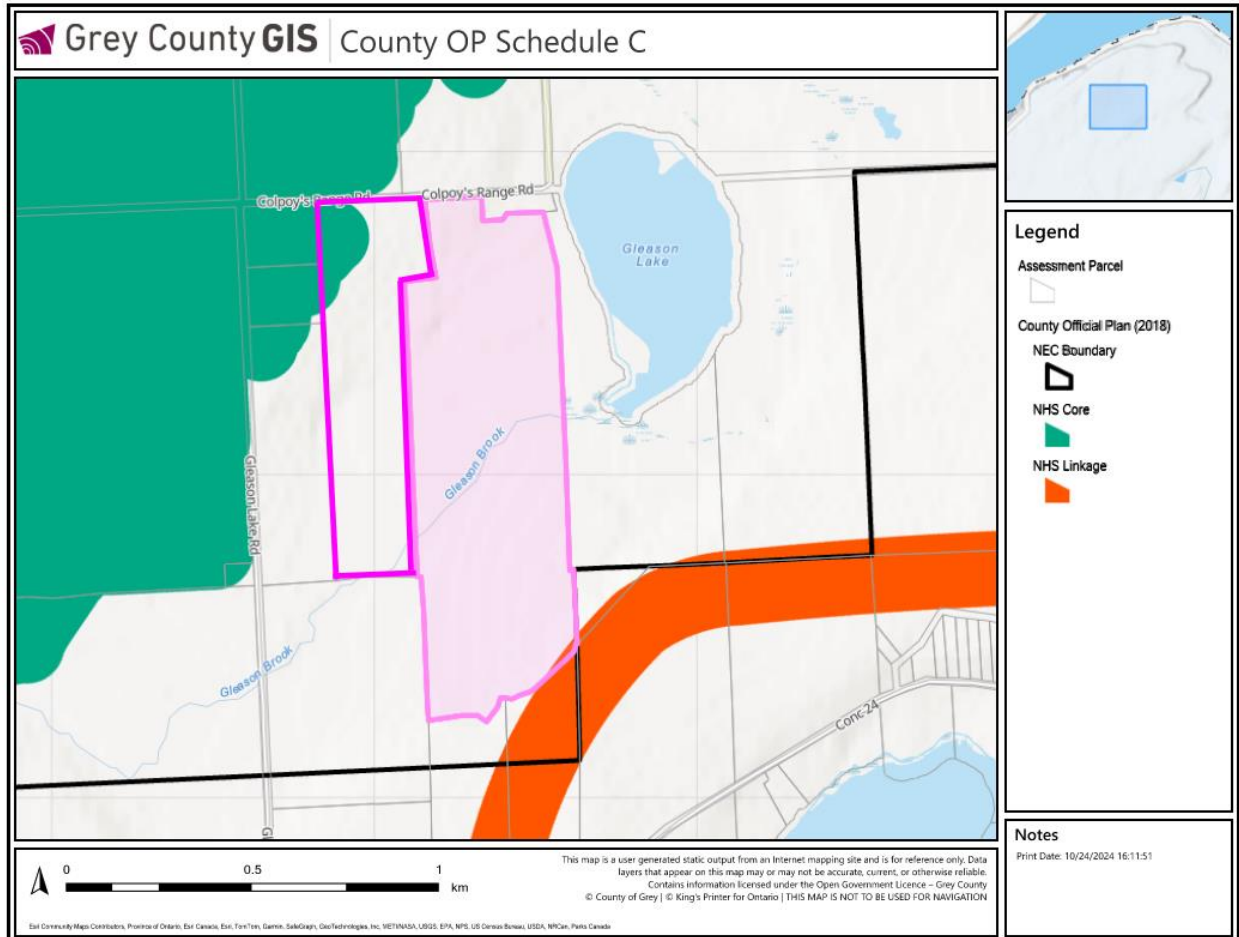


Figure 8 Natural Heritage System Area

Core Areas and Linkages were identified in the County’s Natural Heritage System Study – Green in Grey (January 2017), and are down on Schedule C of the Official Plan. Portions of the subject lands are within the NHS Core and NHS Linkage areas. The intent of these areas are to protect natural areas in the County and to provide movement corridors (linkages) for both plants and animals between the Core Areas. Section 7.1 of the OP states that development proposed within Core Areas, their 120m adjacent lands, or Linkages will be required to undertake an environmental impact study (EIS). Since the proposed severance does not propose any new development, an EIS would not be required. Both the County and GSCA had no concerns or requirements with regards to Natural Heritage or otherwise.

As referenced above, based on our review, this application conforms to the County OP.

Report # DEV2025-20

Roll # 420362000614505,  
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## Niagara Escarpment Plan (2017)

The Niagara Escarpment Plan was first approved by the Provincial government in 1985 and has gone under revisions, the latest being in 2017. This plan covers what is known as the Niagara Escarpment Area, 725 kilometres of topographically and land uses from Queenstown on the Niagara River to the islands off Tobermory on the Bruce Peninsula.

This Plan was development to serve as a framework of objectives and policies to strike a balance between development, protection and the enjoyment of this important landform feature and the resources it supports. The Plan outlines a variety of designations and development criteria that are to be considered for new proposed development.

As mentioned, Schedule A of the County OP identifies that the subject lands are within the Niagara Escarpment Development Control Area of the Niagara Escarpment Plan (NEP). The subject lands are identified as Escarpment Rural Area. Permitted uses in the Rural Area that are relevant to this application include agricultural uses, agriculture-related uses and on-farm diversified uses, existing uses, and single dwellings, as outlined in Section 1.5 of the NEP. Section 1.5.4 of the NEP states that new lots may be created, subject to conformity with the provisions in the section.

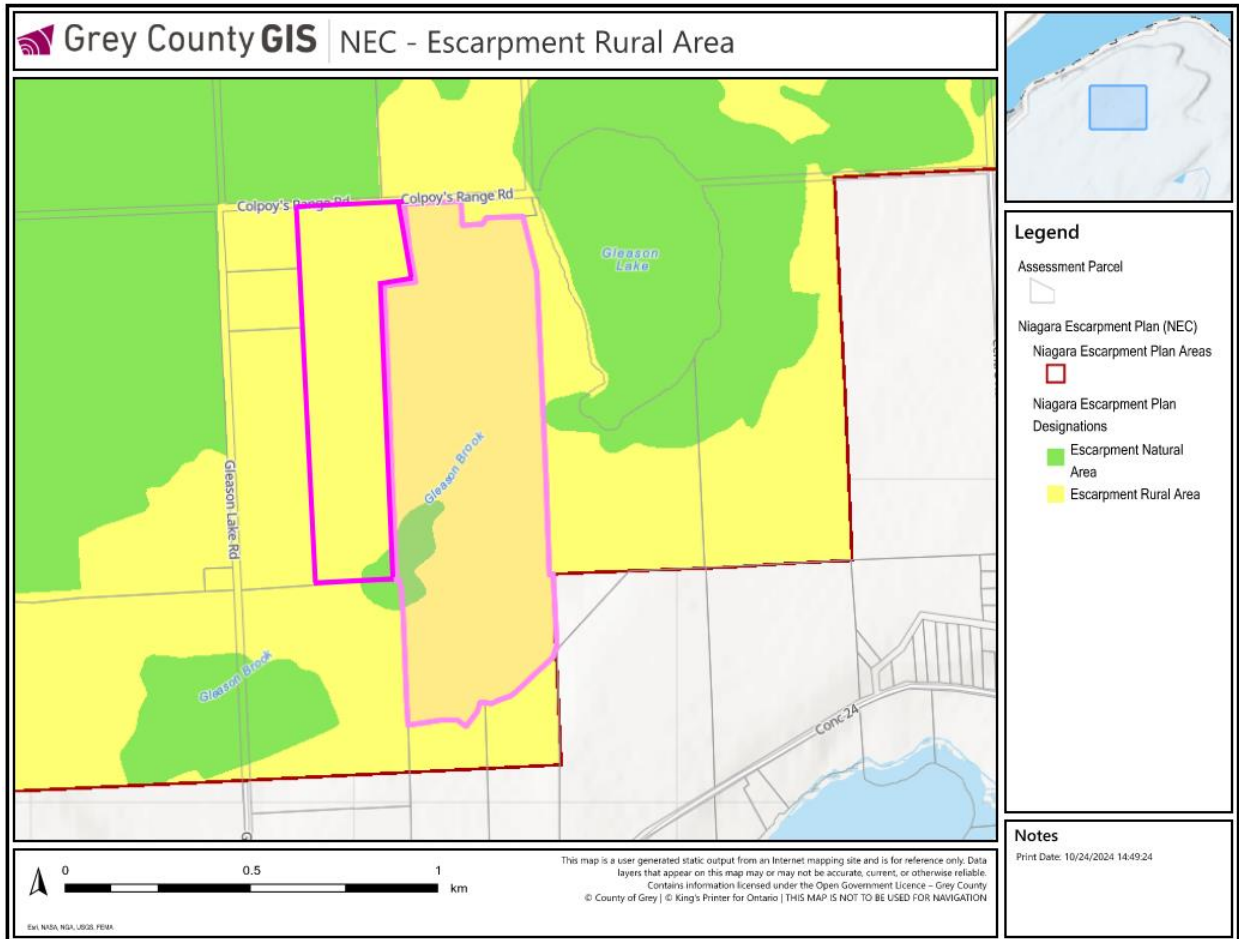


Figure 9 Niagara Escarpment Plan Areas

In addition, Section 2 of the NEP contains development criteria for lands within the Niagara Escarpment Development Control Area. The subject lands are within the Development Control area, however, no new development is proposed. Although the lot configuration will change, alterations to the built form or natural environment will not occur and no new sensitive receptors will be established. The NEC has confirmed they have no concern over the application and that a development permit is not required.

As referenced above, based on our review, this application conforms to the NEP.



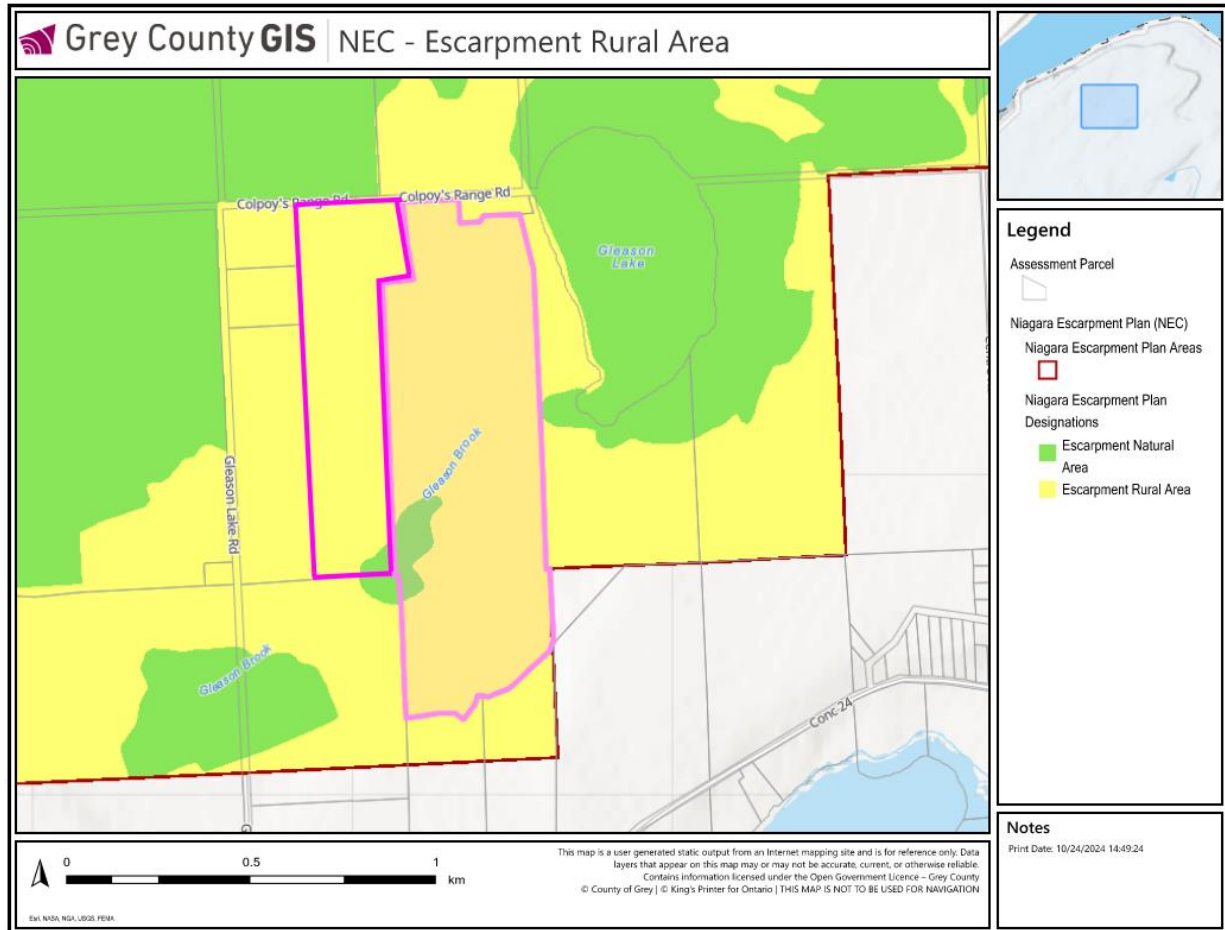


Figure 9 Niagara Escarpment Plan Areas

## Zoning By-law for the Township of Georgian Bluffs

Schedule A of the County OP identifies that the retained lands and severed lands are within the Niagara Escarpment Development Control Area. As such, the Zoning By-law for the Township of Georgian Bluffs does not apply.

## Relevant Consultation

### County of Grey Planning and Development:

In correspondence dated January 30, 2024, the County of Grey Planning and Development Department, provided comments in a letter regarding the proposed consent application. Generally, the County does not have any concerns with the above application and all the policies have been addressed through this report. The County

Report # DEV2025-20

Roll # 420362000614505,  
420362000614500



recommends that the applicant consult the County's Forestry Management By-law should any trees be proposed to be cut down.

Provided positive comments are received from the Conservation Authority regarding the potential Hazard Lands; County Planning staff have no concerns with the subject application. The County requests notice of any decision rendered with respect to this file. Correspondence with the County is appended herein.

### **Grey Sauble Conservation Authority:**

In correspondence dated February 10, 2025, the Grey Sauble Conservation Authority (GSCA) provided comments in a letter with regards to the proposed consent application. Generally, the GSCA does not have any concerns with the above application and all the policies have been addressed through this report.

GSCA concluded that the property features sufficient area to accommodate any future development or site alteration beyond the natural hazard areas, and that no development activity is proposed associated with the subject consent within the regulated areas. GSCA has no objections to the proposed consent as it is not anticipated to impact any regulated features and or natural hazard areas. GSCA requests to be notified of any decisions or notices of any appeals if filed.

Correspondence with the GSCA is appended herein.

### **Niagara Escarpment Commission:**

Pre-consultation with NEC which occurred prior to the submission of this application (2022) confirmed that no NEC permits are required. Further correspondence received February 18, 2025, confirmed that NEC staff have no objection to the application and will not require a development permit. NEC notes that future development on the property may require a development permit. NEC requests to be notified of any decision of the Committee of Adjustment in respect to the proposed consent.

Correspondence between the NEC and the applicant is appended herein.

## **Conclusion & Recommendation**

### **Niagara Escarpment Commission:**

Pre-consultation with NEC which occurred prior to the submission of this application (2022) confirmed that no NEC permits are required. Further correspondence received

Report # DEV2025-20

Roll # 420362000614505,  
420362000614500



# Georgian Bluffs

DEEPLY ROOTED. SUSTAINABLY GROWING.

February 18, 2025, confirmed that NEC staff have no objection to the application and will not require a development permit. NEC notes that future development on the property may require a development permit. NEC requests to be notified of any decision of the Committee of Adjustment in respect to the proposed consent.

Correspondence between the NEC and the applicant is appended herein.

Respectfully Submitted:

---

Madelen Fellows, M.Pl.

Reviewed by:

---

David Welwood, RPP, MCIP, MES

Report # DEV2025-20

Roll # 420362000614505,  
420362000614500

Page 15 of 16

Page 28 of 208





## Report Approval Details

Document Title:	DEV2025-20 Report for Severance (B-27-24) and Consent Cancellation (B-29-24) (Marcella).docx
Attachments:	<ul style="list-style-type: none"><li>- Updated_Marcella_Consent Application-V2_Redacted.pdf</li><li>- Marcella Consent Cancellation Application_Redacted.pdf</li><li>- 241008 Micah Marcella Final Planning Brief.pdf</li><li>- Notice Of Public Hearing B27-24 Marcella.pdf</li><li>- County Comments B27-24 Marcella.pdf</li><li>- GSCA Comments B27-24 Marcella.pdf</li></ul>
Final Approval Date:	

This report and all of its attachments were approved and signed as outlined below:

Niall Lobley, Chief Administrative Officer



# Township of Georgian Bluffs Committee of Adjustment

## Severance Application

Date Accepted: \_\_\_\_\_ File No: B \_\_\_\_\_ / \_\_\_\_\_ Roll #: \_\_\_\_\_

**Note:** Questions 2, 3, 6, 7, 8, 9, 10, 11, 12 a & b, & 14 are **minimum mandatory requirements** as prescribed in the schedule to Ontario Regulation 41/95, Planning Act, and **must be completed**. The remaining questions assist the Committee and Agencies in evaluating your application. You can help ensure a thorough evaluation is completed by answering all questions. Failure to provide adequate, correct information may result in your application being refused.

1. Approval Authority: The Township of Georgian Bluffs Committee of Adjustment

2. Owner: 482464, Colpoys Range Rd: MICAH MARCELLA 482470, Colpoys Range Rd: MICAH MARCELLA & SERGE MARCELLA

Address: 482464 COLPOYS RANGE RD GEORGIAN BLUFFS, ON

Phone Number: 5 [REDACTED] Postal Code: N0H2T0

Email: [REDACTED]

3. Applicant (if different from Owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Email: \_\_\_\_\_

4. Agent/Solicitor: Cuesta Planning Consultants Inc.

Address: 978 First Avenue West Owen Sound, ON

Phone Number: 519-372-9790 Postal Code: N4K 4K5

Email: cuesta@cuestaplanning.com / jani@cuestaplanning.com

5. Communications should be sent to:

Owner  Applicant/Authorized Agent  Solicitor  Other: \_\_\_\_\_

**Authorization:** Please see attached letter of authorization

I/We, MICAH MARCELLA SERGE MARCELLA (please print) am/are the registered

owner(s) of the lands subject to this application and I/we authorize Cuesta Planning Consultants Inc. to

make this application on my/our behalf.

Date: 02 OCT 2024 Signed: [REDACTED]

Date: 02 OCT 2024 Signed: [REDACTED]

Witness to signature: \_\_\_\_\_

**Note:** In this form, "Subject Land" means the parcel to be severed and the parcel to be retained

6. Subject Land:

Legal Description: Parcel 1: CON 25 PT LOTS 21 & 22 RP;16R4655 PART 2

Parcel 2: CON 25 PT LOT 22 CON 24 PT;LOT 22 RP 16R4655 PART 3

Former Municipality: Keppel

Civic Addressing Number: Parcel 1: 482464 COLPOY'S RANGE ROAD

Parcel 2: 482470 COLPOY'S RANGE ROAD

7. Description of Subject Land:

a) **Existing** use of Subject Land: Residential and Agricultural

Parcel 1: Dwelling, garage, workshop and barn.

b) **Existing** Buildings: Parcel 2: Dwelling, outbuilding and barn.

c) Is the Subject Land presently subject to **any** of the following:

Easement  Restrictive Covenants  Right of Way

**Note:** All existing easements and right of ways must be shown on the sketch.

8. Proposal: (Dimensions must be accurate)

Dimensions of land intended  
to be **severed**

Frontage  $\pm 152.9\text{m}$  **153.6m**

Depth: Side Lot Line  $\pm 204\text{m}$  (average)

Width: Rear Lot Line  $\pm 132.5\text{m}$

Area  $\pm 2.94\text{ha}$

Dimensions of land intended  
to be **retained**

Frontage  $\pm 285.9\text{m}$  **289.6m**

Depth: Side Lot Line  $\pm 1032\text{m}$  (average) **1172.9m (east side);  
1021.5m west side**

Width: Rear Lot Line  $\pm 1.12\text{m}$  **446.7m**

Area  $\pm 73.42\text{ha}$

9. Use of Subject Land to be **severed**:

- New Lot
- Lot Addition
- Lease/Charge
- Easement/Right of Way
- Correction of Title

Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:  
N/A

Address: Type text here

Buildings Proposed: None at this time.

10. Use of Lands to be **retained**:

Buildings Proposed: None at this time.

Specify Use: Enlarged farm parcel to be part of ongoing agricultural operation.

11. Road Access	Severed Parcel	Retained Parcel
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
County Road (Provide Road Number)	<input type="checkbox"/>	<input type="checkbox"/>
Township Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-maintained/seasonally maintained	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road allowance	<input type="checkbox"/>	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	<input type="checkbox"/>

**Note:** If access is from a non-maintained or seasonally maintained road allowance, has an agreement been reached with the Municipality regarding upgrading of the road?

Yes  No

12. Servicing

a) What type of **water supply** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Lake/River	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

If proposed water supply is by well, are the surrounding water well records attached?

Yes  No

b) What type of **sewage disposal** is proposed?

	Severed Parcel	Retained Parcel
Municipally owned/operated	<input type="checkbox"/>	<input type="checkbox"/>
Septic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

c) Other Services (check if **any** of these services are **available** to the Subject Lands)

Electricity  School Bus  Telephone  Garbage Collection  Other \_\_\_\_\_

13. Agricultural Property History

- a) What type of farming has been or is currently being conducted? Indicate this on the proceeding page by circling the Animal Type, Description, and Barn Type. Label each barn with a number on the sketch and the form. Cash crop operation, barns are unoccupied.
- b) How long have you owned the farm? PARCEL 1: MAY 2020 PARCEL 2: JAN 2022
- c) Area of total farm holding: Hectares \_\_\_\_\_ Acres Parcel 1: +/- 60; Parcel 2: +/- 130
- d) Number of tillable: Hectares \_\_\_\_\_ Acres PARCEL 1: +/-40; PARCEL 2: +/-80
- e) Is there a barn on the parcel to be severed?  Yes  No  
Condition of Barn Structurally sound Present Use Unoccupied  
Capacity of barn in terms of livestock +/- 350m2
- f) Is there a barn on the parcel to be retained?  Yes  No  
Condition of Barn Structurally sound Present Use Unoccupied  
Capacity of barn in terms of livestock +/- 400m2
- g) Are there any barns, on other properties, within 1 kilometre (1,000 metres) of the proposed lot?  
 Yes  No

14. Property History

- a) Has any land been severed from the parcel originally acquired by the owner of the Subject Land?  
 Yes  No

If yes, and if known, provide for each parcel severed, the Grey County or Georgian Bluffs file number:

---

## 15. Sketch

1. You must show **all** of the **required information**.
2. The sketch must be submitted with the application on paper **no larger** than 8 1/2" x 14".
3. Outline the **severed** parcel in **red** and the **retained** parcel in **green**
4. Clearly **label** which is the **severed** parcel and which is the **retained** parcel
5. See page 8 for Sample Sketch.

### Required Information:

- a) North Arrow
- b) Subject Land (land owned by the applicant) boundaries and dimensions
- c) Distance between the applicant's land and the nearest township lot line or appropriate landmark (eg. bridge, railway crossing, etc.)
- d) Parcel of land that is the Subject of the application, its boundaries and dimensions, the **part** of the parcel that is to be **severed**, the **part** that is to be **retained** and the location of all land **previously severed**.
- e) The **approximate location** of all natural and artificial features on the Subject Land (eg. buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, septic tanks) and the location of any of these features on adjacent lands which may affect the application.
- f) The **use of adjoining lands** (eg. residential, agricultural, cottage, commercial, etc.)
- g) The location, width and names of **all** road allowances, rights-of-way, streets, or highways within or abutting the property, indicating whether they are publicly travelled roads, private roads, rights-of-way or unopened road allowances.
- h) The location and nature of **any** easement affecting the subject land.
- i) All barns and manure storage facilities on the subject property as well as on the adjacent lands. Please indicate the distance from the barns and the manure storage facilities to the proposed severance boundary. Please be sure to indicate the corresponding barn number and manure storage.

**Please ensure your sketch is legible and reproducible.**

16. Affidavit or Sworn Declaration

I/We Jani Bruwer (for Cuesta Planning Consultants Inc.)

(Applicant(s) Name(s))

Of the Township of Georgian Bluffs  
(City/Township)

In the County of Grey  
(County)

Make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of this application is true.

I (we) hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Sworn (or declared) before me at the

City of Owen Sound

In the County of Grey

This 8 day of October 2021

[Redacted Signature]  
Signature – Commissioner of Oaths

[Redacted Signature]  
Signature of Applicant's Agent

[Redacted Name]  
Name in Print

Jani Bruwer  
Applicant(s) Agent Name in Print

*April Michelle McInnes, a Commissioner, etc., Province of Ontario, for Anya Ghahabi Professional Corporation, Barrister and Solicitor. Expires September 20, 2025.*

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Applicant(s) name in Print

\_\_\_\_\_  
Applicant(s) name in Print

**Office Use Only**

a) Please indicate the existing Official Plan designation of the subject land:

Agricultural	_____	Wetlands	_____
Rural	_____	Urban	_____
Urban Fringe	_____	Hamlet	_____
Hazard Lands	_____	Recreation	_____
NEC Area	_____	Inland Lakes & Shoreline	_____
Special Agriculture	_____	Mineral Resource Extraction	_____
Space Extensive Commercial	_____	Space Extensive Industrial	_____

b) Please indicate the current Zoning on the Subject Property:

\_\_\_\_\_

c) Please indicate whether any of the following environmental constraints apply to the subject land:

Primary Aggregate	_____	Special Policy	_____
Life ANSI	_____	Existing Land Fill Sites	_____
Earth ANSI	_____	Abandoned Land Fill Sites	_____
Earth Life ANSI	_____	Cold Water Streams	_____
Cool/Warm Water Lake	_____	Cool/Warm Water Stream	_____
Warm Water Streams	_____	Cold Water Lake	_____
Warm Water Lake	_____		

Is the application being submitted in conjunction with a proposed **Official Plan Amendment**?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, and if known, specify the Ministry file number and status of the application.

\_\_\_\_\_

d) Has the parcel intended to be severed ever been, or is it now, the subject of an **application for a Plan of Subdivision** under the Planning Act?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown \_\_\_\_\_

If yes, and if known, provide for each parcel to be severed, the Ministry and/or Grey County file number: \_\_\_\_\_

e) Has an application for a **Development Control Permit** been submitted to/approved by the Niagara Escarpment Commission?

Yes \_\_\_\_\_ No \_\_\_\_\_ Submitted \_\_\_\_\_ Approved \_\_\_\_\_

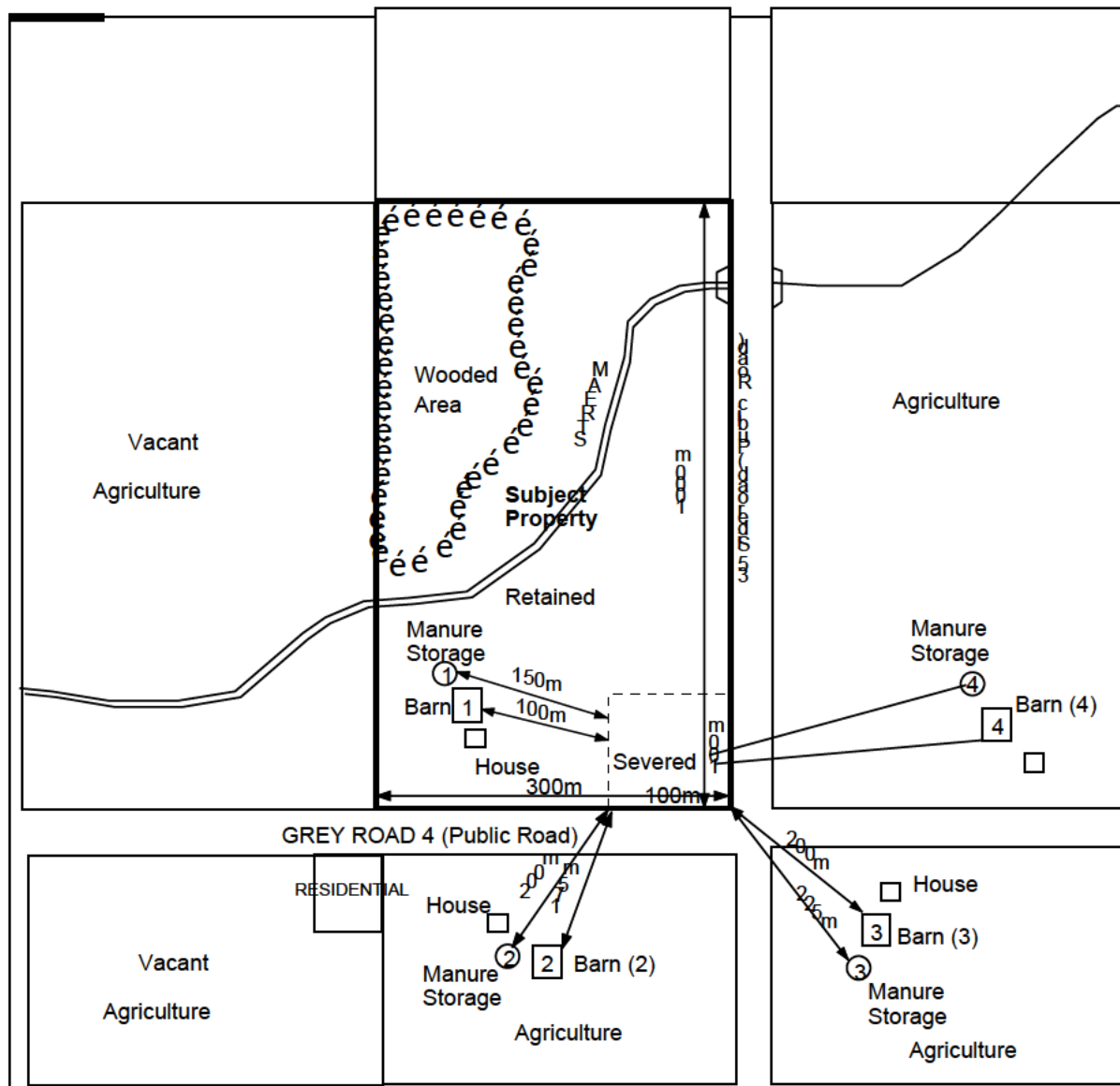


Type N/Atext here

Please return this completed form to:  
Attention: Committee of Adjustment  
Township of Georgian Bluffs  
177964 Grey County Road 18  
Owen Sound, Ontario N4K 5N5



Sample Sketch





## Township of Georgian Bluffs Committee of Adjustment

### REQUEST FOR CERTIFICATE OF CANCELLATION SECTION 53(45) OF THE PLANNING ACT

Date Accepted: \_\_\_\_\_ File No: B \_\_\_\_\_ / \_\_\_\_\_ Roll #: \_\_\_\_\_

1. Owner: Marcella, Micah Paolo Noble  
Address: 482464 COLPOYS RANGE RD GEORGIAN BLUFFS, ON  
Phone Number: [REDACTED] Postal Code: N0H 2T0  
Email: [REDACTED]

2. Applicant (if different from Owner): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Email: \_\_\_\_\_

3. Agent/Solicitor: Cuesta Planning Consultants Inc.  
Address: 978 First Ave West, Owen Sound ON  
Phone Number: 519 372 9790 Postal Code: N4K 4K5  
Email: cuesta@cuestaplanning.com / jani@cuestaplanning.com

4. Communications should be sent to:  
 Owner  Applicant/Authorized Agent  Solicitor  Other: \_\_\_\_\_

5. Lands Subject to Consent Cancellation:  
Legal Description: CON 25 PT LOTS 21 & 22 RP;16R4655 PART 2

Former Municipality: Keppel

Civic Addressing Number: 482464 COLPOY'S RANGE ROAD

6. File Number of Previous consent to be cancelled B 457 / 90 (example: B06/22)  
Year previous consent was completed 1990

**Authorization By Owner(s):**

I/We, Micah Marcella (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize Cuesta Planning Consultants Inc. to make this application on my/our behalf.

Date: 12 DEC 2024 Signed: [Redacted]

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

I/We, Micah Marcella & Serge Marcella the current owner of the lands to be added to, under previous Consent file B \_\_\_\_\_ /2\_\_\_\_\_ hereby consent to the request for Certificate of Cancellation as described above.

Signed at GEORGIAN BLUFFS, ON, on 12 DEC 2024

[Redacted]  
(Owner)

[Redacted]  
(Owner)





**Consent Cancellation Plan**

Map Title:

Address and/or Legal Description:  
 482464 Colpoys Range Road  
 (Geographic Township of Keppel)  
 Township of Georgian Bluffs  
 County of Grey

**LEGEND**

— Lands that the Consent Cancellation pertains to

\* measurements are approximate

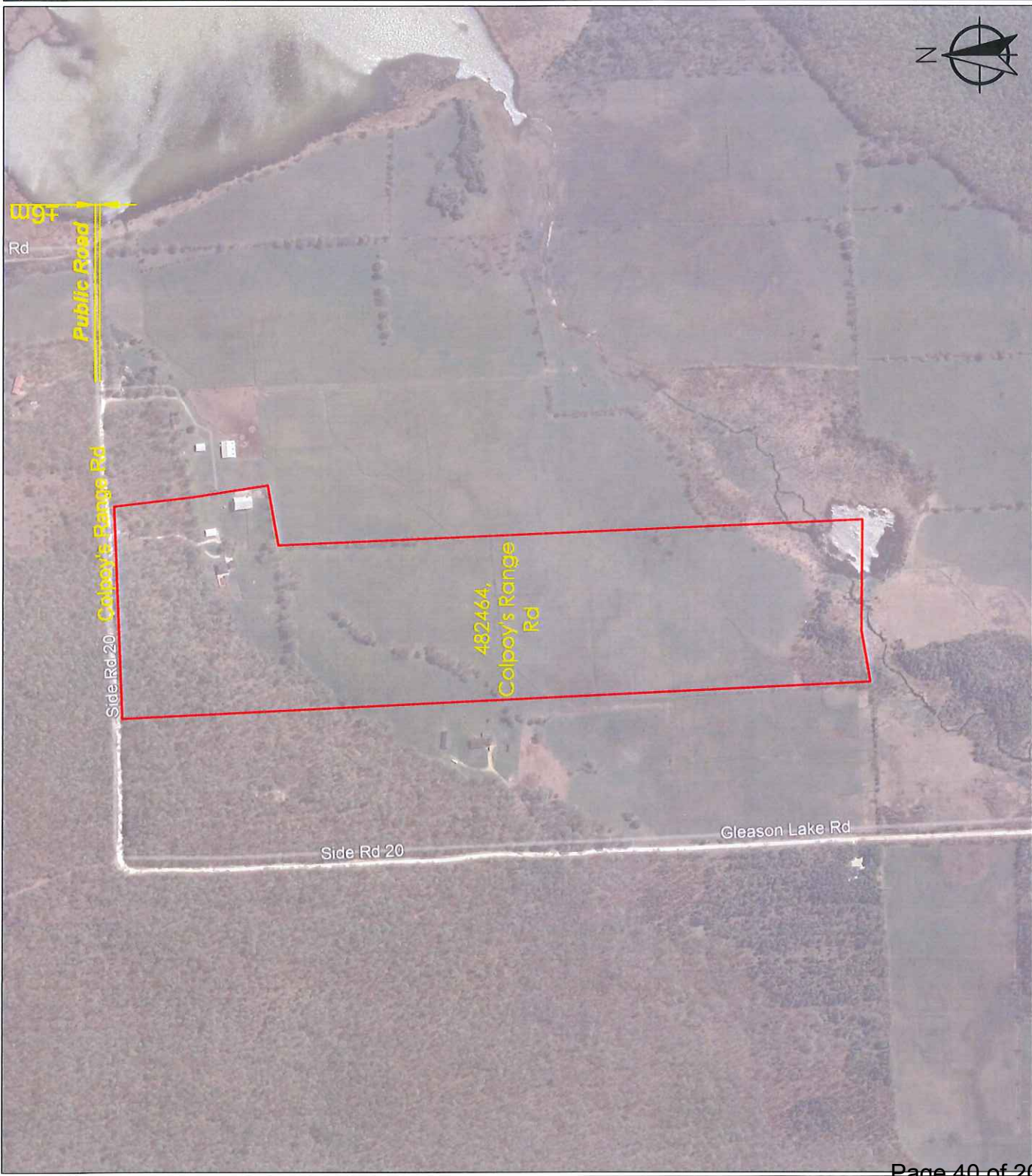


Date Printed: **December 16, 2024**

Drawn By: **J. Bruwer**

Project Name: **x22154**

File: **M Marcella**





**THE TOWNSHIP OF GEORGIAN BLUFFS**  
**177964 Grey Road 18, R.R. #3,**  
**Owen Sound, ON N4K 5N5**

**October 8, 2024.**

**Subject:** *Consent Application (Lot Line Adjustment)*

CLIENT: *Micah Marcella*

ADDRESS OF SUBJECT LANDS: *482464 & 482470 Colpoy's Range Road*

To whom it may concern,

Cuesta Planning Consultants Inc. (CPC) has been retained by Micah Marcella and Serge Marcella, the owners of the subject lands, to prepare and submit a consent application for abutting properties located at 482464 and 482470 Colpoy's Range Road in the Township of Georgian Bluffs, Grey County. The subject lands are located in the former geographic Township of Keppel and are legally described as CON 25 PT LOTS 21 & 22 RP;16R4655 PART 2 and CON 25 PT LOT 22 CON 24 PT;LOT 22 RP 16R4655 PART 3 respectively.

This planning brief will provide details of the subject parcels and surrounding lands and evaluate the proposal's consistency with the relevant land use policies affecting the subject parcels which in this case are the Provincial Policy Statement (PPS) and Niagara Escarpment Plan (NEP). The conclusions of this report support the proposed lot line adjustment.

Preliminary consultation with the Niagara Escarpment Commission has occurred prior to the submission of this application. As the proposal does not contemplate any new development on the subject properties, a Niagara Escarpment Development Permit Application is not required.

The following sections, tables and figures will portray the status quo of the subject lands.



## 1. SUBJECT LANDS STATUS QUO

The existing land use, structures, areas, access and frontage on Colpoy's Range Road is summarized in the tables below.

TABLE 1: EXISTING LANDS – LEGAL DESCRIPTION & NEC DESIGNATION

ADDRESS	LEGAL DESCRIPTION	NEC DESIGNATION
482464 COLPOY'S RANGE ROAD	CON 25 PT LOTS 21 & 22 RP;16R4655 PART 2	Escarpment Rural Area (majority area and area affected by lot line adjustment) & Escarpment Natural Area
482470 COLPOY'S RANGE ROAD	CON 25 PT LOT 22 CON 24 PT;LOT 22 RP 16R4655 PART 3	Escarpment Rural Area (majority area and area affected by lot line adjustment) & Escarpment Natural Area

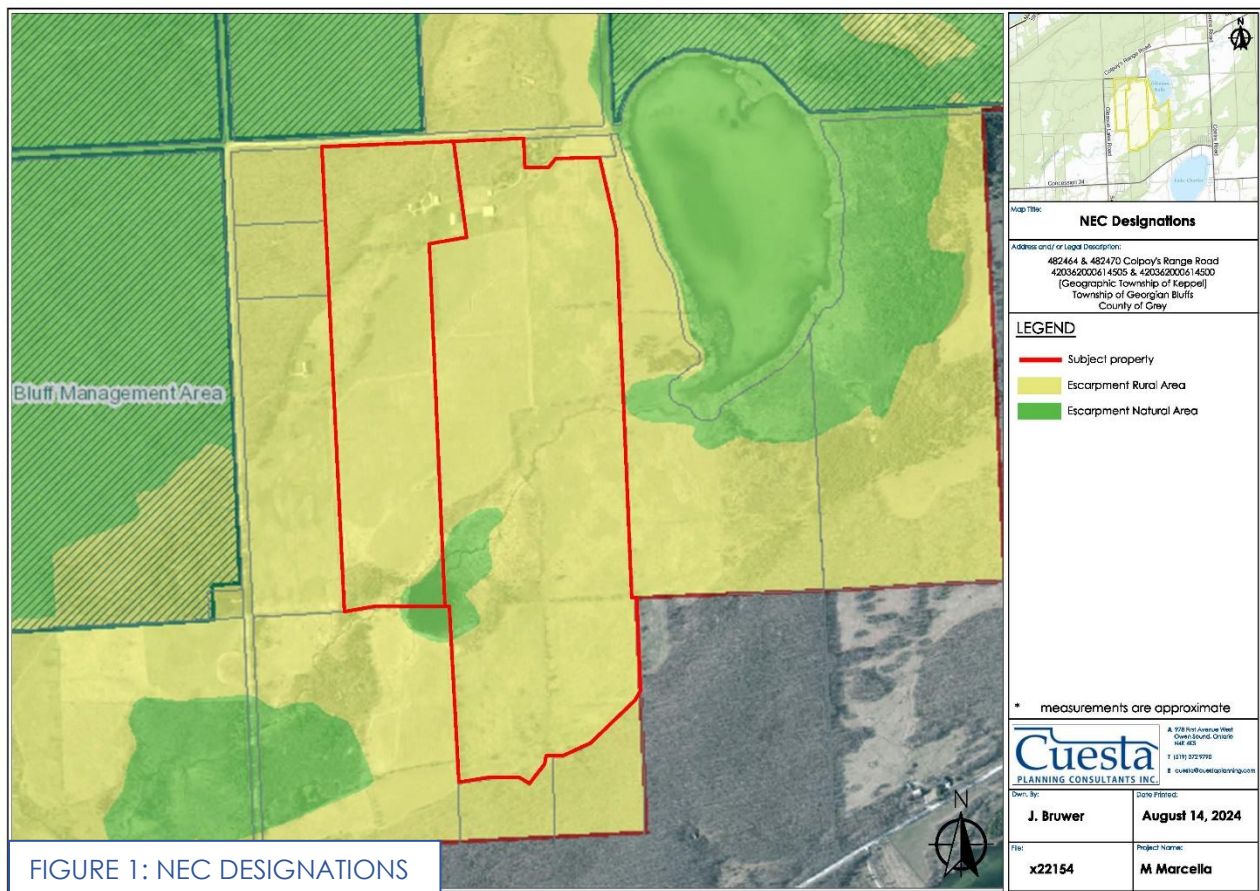


TABLE 2: PROPERTY AREAS, FRONTAGES, ACCESS AND EXISTING STRUCTURES

ADDRESS	AREA (ha)	FRONTAGE (m)	ACCESS	STRUCTURES/ USE
482464 COLPOY'S RANGE ROAD	±23.88	±23.88ha	Existing access to Colpoy's Range Road	A single dwelling, detached garage, workshop and barn. The property is partially cropped, with the exception of Natural Heritage Areas.
482470 COLPOY'S RANGE ROAD	±52.48	±52.48ha	Existing access to Colpoy's Range Road	Farmhouse, an outbuilding and a barn. The property is partially cropped, with the exception of Natural Heritage Areas.

As noted previously, the subject parcels are located in the former geographic Township of Keppel, approximately 15 kilometres northwest of the Cobble Beach and the East Linton Settlement Areas. The surrounding land uses are primarily agricultural and woodlands.

The Skinner's Bluff Management area is present to the northeast of the subject lands. The Colpoy's Bay shoreline is located about 2.5 kilometres to the north and Gleason Lake is situated within close proximity to the subject lands, separated by an abutting farm also owned by the applicant.

The subject lands are furthermore traversed by various natural features and authority control areas. These features include Karst (*Figure 2*), Significant Woodlands (*Figure 3*), NEC Woodlands (*Figure 4*) and NHS Core Areas (*Figure 5*), which partially covers the north-western sections of the subject lands. These features will however not be affected by the proposed lot line adjustment. Sections of the subject lands are also covered by GSCA (Grey Sauble Conservation Authority) Regulatory areas. The regulatory area runs along the proposed eastern boundary of the lot line adjustment (*Figure 6*) The figures included in the following pages will provide visual representations of these features.

The matter of Minimum Distance Separation (MDS) has considered both Guidelines 8 and 9. Guideline 8 provides an exemption from MDS I requirements, for the following circumstances:

- minor boundary adjustments provided no new lot is created;
- for a severed or retained lot for an existing non-agricultural use (ie - residence) and;
- for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it.

The subject proposal reflects all the above noted circumstances where an exemption would apply.

As the proposed lot line adjustment is very similar to a surplus farm dwelling consent our staff also reviewed MDS Guideline 9.

- Both lots right now have a house and barn on them and there will be no change in this regard.
- Calculations from the barn to the west (on lot to be enlarged) would not be necessary under Guideline 9 if this were a surplus farm scenario even if there was a subsequent merger with abutting lands.

It is the opinion of this office that the intent of the MDS Guidelines is met as no new receptor will be introduced into the scenario. The above MDS indications and our perspective thereon has been discussed with The Township of Georgian Bluffs staff and as far as our reasoning goes staff agrees with the above.



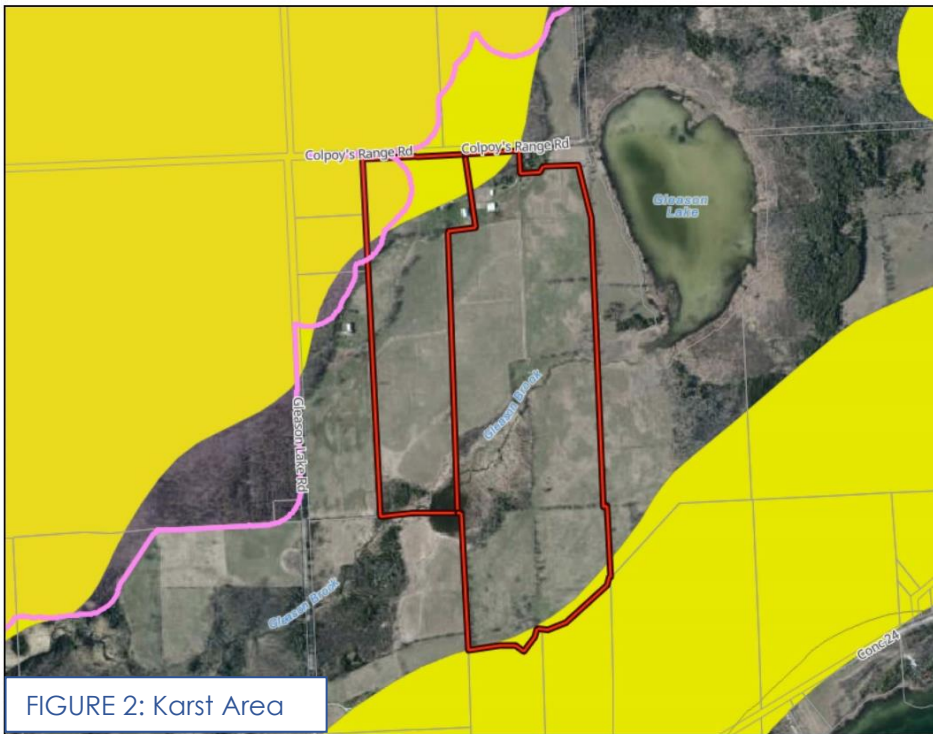


FIGURE 2: Karst Area



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Legend

- Assessment Parcel
- County Official Plan (2018)
- Karst Area

Notes

482464 & 482470 Colpoy's Range Road - Lot Line Adjustment  
Print Date: 08/14/2024 11:44:47

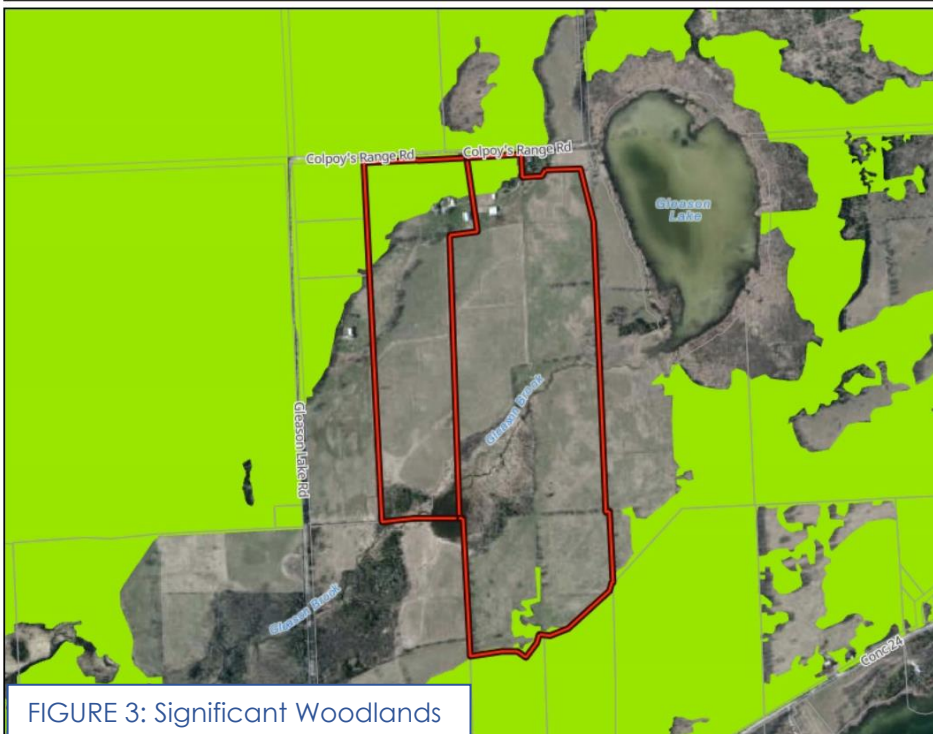


FIGURE 3: Significant Woodlands



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Legend

- Assessment Parcel
- County Official Plan (2018)
- Significant Woodlands

Notes

482464 & 482470 Colpoy's Range Road - Lot Line Adjustment  
Print Date: 08/14/2024 13:36:11



FIGURE 4: WETLANDS & WOODLANDS



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**Legend**

- Assessment Parcel
- Niagara Escarpment Plan (NEC)
- Wetlands
  - Evaluated-Provincial
- Woodlands

**Notes**  
 482464 & 482470 Colpoys Range Road - Lot Line Adjustment  
 Print Date: 08/14/2024 09:59:52

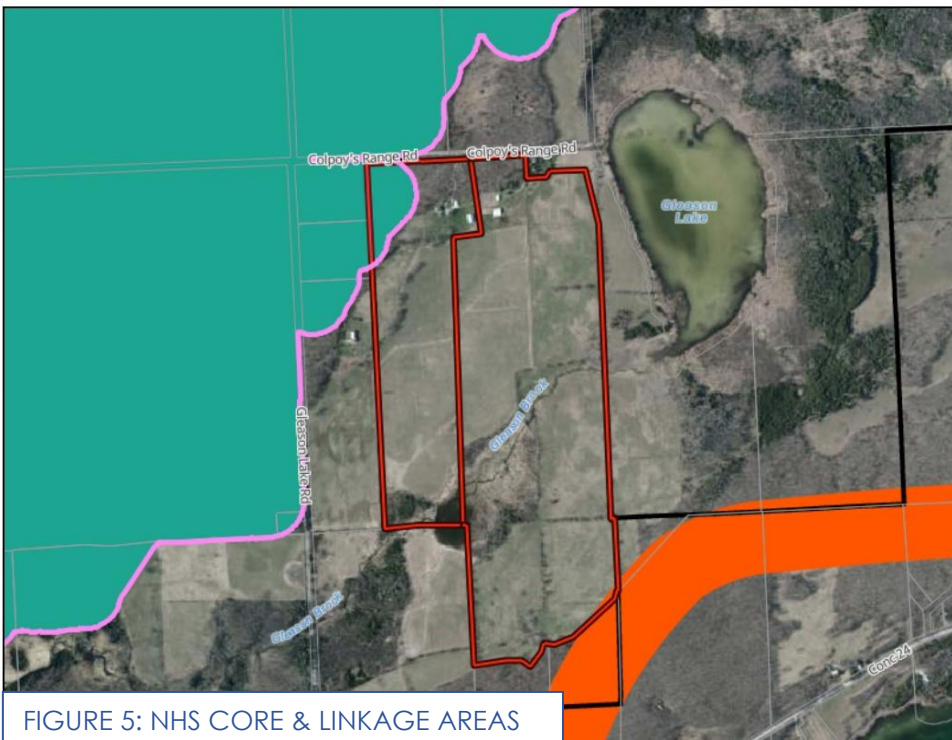
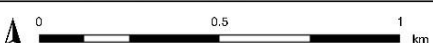


FIGURE 5: NHS CORE & LINKAGE AREAS



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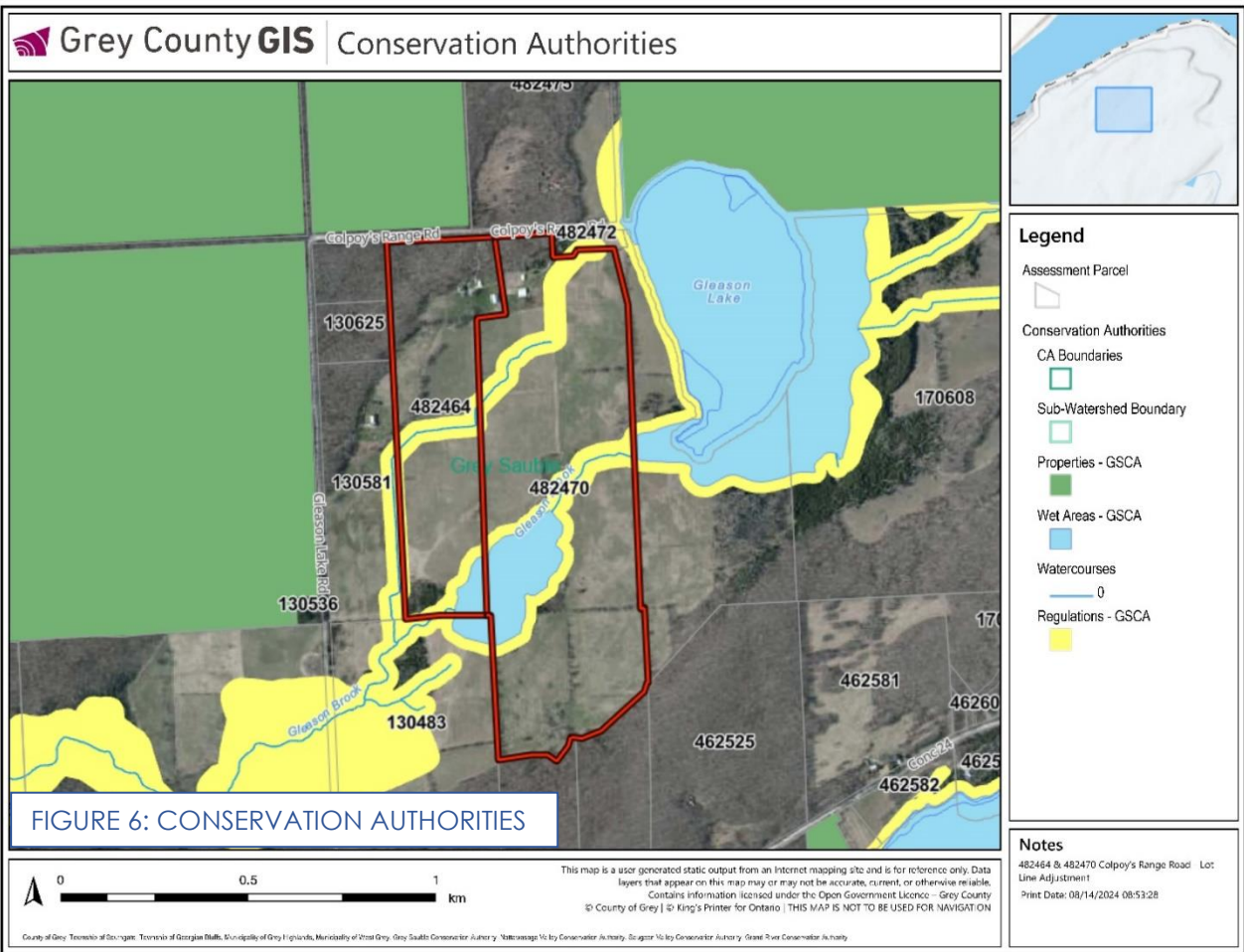


**Legend**

- Assessment Parcel
- County Official Plan (2018)
- NEC Boundary
- NHS Core
- NHS Linkage

**Notes**  
 482464 & 482470 Colpoys Range Road - Lot Line Adjustment  
 Print Date: 08/14/2024 11:46:39





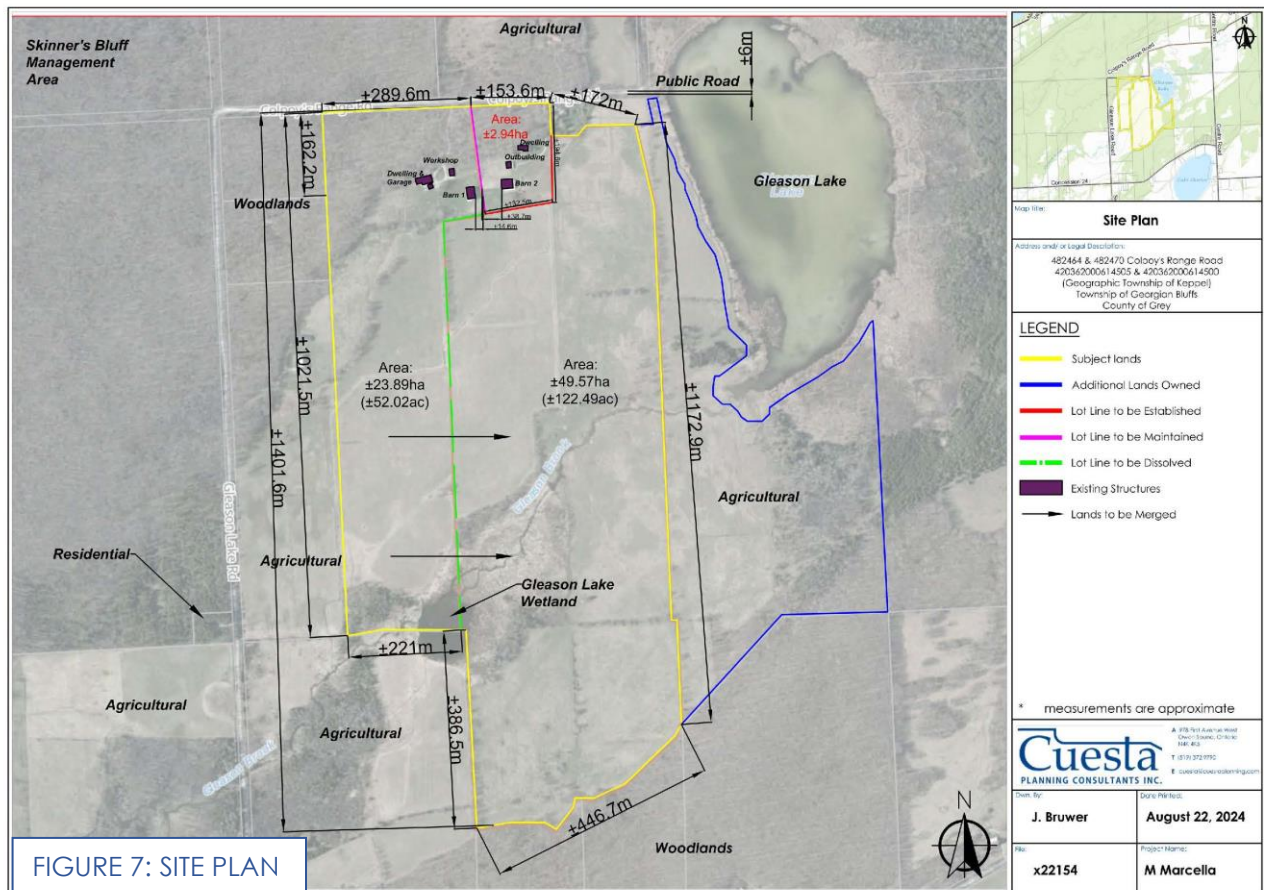
From Figures 2 to 6 included on the previous pages the site features have minimal impact on this proposal. No new sensitive receptors will be introduced on either the retained or severance areas.

## 2. PROPOSAL

The applicant, who owns the subject lands located at 482464 & 482470 Colpoys Range Road seeks to obtain a lot line adjustment in order to isolate the residential use on 482464 Colpoys Range Road and consolidate the remnant agricultural area with farm lot on 482470 Colpoys Range Road.

TABLE 3: PROPOSED PROPERTY AREAS, FRORNTAGE, ACCESS & STRUCTURES/ USES

ADDRESS	AREA (ha)	FRONTAGE (m)	ACCESS	STRUCTURES/ USE
482464 COLPOY'S RANGE ROAD	±73.42	To remain unchanged from status quo	Same	<ul style="list-style-type: none"> <li>The existing structures will remain as is and no new sensitive receptors are proposed.</li> <li>The totality of the agricultural crop areas will be located on this land parcel, upon the successful completion of this application.</li> </ul>
482470 COLPOY'S RANGE ROAD	±2.94	To remain unchanged from status quo	Same	<ul style="list-style-type: none"> <li>The existing structures will remain as is and no new sensitive receptors are proposed.</li> <li>Upon the successful completion of this application no agricultural uses will be located on this land parcel anymore.</li> </ul>



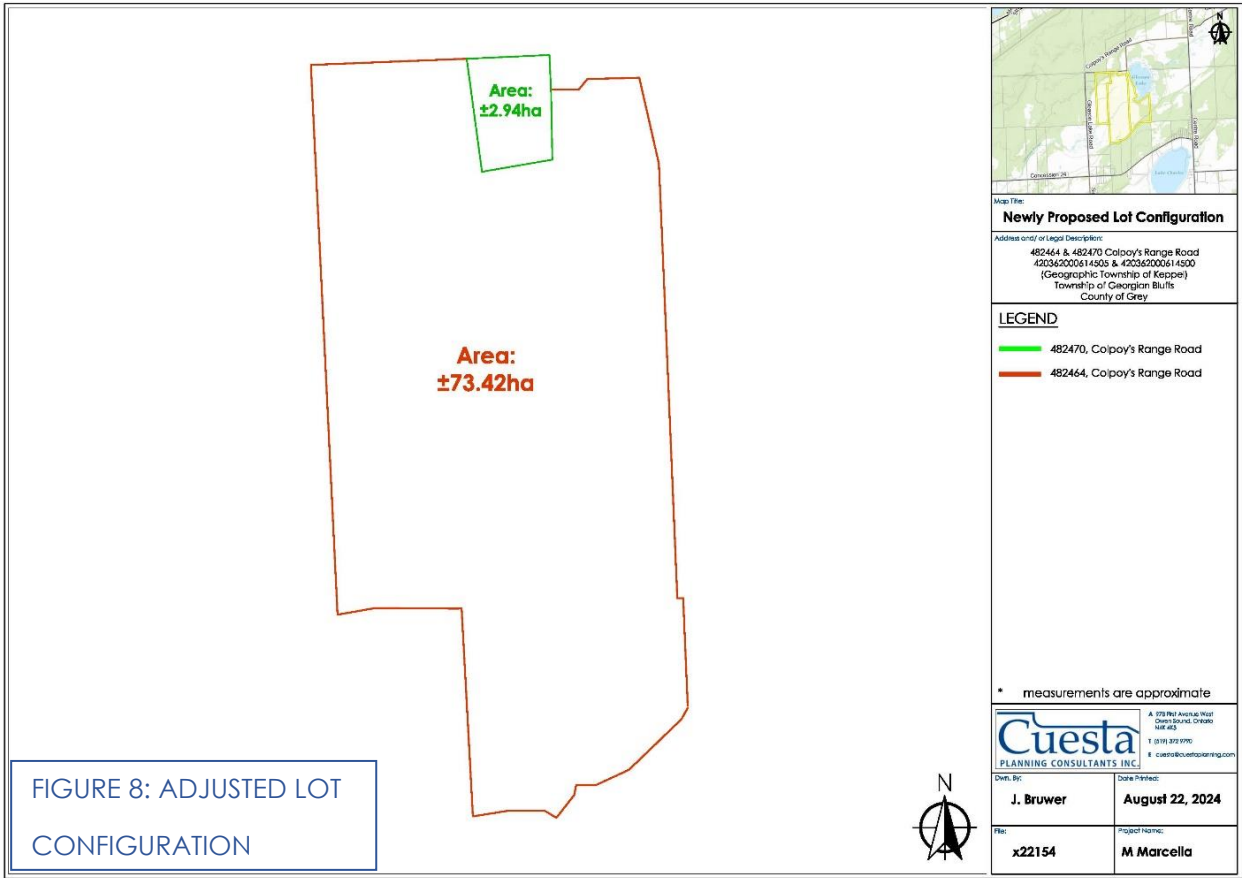


FIGURE 8: ADJUSTED LOT CONFIGURATION

### 3. LAND USE POLICY FRAMEWORK

#### 3.1 Provincial Policy Statement (PPS)

All land use decisions must be assessed against the applicable provisions of the PPS. The most recent PPS, passed on May 1, 2020, requires any planning decisions made on or after this date to be consistent with the PPS. The following provisions from the PPS are the most relevant when considering the subject application.

*PPS 2020*

*2.3 Agriculture*

*2.3.4 Lot Creation and Lot Adjustments*

*2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.*

The PPS permits lot line adjustments on agricultural lands for legal or technical reasons which is defined as “severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.” The proposed lot line adjustment meets this Provincial policy as a minor boundary adjustment, given the perceived minor impact of the adjustment. Furthermore, all the land used for farming purposes, on these two parcels, will be located on the same parcel after the adjustment has been completed. The proposal would facilitate a more efficient land configuration and use for the landowner.

#### 3.2 Niagara Escarpment Plan (NEP)

As indicated in **Figure 1** of this brief, the subject lands are designated primarily as Escarpment Rural Area. The properties also feature an Escarpment Natural Area designation reflecting the Gleason Lake Wetland. The following policies are the most relevant when considering the subject application.

*NEP 2017*

*1.5 Escarpment Rural Area*

*1.5.1 Objectives...*

*1.5.3 Permitted Uses, Subject to Part 2, Development Criteria, the following uses may be permitted:*

*3. Existing uses.*

The proposal will not prevent or disrupt the subject lands from continuing to meet the objectives of the Escarpment Rural Area as set out in Section 1.5.1 of the NEP. Although the lot configuration

will change, alterations to the built form or natural environment will not occur and no new sensitive receptors will be established.

The proposal only seeks to make a lot line adjustment for the purposes of establishing a residential parcel on 482464 Colpoy's Range Road and creating a larger and more efficient farm parcel on 482470 Colpoy's Range Road. The existing uses, which are residential (dwellings) and agricultural (active farming operation and accessory buildings), will continue to occur with respect to the proposed lot line adjustment.

#### 4. CONCLUSIONS

The application proposes to adjust the lot lines on 482464 and 482470 Colpoy's Range Road to establish a more practical lot configuration for the applicant. In essence, the proposal reflects a type of surplus farm dwelling severance where the retained farm parcel is to be merged with an abutting farm property which will facilitate a more efficient agricultural operation. The residential parcel, which is heavily wooded, contains land and structures that are not used for the active agricultural operation. Based on the foregoing, the proposal is consistent with both the PPS and NEP and should be considered for approval.

Respectfully submitted,



Written by Jani Bruwer (Jnr Planner)



Approved by Genevieve Scott (Snr Planner)



Date of this Notice: January 21, 2025

**Owner(s):** Micah Marcella and Serge Marcella  
**Agent:** Cuesta Planning Consultants  
**Address:** 482464 Colpoys Range Road, Georgian Bluffs  
**Legal Desc:** Part of Lots 21 and 22, Concession 25, Part Lot 22 Concession 24, Keppel  
**Roll Number:** 420362000614505, 4203620006145400

## Notice of Complete Application and Public Meeting

Consent Application B27/24 on February 18, 2025, at 5:00 pm.

Council Chambers are **OPEN** to the Public.  
Council Chambers: 177964 Grey Road 18  
Owen Sound, ON, N4K 5N5

Public participation is welcome and encouraged. To participate in the virtual public meeting or hearing, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: [ccraig@georgianbluffs.ca](mailto:ccraig@georgianbluffs.ca) or by telephone at: 519-376-2729 ext. 602.

View electronic public and Council meetings here:

[www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos](http://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos)

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

### What is proposed?

The Purpose of Application B27/24 is to sever 2.94 hectares containing a dwelling shed and barn from a 76.4 hectare property for continued rural residential use. 73.46 hectares will be retained for continued agricultural use. A consent cancellation will also be enacted on the retained lands to facilitate the severance.

### How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to

Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON

By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)



Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **February 10, 2025** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.

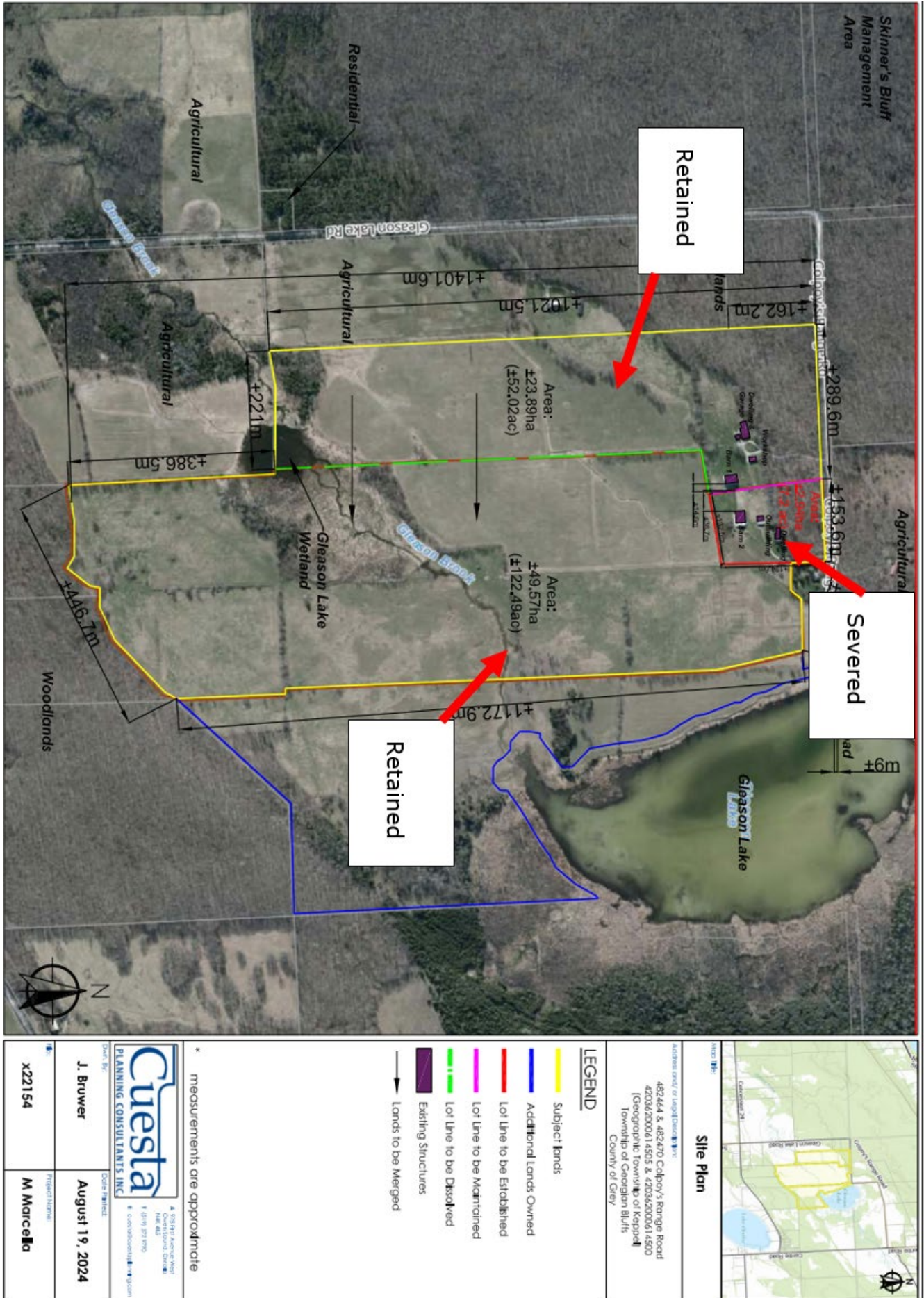
**For more information about this matter, contact:**

Michael Benner, Director of Development and Infrastructure, Township of Georgian Bluffs

By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

By telephone: 519-376-2729 ext. 201

**Site Plan Provided by Applicant**



Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township's website and/or made available to the public upon request

January 30<sup>th</sup>, 2024

Michael Benner  
Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON  
N4K 5H5

**RE: Consent Application B27-24  
Concession 25, Part Lots 21 and 22, Concession 24, Part Lot 22 (482464  
Colpoy's Range Road)  
Township of Georgian Bluffs  
Roll: 420362000614505 and 4203620006145400  
Owners: Micah and Serge Marcella  
Applicant: Cuesta Planning Consultants Inc.**

Dear Mr. Benner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject applications is to sever 2.94 hectares containing a dwelling shed and barn from a 76.4-hectare property for continued rural residential use. 73.46 hectares will be retained for continued agricultural use. A consent cancellation will also be enacted on the retained lands to facilitate the severance.

Schedule A of the County OP designates the subject lands as 'Niagara Escarpment Plan Area'. Section 9.1(4) states,

*The Niagara Escarpment Plan is a Provincial plan that seeks to protect the geologic feature of the Niagara Escarpment, and lands in its vicinity, as a continuous natural environment while only allowing for compatible development. Lands under the jurisdiction of the Niagara Escarpment Plan are outlined on Schedule A. The Niagara Escarpment Commission oversees the Niagara Escarpment Plan. The Niagara Escarpment Plan must be referred to for determination as to whether or not lands are affected by the various land use types and policies under that planning document. In the event of a conflict*



*between the policies of this Plan and the policies of the Niagara Escarpment Plan, those of the Niagara Escarpment Plan will prevail.*

The policies of the Niagara Escarpment Plan shall apply.

Section 7.2(1) of the County OP states,

*The Hazard lands land use types are shown on Schedule A. Hazard lands have not been mapped within the Niagara Escarpment Plan Area within Schedule A. Hazard lands may still exist within the Niagara Escarpment Plan Area and as such it is recommended that consultation occur with the conservation authority and the Niagara Escarpment Commission.*

County Planning staff recommend receiving comments from the Conservation Authority regarding the potential Hazard Lands.

Schedule C of the County OP indicates that the subject lands contain 'Core Area' and Linkage'. The Core Area and Linkage would be located only on the retained parcel, which is considered to be farm sized, as it would be approximately 73.46 hectares. As the subject property is located within the Niagara Escarpment Plan Area, the criteria for a farm sized lot is not defined within the County OP. However, the subject property would most likely be designated as Rural, due to the neighbouring properties not within the Niagara Escarpment Plan Area being designated as Rural. If the proposal was located in the Rural designation, it would meet the farm sized requirements within the Rural designation and would be permitted within the Core Area. Therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands contain 'Karst'. The property may contain potential hazardous karstic bedrock that may be unstable and unable to support development. The collapse of bedrock or the introduction of unconsolidated sediments and deleterious materials into underlying bedrock cavities is a potential hazard in karst landscapes. Building upon karst bedrock features has the potential to damage property and infrastructure and put the health and safety of landowners and residents at risk. As no structural development is proposed, and there is sufficient developable area outside of the known karst features, a karst hazard assessment is not required to support the application. Therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

*Natural Heritage*

*The property contains and/or is adjacent to provincially significant wetland, significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, areas of natural and scientific interest, natural heritage core area, natural heritage linkage, and fish habitat. It is staffs understanding that the proposed development will be located adjacent to the features on previously disturbed and developed lands with no structural development proposed and sufficient area outside of the features for future development. As such, it is staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Study (EIS) can be waived.*

#### *Stormwater Management*

*It is staffs understanding that stormwater management infrastructure is not needed for the proposal.*

#### *Source Water Protection*

*It is staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.*

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

Provided positive comments are received from the Conservation Authority regarding the potential Hazard Lands; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,



Derek McMurdie  
Planner  
(548) 877 0857

Page 4  
January 30<sup>th</sup>, 2024

[Derek.McMurdie@grey.ca](mailto:Derek.McMurdie@grey.ca)  
[www.grey.ca](http://www.grey.ca)

February 10, 2025  
**GSCA File: P25018**

Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON  
N4K 5N5

Sent via email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

**Re: Application: Consent B27/24**  
**Address: 482464 Colpoys Range Road**  
**Roll No: 420362000614505 & 4203620006145400**  
**Township of Georgian Bluffs, former Keppel Township**  
**Applicant: Micah Marcella and Serge Marcella**

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards under the Provincial Planning Statement and relative to our policies for the implementation of Ontario Regulation 41/24. We offer the following comments.

### **Subject Proposal**

The proposed consent is to sever 2.94 hectares containing a dwelling shed and barn from a 76.4 hectare property for continued rural residential use. 73.46 hectares will be retained for continued agricultural use. A consent cancellation will also be enacted on the retained lands to facilitate the severance.

### **Site Description**

The property is located on the south side of Colpoys Range Road, just east of Gleason Lake Road, in the Township of Georgian Bluffs, former Keppel Township. The property features existing residential dwellings and accessory agricultural structures. The northwest portion of the property features an upland deciduous woodland with two watercourses and a wetland feature further to the south. The majority of the property is utilized for agricultural purposes.

### **GSCA Regulations**

Portions of the property are regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The mapped regulated areas include Gleason Brook, the Provincially Significant Gleason Lake Wetland, and an unnamed tributary of Gleason Brook.

Please be advised that under this regulation, a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for

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### **Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula



interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream, or watercourse.

The property also has the potential to feature karst areas as identified in the County of Grey Official Plan. Karst is a potentially hazardous feature due to the potential for unstable bedrock.

No development activity is proposed associated with the subject consent within the regulated areas.

## **Provincial Planning Statement 2024**

### **5.2 Natural Hazards**

1. *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
2. *Development shall generally be directed to areas outside of:*
  - b) *Hazardous lands adjacent to river, stream and small inland systems which are impacted by flooding hazards and/or erosion hazards; and*
  - c) *Hazardous sites*

The property features sufficient area to accommodate any future development or site alteration beyond the natural hazard areas. The area mapped as potential for karst in the County of Grey Official Plan generally coincides with the northwesterly deciduous woodland.

### **Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan**

The subject property is not located within an area that is subject to the Source Protection Plan.

### **Recommendations**

GSCA has no objections to the proposed consent as it is not anticipated to impact any regulated features and or natural hazard areas. We request to be notified of any decisions or notices of any appeals if filed.

Should any questions arise, please contact the undersigned.

Regards,



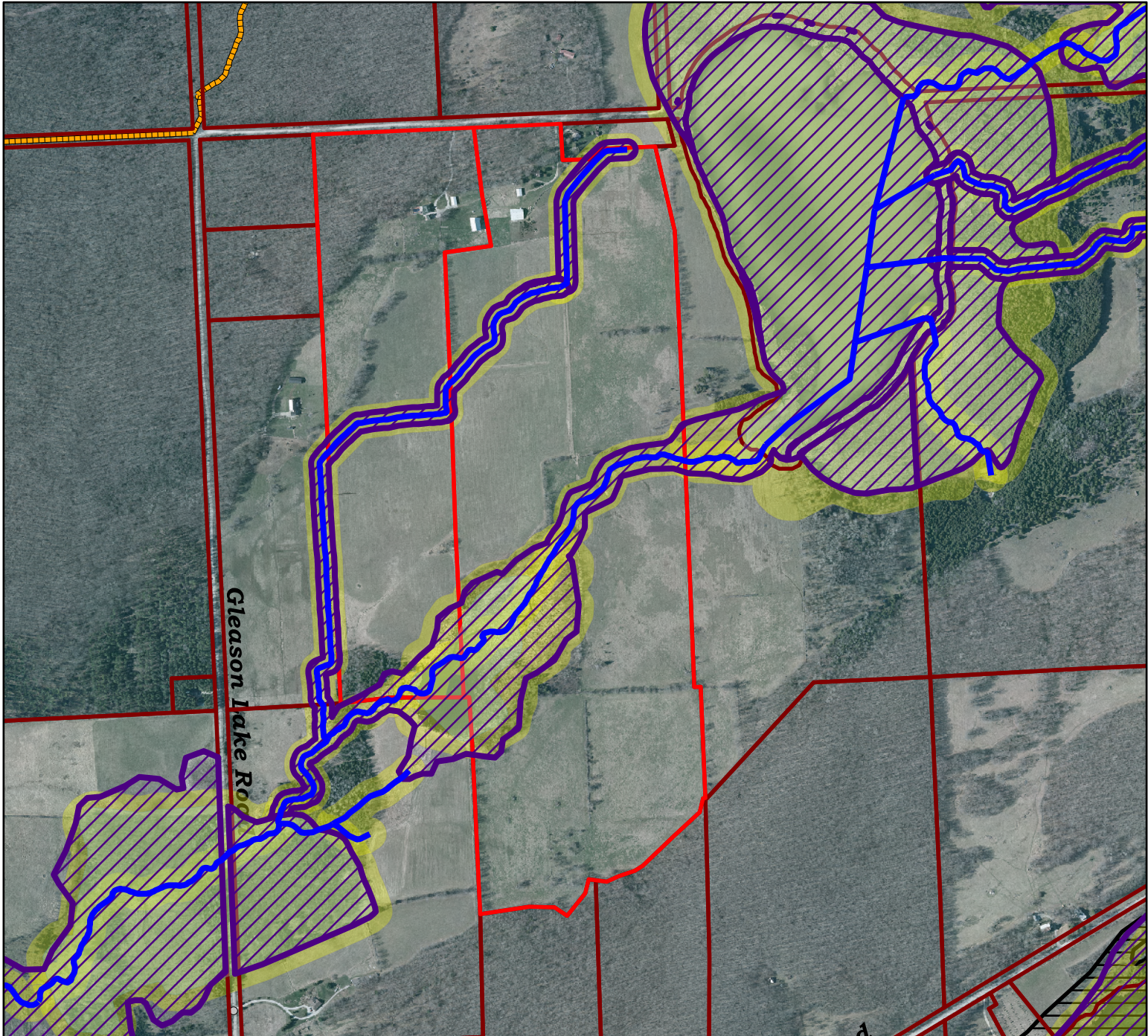
Mac Plewes  
Manager of Environmental Planning

c.c. Rick Winters, GSCA Director, Township of Georgian Bluffs  
Tobin Day, GSCA Director, Township of Georgian Bluffs  
Planning Department, County of Grey  
Cuesta Planning Consultants, Agent

Encl. GSCA Reg Map



# Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits



	ON Parcels (Approx.)
	Subject Property (Approx.)
	O. Reg. 41/24
	Hazard Area
	Watercourses
	Provincially Significant Wetland

N

Scale = 1:10000

0      150 m

B27/2024  
 482464 Colpoys Range Road  
 Roll No. 420362000614505 &  
 4203620006145400  
 Township of Georgian Bluffs (Keppel)

Monday, February 10, 2025

The included mapping has been compiled from various sources and is for information purposes only. Grey Sable Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sable Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Version 1 & 2 & 1:10000 scale mapping.

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Jani Bruwer <jani@cuestaplanning.com>

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## B27/24 Marcella - clarification

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**Marshall, Sarah (MNR)** <Sarah.Marshall3@ontario.ca>

Tue, Feb 18, 2025 at 11:45 AM

To: Jani Bruwer <jani@cuestaplanning.com>

Cc: Genevieve Cuesta Planning <genevieve@cuestaplanning.com>, Michael Benner <mbenner@georgianbluffs.ca>

Hi Jani,

Thank you for your patience awaiting my response. I've cc'd Michael with the Township as well.

I have discussed this application with our management team. In consideration of the previous correspondence that you received in 2022, NEC staff have no objection to consent application B27/24 and will not require a development permit. As stated previously, we request notification of any decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment. Please note that any future development on this property may require a development permit.

My sincere apologies for any inconvenience that this delay has caused. Please feel free to reach out should you have any follow up questions.

Kind Regards,

[Quoted text hidden]



Jani Bruwer &lt;jani@cuestaplanning.com&gt;

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**Fwd: Preliminary Inquiry**

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**Cuesta Cuesta Planning** <cuesta@cuestaplanning.com>  
To: Jani Bruwer <jani@cuestaplanning.com>

Fri, Sep 6, 2024 at 9:58 AM

Here is the comment from the NEC on the Marcella lot addition proposal. We advised that both parcels have existing accesses and that the larger parcel has a house on it already.

This is another point to raise with Michael (although he is quite reasonable and practical anyhow) that the NEC does not consider the lot realignment as development. G.

---

**Cuesta Planning Consultants Inc.**

978 First Avenue West

Owen Sound, ON N4K 4K5

Phone: 519-372-9790

Fax: 519-372-9953

[www.cuestaplanning.com](http://www.cuestaplanning.com)

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----- Forwarded message -----

From: **Grbinicek, Lisa (NDMNR)** <lisa.grbinicek@ontario.ca>

Date: Wed, Apr 20, 2022 at 11:26 AM

Subject: RE: Preliminary Inquiry

To: Cuesta Cuesta Planning &lt;cuesta@cuestaplanning.com&gt;

Hi Gen,

This would appear to be a lot line adjustment that could be supported by the Plan, in principle. If you could confirm a couple of things:

Does the larger parcel have an existing dwelling on it, or are all of those structures agricultural in nature?

Does the proposed smaller 10.5 ac parcel have an existing access?

Subject to a response on the above questions, given no new development is being proposed we would not require a DPA and would comment on the municipality circulation of the proposed lot line adjustment.

Lisa

**Lisa Grbinicek, MCIP, RPP**

*Senior Strategic Advisor*

Niagara Escarpment Commission

232 Guelph Street | Georgetown, ON | L7G 4B1

| **Cell:** 289-839-0304 **Website:** [www.escarpment.org](http://www.escarpment.org)

Please let me know if you require communication supports or alternate formats.



---

**From:** Cuesta Cuesta Planning <[cuesta@cuestaplanning.com](mailto:cuesta@cuestaplanning.com)>

**Sent:** March 18, 2022 1:09 PM

**To:** Grbinicek, Lisa (NDMNR) <[lisa.grbinicek@ontario.ca](mailto:lisa.grbinicek@ontario.ca)>

**Subject:** Re: Preliminary Inquiry

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hi Lisa,

Attached is an updated site plan that illustrates an additional severance and lot addition on 420362000614505.

Mr. Marcella is looking to increase the size of 420362000614500 by merging large portions of the abutting properties to the east and west.

The proposed severance on 420362000614501 will have a frontage of approximately 17.7m.

Can you please provide comments on this revised proposal?

Thanks,

Vaishnan

---

**Cuesta Planning Consultants Inc.**

978 First Avenue West

Owen Sound, ON N4K 4K5

Phone: 519-372-9790

Fax: 519-372-9953

[www.cuestaplanning.com](http://www.cuestaplanning.com)

On Thu, Feb 24, 2022 at 2:16 PM Grbinicek, Lisa (NDMNRF) <[lisa.grbinicek@ontario.ca](mailto:lisa.grbinicek@ontario.ca)> wrote:

Hi Gen,

My first observation / question is with respect to whether the proposed 7.3 ac lot has (adequate) frontage on Colpoy's Range Road?

With respect to an additional severance of the dwelling and barn, as you have suggested, it would appear that the lot creation has been maxed out. I also don't see how there would be frontage left for what would be the remaining parcel.

Lisa

---

**From:** Cuesta Cuesta Planning <[cuesta@cuestaplanning.com](mailto:cuesta@cuestaplanning.com)>

**Sent:** February 23, 2022 2:28 PM

**To:** Grbinicek, Lisa (NDMNRF) <[lisa.grbinicek@ontario.ca](mailto:lisa.grbinicek@ontario.ca)>

**Subject:** Preliminary Inquiry

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hi, Lisa:

Hope you are well.

We have been contacted by Mr. Marcella in order to assist him with a lot reconfiguration proposal involving the following parcels;

420362000614501 and 420362000614500

The intent is to reduce the eastern lot to a 7.2 acre lot and merge the remainder of the lands with the farm parcel abutting to the west.

There will be a requirement for a GSCA permit to establish a safe entrance as well as a development envelope on the east parcel. A scoped EIS may also be required to ensure negative impact on the adjacent natural heritage features.

Please provide your preliminary comments when you are able.

My client is also considering severing the house and barn on parcel 420362000614500, however, it is my opinion that an additional severance would exceed the maximum lot density. Your comments would be appreciated in this regard.

Thank you,

Genevieve

---

**Cuesta Planning Consultants Inc.**

978 First Avenue West

Owen Sound, ON N4K 4K5

Phone: 519-372-9790

Fax: 519-372-9953

[www.cuestaplanning.com](http://www.cuestaplanning.com)





**Date:** Tuesday, March 18, 2025  
**From:** Marilyn Cameron, Planning Consultant  
**Subject:** **Minor Variance Report for A-03-25 Ireland Palmer**  
**Report** DEV2025-21

This document and its attachments are public and available in an accessible format upon request.

## Recommendation

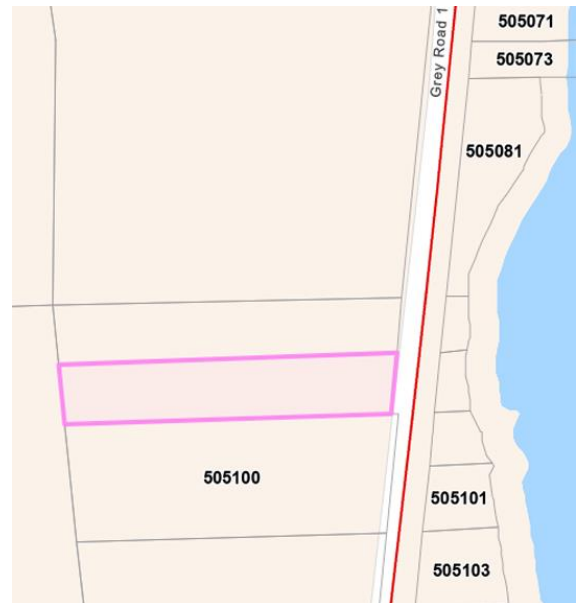
Application A-03-25 for Lisa Ireland and Robert Palmer requesting relief from *Zoning By-law 2020-020* Section 5.1.1 to allow for an accessory garage to be located on the subject property without a principal building. Application A-03-25 satisfies the four tests of a Minor Variance as required by the *Planning Act, R.S.O. 1990, c.P. 13*. It is recommended that Application A-03-25 be **approved** subject to the conditions outlined herein.

## Application Summary

**Subject Lands:** No municipal address  
**ARN:** 420362000723405  
**Legal:** Part Lot 8, Georgian Range, Geographic Township of Keppel  
Township of Georgian Bluffs (Part 2, Reference Plan 16R-4377)

Minor Variance Application A-03-25 seeks relief from Section 5.1.1 of the Township's Zoning By-law to allow for a garage to be located on the subject property without a principal building. A garage is considered to be an accessory structure. The requested relief would facilitate construction of a detached garage and driveway. No other relief to the By-law was requested.

The applicant submitted a justification letter, a site plan demonstrating the proposed "Development Envelope", building plans for the structure, an archaeological assessment, and an environmental impact study (EIS) in support



Report # DEV202-21

Roll # 420362000723405

Page 1 of 8

Page 66 of 208



of the application. A pre-consultation meeting and review was also completed by the applicants prior to submission of the application.

## Four Tests of a Minor Variance

For a successful Minor Variance, the following four (4) tests of Section 45(1) of the *Planning Act, R.S.O. 1990, c.P.13* must all be satisfied:

1. The variance must be minor.

Within Township Zoning By-law Section 5.1.1, accessory buildings or structures are permitted on any lot, provided there is a permitted principal building in existing on the lot. The proposed garage and driveway are permitted, and common, accessory uses to a residential building. Should the applicants wish to build a principal detached dwelling and accessory garage on the subject property, these would be permitted uses as of right within the Shoreline Residential Zone.

However, the applicants also own the subject property directly across Grey Road 1, which contains an existing dwelling. The applicants request relief from the Section 5.1.1. requirement to build a principal structure, as they do not require nor desire a second residential dwelling.

The proposed garage complies with all zone requirements of the SR and EP Zones as well as all other building and setback requirements for accessory structures of Zoning By-law Section 5.1. As such, no further variances to the Zoning By-law are requested.

The subject property contains significant woodlands across the site and Natural Heritage System (NHS) Core Area of the County Official Plan (OP) is located along a western portion of the property. The Development Envelope indicated on the Site Plan submitted with the application demonstrates the location of the proposed structure and driveway, which are located outside of the NHS Core Area. Further, an Environmental Impact Study (EIS) was conducted by AWS Environmental Consulting in January 2025 within the abovementioned Development Envelope. The report concludes that subject to recommended mitigation measures, the proposed development, as limited to the Development Envelope, would not negatively impact the significant woodlands and identified candidate bat habitat. The recommendation mitigation measures are discussed in greater detail elsewhere in this report and have been recommended as conditions of approval herein. Thus, the application has a minimal anticipated impact on the significant woodland or other natural heritage features.

The subject property is surrounded by residential uses along the waterfront and heavily wooded vacant properties. Tree removal at the frontage of the property will increase some visibility for the property directly across the street, which is also owned by the applicants. Given the thick tree cover along Grey Road 1 and neighbouring properties,

Report # DEV202-21

Roll # 420362000723405

Page 2 of 8

Page 67 of 208



there would be virtually no visual impact to the other surrounding properties. The overall heavily treed nature of the subject property is intended to remain.

Grey Road 1 is a County maintained arterial road. The proposed driveway has been sited so as to permit a wide enough turning radius for a vehicle to enter and exit the subject property facing forward, to eliminate any need for vehicles to back onto Grey Road 1. Further, the proposed is not anticipated to increase the volume of traffic. Thus, the proposed is not anticipated to have any negative impacts to traffic along the County road.

Thus, the proposed variance can be considered minor.

2. It must be an appropriate or desirable use of the land, building or structure.

Within the Inland Lakes and Shoreline Settlement Area Designation of the Township and County Official Plan (OP) and the Shoreline Residential Zone of the Township Zoning By-law a garage is a structure permitted accessory to a residential use. The proposed garage and driveway are common residential uses and are consistent with the existing residential and rural character of the area.

The Zoning By-law Section 5.1.1 requires that a primary structure or building be erected prior to any accessory structures. However, the applicants do not require nor desire a second dwelling on the subject property, as their existing dwelling is located across the street.

The applicants' intent for the proposed garage is to provide shelter for their vehicles. The applicants state that lot size and conditions on their adjacent property limit the possibility of siting a garage which complies with the setback requirements of the Zoning By-law. Further, the applicants state that construction of a garage on the property with the existing detached dwelling would limit the placement of a driveway with sufficient turning radius so as to allow vehicles to turn to face forwards existing onto Grey Road 1. Vehicles accessing Grey Road 1 facing forwards pose lower risk of traffic impacts than those which are required to back onto the road. For these reasons, the applicants have instead proposed locating the garage and driveway on the subject property. The proposed is thus a more desirable location for the applicant's intended construction and use of a garage.

Traffic is likely to be virtually unaffected as a result of the application. As described previously, the location of the garage on the subject property further reduces impacts to traffic or road safety for vehicles exiting the property along Grey Road 1.

A portion of the subject property is designated Hazard Lands and Zoned Environmental Protection (EP). The proposed structures are located outside of this part of the property and provide substantial buffer from the hazardous areas.

Report # DEV202-21

Roll # 420362000723405

Page 3 of 8

Page 68 of 208



The subject property also contains significant woodlands. As required by the County OP Section 7.4 (1), the applicants have submitted an EIS report, discussed in greater detail to follow, which concludes that as the proposed is limited to the Development Envelope identified on the site plan, it may be considered not to negatively impact the significant woodlands and identified bat habitat. Further, conditions of approval herein are included to ensure that the report recommendations for mitigation measures are implemented.

An Archaeological Assessment submitted with the application, as discussed in greater detail in a section to follow, found no evidence of archaeological resources of cultural heritage value or interest within the specified Development Envelope and recommends no further archaeological assessment within the specified area. Further, a condition of approval herein is included to recognize the reports conclusion that lands outside of the Development Envelope retain their archeological potential and should be further assessed should any future work across the remainder of the subject property occur in future.

Thus, the proposed can be considered an appropriate and desirable use of the land and building.

3. It must maintain the general intent and purpose of the Official Plan.

The subject property is not located within a settlement area of the Township of Georgian Bluffs Official Plan (OP), and as such is subject to the policies of the County OP. The subject property is designated Inland Lakes and Shoreline Settlement Area and Hazard Lands (Schedule A) in the County OP.

Section 3.7.3 states that within the Inland Lakes and Shoreline Settlement Area Designation, permitted uses include low-density residential dwellings, bed and breakfast establishments, home occupations, marinas, resource based recreational uses, convenience commercial, and public uses, subject to the servicing requirements of Section 8.9. A garage is considered a structure accessory to a low-density residential use. However, the applicants are not proposing to develop a residence on the subject property. The application proposes to build a garage which is accessory to the existing single detached residence on an adjacent waterfront property, also owned by the applicants. Should the applicants wish to build a residence on the subject property in future, however, such development would be subject to the policies of Section 3.7.

Section 8.9 outlines policies for water and sewage servicing for development in the County. As the proposed garage is not intended to have any habitable use, the proposed development is not intended to use any municipal nor private servicing. However, should the applicants convert the proposed structure to include habitable uses or build additional residential structures in future, such development will be subject to the policies of Section 8.9.

Report # DEV202-21

Roll # 420362000723405

Page 4 of 8

Page 69 of 208



Section 7.2 of the County OP states that within the Hazard Lands designation, permitted uses include forestry, conservation, agriculture, passive parks, public utilities, and resource-based recreational uses. Buildings and structures are generally not permitted within the Hazard Lands Designation. Further, the placing, removing, or re-grading fill material of any kind is not permitted within the Hazard Lands, without approval of the conservation authority. The application proposes that future construction and site alteration will take place solely within the Development Envelope identified on the site plan. This Development Envelope is located outside of the area of the property with the Hazard Lands designation. Should the applicants intend to develop further on the site within the Hazard Lands designation in future, such development will be subject to the policies of Section 7.2.

As mentioned previously, a portion along the rear of the subject property is within the County's NHS Core Areas (Schedule C). Section 7.1, Table 10, states that within core areas new residential dwellings or accessory uses on existing lots of record are a permitted use. However, the proposed garage and driveway are not located within the NHS Core Area of the property.

As mentioned previously, there are significant woodlands located on the subject property (Appendix B). Section 7.4 (1) of the County OP states that development is not permitted within significant woodlands, unless an EIS determines the proposed will pose no negative impacts to the natural features or their ecological function. County OP Section 7 states that the County may develop and use offsetting policies or procedures to rehabilitate or reestablish natural features elsewhere on or off-site. The applicants have previously conducted an EIS scoped to address Significant Woodlands, Habitat for Endangered and Threatened Species and Significant Wildlife Habitat. The EIS conducted by AWS Environmental Consulting, January 2025, confirms the presence of significant woodlands and candidate habitat for bats within the woodlands. The report recommends measures to ensure that the ecological features and function of the woodlands are not negatively affected, including: that the proposed garage be located within the Development Land identified in Figure 9 of the report and corresponding with the Development Envelope of the subject application's site plan; that tree felling in the Development Land be limited to the period outside of April 1 to November 30 to avoid impacts to bat habitat; and that consultation with Grey County Ecologists may be required to further limit tree loss impacts, such as through tree replacement or alternative forms of tree cover off-setting measures. County comments on the application have not yet been received at the time of writing this report. The mitigation recommendations of the EIS have been included as conditions of approval recommended herein.

The subject property is within Treaty 72 Area (Appendix C). The Grey County OP requires that for lands identified in Treaty areas, Indigenous communities, including Saugeen Ojibway Nation (SON), must be consulted. The applicants consulted with SON





during preconsultation discussions and were requested to prepare an archaeological assessment, as the subject property is within an area of high archaeological potential. The Stage 1 and 2 Archaeological Assessment Report, conducted by CRM Lab Archaeological Services dated November 9, 2024, summarizes the results of background research and fieldwork limited to the proposed Development Envelope. The report found no evidence of archaeological resources of cultural heritage value or interest and recommends no further archaeological assessment within the specified Development Envelope. However, the report states that areas outside of the Development Envelope retain their archaeological potential and, should any future below grade work be planned for areas elsewhere on the subject property, further Stage 2 Archeological Assessment by a qualified archaeologist will be required. As a condition of approval recommended herein, development of the proposed garage and driveway and all site disturbance shall be required to locate within the Development Envelope indicated on the site plan submitted with the application, and any future development or site disturbance outside of the Development Envelope shall require additional assessment as directed by the report.

Application A-03-25 maintains the general intent and purpose of the County OP.

4. It must maintain the general intent and purpose of the Zoning By-law.

The subject property is zoned Shoreline Residential (SR) and Environmental Protection (EP) within the Township of Georgian Bluffs Zoning By-Law (2020).

Section 10 of the Zoning By-law outlines provisions for the SR Zone, which permits detached dwellings for seasonal or non-seasonal use, home occupations, and parks. The proposed garage complies with all requirements of the SR Zone for lot area, lot frontage, lot coverage, yard setbacks, and setbacks from the 100-year lake flood level and high-water mark of Georgian Bay.

Section 16 of the Zoning By-law outlines provisions for the EP Zone, which permits conservation, forestry, a dock, passive recreational uses, or public or private parks, excluding golf courses. Section 5.5 of the Zoning By-law requires a further setback from an EP Zone of 15 m. The proposed garage and driveway are located outside of the portion of the property within the EP Zone and with a separation greater than 15 m. The proposed thus complies with all requirements of the SR and EP Zones.

Section 5 of the Zoning By-law outlines provisions for accessory uses and structures and Section 5.1.1. states:

*Where this By-law provides that a lot may be used and a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use provided that a principal building or structure is already in existence on the lot.*





*Accessory buildings shall not be used for any occupation for gain or profit conducted within or accessory to a dwelling unit or lot except as specifically permitted in accordance with this By-law.*

The applicants have no intention at this time to build a residence, or other principal structure, on the subject property. Instead, the proposed garage is intended as an accessory use to the existing residential dwelling on the adjacent property owned by the applicants. As mentioned previously, the applicants state that the lot size and site configuration of their adjacent property containing the existing residence, constrain their ability to locate a garage on that property which complies with the requirements of the Zoning By-law, and further, to locate a driveway which provides sufficient turning radius for safe access when exiting to Grey Road 1. The application thus requests relief from the provisions of 5.1.1 requiring a principal building or structure on the property to permit a garage as an accessory use. The proposed garage complies with all other requirements of Section 5.1.3, Table 5.1 for accessory buildings, structures and uses.

Application A-03-25 maintains the general intent and purpose of the Zoning By-law.

## Relevant Consultation

**County of Grey:** At time of writing, no comments have yet been received. It should be noted that Grey county no longer provides a detail review of or detailed responses to minor variance applications.

**Saugeen Ojibway Nation (SON):** At time of writing, no comments have yet been received.

## Conclusion & Recommendation

Application A-03-25 for Lisa Ireland and Robert Palmer, requesting relief from *Zoning By-law 2020-020* to permit a garage on the subject property without a principal building, satisfies the four tests of a Minor Variance as required by the *Planning Act, R.S.O. 1990, c.P.13*. It is recommended that Application A-03-25 be **APPROVED**, subject to the following conditions:

1. That the construction of the garage and driveway and any site works (including destruction of trees) occur only within the Development Envelope identified on the site plan.
2. That tree removal and below grade work be limited to the area identified as the Development Envelope on the site plan required for the garage and driveway.
3. That no tree felling within the Development Envelope identified on the site plan shall occur between April 1 and November 30 to avoid disturbance of possible bat roosting or maternity habitat.



4. That tree removal on lands outside of the Development Envelope identified on the site plan be subject to the County Forestry Management By-law.
5. That prior to any below grade works occurring outside of the Development Envelope identified on the site plan, further archeological assessment, demonstrating evidence of archaeological resources of cultural heritage value or interest, shall be required to the satisfaction of the Township.
6. That prior to any site alteration or development on the subject land, the applicant shall obtain any required building permits from the Township recognizing the Development Envelope proposed.
7. That prior to any site alteration or development on the subject land, the applicants shall obtain all required permits and approvals from the County of Grey, Grey Sauble Conservation Authority, the Township and any other agency having jurisdiction.

Respectfully Submitted:

Prepared By: Marilyn Cameron, RPP, MCIP, MSc MA

Reviewed By: David Welwood, MES, RPP, MCIP



RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.

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January 27, 2025

Township of Georgian Bluffs  
177964 Grey Road 18  
R.R. #3  
Owen Sound, ON  
N4K 5N5

Attention: Michael Benner  
Director, Development & Infrastructure

Dear Michael:

**Re: Minor Variance Application  
Part Lot 8, Georgian Range, Geographic Township of Keppel  
Township of Georgian Bluffs  
(Part 2, Reference Plan 16R-4377)  
A.R.N.: 420362000723405  
Owners: Lisa Ireland and Rob Palmer**

Further to preconsultation discussions involving the above-noted property, enclosed please find the following:

- Minor Variance application;
- Environmental Impact Study;
- Archaeological Assessment;
- Application fees; and,
- Garage building plans.

To assist your office in its evaluation of the requested minor variance, I offer the following:

**Purpose of Application:**

The purpose of the application is to allow for a detached garage on the property without a principal building, i.e. detached dwelling. The owners are proposing to erect an 8.54 metre x

11 metre (28 foot x 36 foot) garage on the property, which would be used in conjunction with their neighbouring residential lot. The building plans for the garage are included in this submission.

### **Background:**

The subject lands are located along the west side of Grey Road 1, approximately eight kilometres south of the community of Big Bay.

The site comprises 0.65 hectares of land, most of which is heavily forested. The front 20 metres (approximately) of the property was recently cleared.

The owners' residence is situated on a waterfront lot located directly across Grey Road 1. Given the size and topography of their residential lot, it is not possible to construct a garage on that parcel. They have therefore purchased the subject property for the purpose of erecting a two-vehicle garage.

The garage would be situated approximately 28.3 metres from the front lot line. An additional ten metres of the existing treed area would be cleared in order to accommodate the garage and driveway. The total area to be cleared would not exceed approximately 30 metres x 30 metres.

The garage and driveway will be oriented such that the vehicles pulling out of the garage will be able to turn around and drive forward onto the County Road, as opposed to backing out.

The development proposed for the property is illustrated on the Site Plan attached to this Planning Justification Report.

### **Adjacent Land Uses:**

All of the lots along the west side of County Road 1 in the general vicinity of the subject property are forested, and most are vacant, including the lots to the immediate north and south.

All waterfront properties along the east side of the County Road in this area are occupied by detached dwellings.

### **Other Supporting Documents:**

During preconsultation discussions with the Township Planner, County Ecologist, and Saugeen Ojibway Nation, the applicant was advised that an Environmental Impact Study was required since the property is recognized as 'Significant Woodland' in the Grey County Official Plan and that an Archaeological Assessment was needed given that the site is within an area of high archaeological potential.

The requested studies have been completed and are summarized as follows:

#### **Environmental Impact Study**

The Environmental Impact Study (EIS) was scoped to address: (1) Significant Wildlife Habitat; (2) Habitat for Endangered and Threatened Species; and (3) Significant Woodland. The EIS focused on the lands near the front of the subject property, which included the proposed 30-metre x 30-metre building envelope and a 120-metre buffer.

The EIS concluded that the study area did not involve Significant Wildlife Habitat.

The fieldwork, though, did result in the finding of two trees that could possibly be habitat for bat roosting/maternity functions. Those trees, however, are not situated within the identified development envelope, and therefore the Ecologist concluded that the habitat would not be impacted if the site disturbance was restricted to the development envelope.

The Ecologist also concluded that the woodland feature and its function would not be negatively impacted by the proposed development due to the small size of the development envelope. It was recommended, though, that no tree felling activity occur between April 1 to November 30 in order to protect possible bat roosting/maternity functions.

The recommendations of the EIS will be implemented through the Minor Variance Decision Sheet. Suggested wording for the Decision Sheet is provided later in this Planning Justification Report.

#### **Stages 1 and 2 Archaeological Assessment**

Given the proximity of the site to the Georgian Bay shoreline, the subject property was considered to have high archaeological potential, and therefore a Stage 2 Archaeological Assessment was required.

The onsite investigation studied the proposed development envelope plus a ten-metre buffer area on the subject property.

Following the completion of the investigation, the Archaeologist concluded that the project area does not contain archaeological resources of cultural heritage value or interest.

### **Minor Variance Evaluation:**

Minor Variances are evaluated within the context of the four tests stated in Section 45(1) of the Planning Act. In this regard, please consider the following:

1. *Does the variance maintain the intent and purpose of the Grey County Official Plan?*

The subject lands are designated primarily 'Inland Lakes and Shoreline Development Area' on Schedule A of the Grey County Official Plan. Permitted uses within this designation are limited to low-density residential dwellings, bed and breakfast establishments, home occupations, marinas, resource-based recreational uses, and convenience commercial uses.

Erecting a garage on the subject property and using it in conjunction with the owners' residence on the adjacent property is in keeping with the intent of this land use designation.

It should be understood that erecting the garage on this parcel now does not preclude a future owner from erecting a house on these lands at a later time.

Appendix B of the Grey County Official Plan identifies the subject lands as being part of a 'Significant Woodland'. Development and site alteration in this natural heritage feature or within 120 metres is not permitted unless it can be demonstrated that the feature or its function would not be negatively impacted. As explained above, an Environmental Impact Study (EIS) was conducted to address impact on the woodland as well as any other natural heritage feature that may exist within the study area. The EIS concluded that no natural heritage features or functions would be negatively impacted if development occurred within the identified envelope, and if tree felling occurred outside of the bat roosting/maternity functions season.

Based on the above, the requested variance maintains the intent and purpose of the Official Plan.



2. *Does the variance maintain the intent and purpose of the Township of Georgian Bluffs Zoning By-law?*

The subject lands are zoned predominantly 'SR' (Shoreline Residential) on Schedule A of the Township's Comprehensive Zoning By-law. The 'EP' (Environmental Protection) zone applies to a small area near the rear of the site.

The 'SR' zone would permit a detached dwelling on the subject property, as well as a home occupation within the dwelling, and accessory buildings. A detached garage is allowed as an "accessory building"; however, it would only be permitted if the principal use (i.e., detached dwelling) has already been established. In other words, the Zoning By-law does not permit the garage as a standalone structure on the site. The general intent of the Zoning By-law, as it pertains to this "house first" requirement, is to ensure that this lot is used for residential purposes. By allowing for an accessory structure to be erected on a property without a principal structure, there is a perceived risk that the owner may utilize the building for a non-residential activity (e.g., a small commercial or industrial workshop), and such use might not be compatible with the neighbourhood. It is also possible that the property would not be maintained to the same standards as a lot containing a house, which also might cause problems for the neighbours.

Mr. Palmer and Ms. Ireland, however, have no intentions of utilizing the garage for any other purpose than parking their own vehicles. Their residence is situated on their other lot, located along the opposite side of the County Road, as noted above. That lot is relatively small, and the existing house, well, septic system, and small driveway occupy a significant portion of it. There is clearly no room on that property to erect a garage, which explains why the owners are requesting permission to build the garage across the road, on their currently vacant lot. Given the clear intent of Mr. Palmer and Ms. Ireland to utilize the garage for the parking of their personal vehicles, and given that the garage is essentially an extension of the residential use of their adjacent lands, allowing for this accessory structure to be erected without the principal building will maintain the intent and purpose of the Zoning By-law.

3. *Is the variance minor in nature?*

This test has traditionally been interpreted as meaning "what impact will the variance have on the neighbours?" In this regard, it should be explained that Mr. Palmer and Ms. Ireland could erect a house on the subject property today, under the current zoning; and therefore the issue is not whether any development should occur on the property but rather whether allowing for a garage on the property without a house will cause problems for the neighbours. On this note, it is highly unlikely that the neighbours would be impacted since the garage will be used solely for the parking of two vehicles. This will not

result in noise or visual impacts, or cause any undue hardship on adjacent landowners. The variance is minor in nature.

4. *Is the variance requested desirable for the appropriate and orderly development and use of the lands and buildings?*

A garage is permitted on the subject property, but only after a house has been erected on the same lands. The owners do not need a residence, however, as their home is located directly across the road. As explained above, there is no room on their adjacent residential lot to construct a garage due to the size of the lot and the existing development on it, i.e., house, driveway, septic system, and well. Constructing a garage on the subject property so that the owners have covered shelter for their vehicles during the winter months is a reasonable desire.

It should also be noted that the existing driveway on their abutting residential lot is steep, which makes it challenging at times to back up the vehicle onto the County Road. This will no longer be a concern if the garage is constructed on the subject property.

Based on the merit provided, it is evident that the variance is highly desirable for the appropriate and orderly development and use of the lands and building.

In view of the above, the proposed variance is deemed to conform to Section 45(1) of The Planning Act.

**Provincial Planning Statement:**

The Provincial Planning Statement (PPS) does not include specific policies pertaining to garages or other types of accessory uses.

The PPS contains policies aimed at protecting natural heritage features and areas of archaeological significance, among other things. The Environmental Impact Study and Stages 1 and 2 Archaeological Assessment have addressed these policies.

The requested variance is therefore consistent with the Provincial Planning Statement.

**Conclusion and Recommendation:**

The requested variance has substantial merit and should be given favourable consideration.

In order to implement the recommendations of the Environmental Impact Study and to acknowledge that the Stages 1 and 2 Archaeological Assessment only assessed a portion of the subject property, the following is recommended:

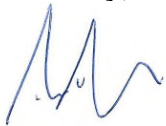
1. The Site Plan dated January 22, 2025 and included with the Minor Variance application should be attached to the Committee of Adjustment Decision Sheet and referred to as *Schedule A of Decision Sheet A\_\_/25*.
2. The Decision Sheet should include the following conditions:
  - (i) Based on the recommendations of the Environmental Impact Study and the scope of the Archaeological Assessment, the construction of the garage and driveway, and any other site disturbance including tree clearing, shall only occur within the identified "Development Envelope" shown on Schedule A of this Decision Sheet; and,
  - (ii) The felling of trees within the "Development Envelope" shall only occur between April 1 to November 30 in order to protect possible bat roosting/maternity functions.

**Final Comments:**

I trust you will find the application package to be complete. Should you have any questions regarding the proposal, please contact the undersigned.

On a final note, it would be sincerely appreciated if you could contact me when scheduling the public meeting for this file in order to ensure our availability.

Sincerely,



Ron Davidson, BES, RPP, MCIP

c.c. Rob Palmer and Lisa Ireland

# Site Plan

-  Subject Property
-  Development Envelope



Part Lot 8, Georgian Range  
 (Part 2, Reference Plan 16R4377)  
 Geographic Township of Keppel  
 Township of Georgian Bluffs

**RD** **RON DAVIDSON**  
 LAND USE PLANNING CONSULTANT INC  
 OWEN SOUND, ONTARIO

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STAGE 1 ARCHAEOLOGICAL BACKGROUND STUDY  
AND  
STAGE 2 ARCHAEOLOGICAL PROPERTY ASSESSMENT

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## Palmer Garage

Assessment Parcel 420362000723405  
*Part of Lot 8, Georgian Range Concession*  
Formerly the Township of Keppel, Grey County  
*Township of Georgian Bluffs, Ontario*

## ORIGINAL REPORT

*November 9, 2024*

*MCM Archaeological File PIF # P244-0342-2024 | Licensee: Claire Freisenhausen (P244)*

Submitted to Robert Palmer  
12 Bromley Crescent  
Toronto, Ontario | M9A 3X3  
rpalmer999@gmail.com

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### CRM Lab Archæological Services

*Heritage Management Consultants*

242 Joicey Boulevard, Suite 200 | Toronto, ON M5M 2V7  
416-937-9003 | [info@crmlab.ca](mailto:info@crmlab.ca) | [www.crmlab.ca](http://www.crmlab.ca)







**Table of Contents**

*List of Tables*..... ii  
*List of Appendices*..... ii  
*List of Figures*..... ii  
*List of Images* ..... ii  
*Project Personnel*..... iii  
*Executive Summary* ..... iv

**1.0 Introduction & Summary** ..... 1

**2.0 Project Context** ..... 2

    2.1 Development Context ..... 2

    2.2 Historical Context ..... 3

        2.2.1 Regional History – Grey County ..... 3

        2.2.2 Saugeen Peninsula Treaty – Treaty 72 (1854).....5

        2.2.3 Property History – Cartographic & Documentary Sources.....8

        2.2.4 Analysis of Historic Maps & Documentation.....10

    2.3 Archaeological Context ..... 11

        2.3.1 Existing Archaeological Sites.....11

        2.3.2 Property Conditions & Current Land Use.....11

        2.3.3 Physiographic Setting & Archaeological Potential.....11

        2.3.4 Previous Archaeological Assessment.....12

        2.3.5 Dates of Archaeological Fieldwork.....12

**3.0 Field Methodology**..... 12

**4.0 Record of Finds** ..... 14

    4.1 Soil Stratigraphy – Lots.....14

    4.2 Artifacts.....14

**5.0 Indigenous Engagement & Consultation**..... 15

**6.0 Analysis & Conclusions** ..... 15

**7.0 Recommendations**..... 16

    7.1 Advice on Compliance with Legislation ..... 17

**6.0 References** ..... 19

**List of Tables**

**Table 1:** Selected Historical Chronology of the Subject Property..... 10

**List of Appendices**

- A:** STAGE 2 MAPS: General Property and Historic Mapping
- B:** STAGE 2 IMAGES: General Property and Fieldwork Photographs

**List of Figures**

- Figure A1** – Location of the Study Area on the National Topographic Survey Map 30M12 - 1:30,000 scale
- Figure A2** – MNR Plan of Property Showing Detailed Property Layout & Context
- Figure A3** – County Plan of Property
- Figure A4** – Proposed Site Plan
- Figure A5** – Historic Maps & Images
- Figure A6** – Archaeological Fieldwork & Photograph Locations

**List of Plates**

- Plate 1:** Project area with Grey Road 1 to the north; looking southeast
- Plates 2-3:** Project area field conditions & northeast property corner survey spike; looking east & north
- Plate 4:** Attempted Test Pit; looking southeast
- Plate 5:** Attempted Test Pit Planview; looking north
- Plate 6:** Project area field conditions & fieldwork in progress; looking southwest
- Plate 7:** Project area field conditions & fieldwork in progress; looking south
- Plate 8:** Fieldwork in progress – clearing vegetation prior to visual inspection; looking east
- Plate 9:** Fieldwork in progress – sweeping & visual inspection; looking southeast
- Plate 10:** Fieldwork in progress visual inspection in buffer area; looking east
- Plate 11:** Fieldwork in progress visual inspection in main project area; looking west
- Plate 12:** Sample 2m Visual Inspection Area; looking north
- Plate 13:** Sample 2m Visual Inspection Area; looking west
- Plate 14:** Sample 2m Visual Inspection Area with next area in progress; looking north
- Plate 15:** 2m Visual Inspection Area in progress; looking west
- Plate 16:** Fieldwork in Progress & Project Area Conditions; looking west

**Project Personnel**

Archaeological Licence Holder:	Claire Freisenhausen (P244)
Field Director:	Jeremy Burke (R338)
Field Staff:	James Phillips
SON Field Liaison:	Dorothy Ladd
Report Preparation:	Claire Freisenhausen (P244)
Graphics:	Katie Anderson
Historical Research:	Katie Anderson
Field Photography:	Jeremy Burke (R338)
Report Reviewer:	Claire Freisenhausen (P244)

***Submitted to Robert Palmer***  
***12 Bromley Crescent***  
***Toronto, Ontario | M9A 3X3***  
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## EXECUTIVE SUMMARY

In September of 2024, CRM Lab Archaeological Services (CRM Lab) was retained by Robert Palmer (the property owner) to conduct a Stage 1 Archaeological Background Study and LIMITED Stage 2 Archaeological Property Assessment of the *Project Area Portion* of the Subject Property consisting of Assessment Parcel 420362000723405 in the Township of Keppel, and historically Part of Lot 8, Georgian Range Concession, Township of Keppel, Grey County.

The current LIMITED Stage 1-2 Assessment report has been prepared by CRM Lab to document the assessment findings and subsequent recommendations for the Ministry of Citizenship and Multiculturalism (MCM) in accordance with the Ministry's *2011 Standards & Guidelines for Consultant Archaeologists*, and the Township of Georgian Bluff's Planning Department. This assessment was requested by the proponent prior to the proposed property development which is to include construction of a garage and the associated infrastructure on the area of land to the west of Grey Road 1, across from the property owner's current residential structure. This report documents the findings and subsequent recommendations based on the Stage 1 Background Research and LIMITED Stage 2 fieldwork conducted on the subject property to be impacted by the proposed redevelopment.

The subject property is bounded by forested areas to the north, south, and west, the property is bordered by Grey Road 1 to the east, with the associated residential property to the east of the road, and Georgian Bay to the east of that. The property consists forested area. The project area, consisting of approximately 0.17 hectares, within the subject property of 0.67 hectares, was historically located in the Township of Keppel, Grey County, Canada West.

The subject property has been determined to be undisturbed with the exception of the construction of the neighbouring road. No 19<sup>th</sup> century structures were identified through the historic and cartographic research within the boundaries of the property.

Potential for Indigenous settlement was considered to be present on this property due to the geographic location in relation to the shore of Georgian Bay, potential for Euro-Canadian settlement was considered to be present on this property due to the geographic location in relation to Grey Road 1 which is considered to be an historic transportation route.

Stage 2 test pit survey of the project area within the subject property was not possible as there was little to no soil horizon present. Section 2.1.9; Guidelines 2 & 3 were employed consisting of a Surface Inspection strategy as an alternative. The surface inspection yielded no artifacts or evidence of cultural features or structures.

No archaeological remains in an original context relating to the 19<sup>th</sup> century, nor to the Indigenous Occupation Period were recovered from the Stage 2 field survey of the assessed portions of the project area portion of the subject property.

These factors indicate that there is no further cultural heritage value or interest (CHVI) in the project area portion of the subject property.

HOWEVER, further Stage 2 Assessment will be required for the remaining areas of the property outside the current project area should ANY future below grade work be planned, as the remainder of the property has not been assessed by Stage 2 fieldwork under the current PIF, and still retains archaeological potential, as well as potential CHVI.

All records, documentation, field notes, and photographs related to the process and findings of these investigations are to be held at the Thornbury offices of CRM Lab Archaeological Services until such time that they can be transferred to an agency or institution approved by the Ministry of Citizenship and Multiculturalism (MCM) on behalf of the government and citizens of Ontario.

This project was carried out under the Ministry of Citizenship and Multiculturalism (MCM) Professional Archaeological license project number P244-0342-2024 (Stage 1-2), held by Ms. Claire Freisenhausen (P244). Stage 1 historic research was conducted in September of 2024, and Stage 2 fieldwork was carried out on September 26<sup>th</sup>, 2024.

Given the results of the current LIMITED Stage 1-2 Archaeological Assessment and the findings of no archaeological resources of cultural heritage value or interest (CHVI) in the PROJECT AREA, the following recommendations have been made:

1. The Project Area within the property consisting of Assessment Parcel 420362000723405 in the Township of Georgian Bluffs, and historically part of Lot 8 Georgian Bluffs, Township of Keppel, Grey County *does not contain any archaeological resources of cultural heritage value or interest. No further archaeological assessment is required for this portion of the subject property.*
2. Additional Stage 2 Archaeological Assessment will be required for the remaining areas of the property outside the current project area should future below grade work be planned, under a separate PIF, as these areas remain unassessed and as such *retain their archaeological potential for the discovery of archaeological resources of cultural heritage value or interest. Further archaeological assessment is required as per Figure A6:*
  - a. No below grade impacts may occur in any of these areas of the Subject Property outside the areas assessed during the current Stage 2 Assessment. This includes the following:
    - i. Any soil displacement.
    - ii. Any soil removal.
    - iii. Any stockpiling of materials.
    - iv. Any storage of equipment.
    - v. Any other construction activities of any kind.
3. All archaeological excavation activities will be conducted by a qualified archaeologist as licensed by the current Ministry of Citizenship and Multiculturalism.

STAGE 1 ARCHAEOLOGICAL BACKGROUND STUDY  
AND  
LIMITED STAGE 2 ARCHAEOLOGICAL PROPERTY ASSESSMENT  
Assessment Parcel 420362000723405  
Township of Georgian Bluffs, Ontario  
**Formerly Part of Lot 8, Georgian Range Concession**  
Township of Keppel, Grey County, Ontario

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## 1.0 INTRODUCTION & SUMMARY

In September of 2024, CRM Lab Archaeological Services (CRM Lab) was retained by Robert Palmer (the property owner) to conduct a Stage 1 Archaeological Background Study and LIMITED Stage 2 Archaeological Property Assessment of the *Project Area Portion* of the Subject Property consisting of Assessment Parcel 420362000723405 in the Township of Keppel, and historically Part of Lot 8, Georgian Range Concession, Township of Keppel, Grey County.

**Figure A1** illustrates the location of the Study Area at 1:30,000km on the appropriate section of the National Topographic Survey (NTS) 041A15 – White Cloud Island, **Figure A2** illustrates the location of the project area on the Ministry of Natural Resources & Forestry Topographic Map, **Figure A3** illustrates the survey plan of the subject property, and **Figure A4** illustrates the proposed redevelopment plan of the subject property.

The current LIMITED Stage 1-2 Assessment report has been prepared by CRM Lab to document the assessment findings and subsequent recommendations for the Ministry of Citizenship and Multiculturalism (MCM) in accordance with the Ministry's *2011 Standards & Guidelines for Consultant Archaeologists*, and the Township of Georgian Bluff's Planning Department. This assessment was requested by the proponent prior to the proposed property development which is to include construction of a garage and the associated infrastructure on the area of land to the west of Grey Road 1, across from the property owner's current residential structure. This report documents the findings and subsequent recommendations based on the Stage 1 Background Research and LIMITED Stage 2 fieldwork conducted on the subject property to be impacted by the proposed redevelopment.

The subject property is bounded by forested areas to the north, south, and west, the property is bordered by Grey Road 1 to the east, with the associated residential property to the east of the road, and Georgian Bay to the east of that. The property consists forested area. The project area, consisting of approximately 0.17 hectares, within the subject property of 0.67 hectares, was historically located in the Township of Keppel, Grey County, Canada West.



The subject property has been determined to be undisturbed with the exception of the construction of the neighbouring road. No 19<sup>th</sup> century structures were identified through the historic and cartographic research within the boundaries of the property.

Potential for Indigenous settlement was considered to be present on this property due to the geographic location in relation to the shore of Georgian Bay, potential for Euro-Canadian settlement was considered to be present on this property due to the geographic location in relation to Grey Road 1 which is considered to be an historic transportation route.

Stage 2 test pit survey of the project area within the subject property was not possible as there was little to no soil horizon present. Section 2.1.9; Guidelines 2 & 3 were employed consisting of a Surface Inspection strategy as an alternative. The surface inspection yielded no artifacts or evidence of cultural features or structures.

No archaeological remains in an original context relating to the 19<sup>th</sup> century, nor to the Indigenous Occupation Period were recovered from the Stage 2 field survey of the assessed portions of the project area portion of the subject property.

These factors indicate that there is no further cultural heritage value or interest (CHVI) in the project area portion of the subject property.

**HOWEVER, further Stage 2 Assessment will be required for the remaining areas of the property outside the current project area should ANY future below grade work be planned, as the remainder of the property has not been assessed by Stage 2 fieldwork under the current PIF, and still retains archaeological potential, as well as potential CHVI.**

All records, documentation, field notes, and photographs related to the process and findings of these investigations are to be held at the Thornbury offices of CRM Lab Archaeological Services until such time that they can be transferred to an agency or institution approved by the Ministry of Citizenship and Multiculturalism (MCM) on behalf of the government and citizens of Ontario.

This project was carried out under the Ministry of Citizenship and Multiculturalism (MCM) Professional Archaeological license project number P244-0342-2024 (Stage 1-2), held by Ms. Claire Freisenhausen (P244). Stage 1 historic research was conducted in September of 2024, and Stage 2 fieldwork was carried out on September 26<sup>th</sup>, 2024.

## **2.0 PROJECT CONTEXT**

The purpose of the current LIMITED Stage 1-2 Assessment was to locate and identify any archaeological remains in the project area portion of the subject property which may be impacted by the proposed redevelopment of the project area (see **Figure A4**). Historic land records, mapping and aerial photographs were analyzed to determine the cultural heritage value of the subject area, complying with the Ministry's *2011 Standards & Guidelines for Consultant Archaeologists*.

## **2.1 DEVELOPMENT CONTEXT**

The current assessment has been conducted at the request of the proponent in order to fulfill the requirements of the Township of Georgian Bluffs Planning Department under Subsection 51 (15) of the Planning Act, R.S.O 1990, c.P.13 prior to the proposed redevelopment of the subject property under a Minor Variance Application. The proposed enhancements include construction of a new garage and storage space on the west side of Grey Road 1, across the road from the existing residential dwelling. The proposed development is not to include any below ground hydro services.

As the project area is located entirely on private property, permission to enter the subject property to conduct all required archaeological fieldwork activities was obtained from the property owner via email. No limitations were placed on access to the subject property, including the recovery of artifacts.

## **2.2 HISTORICAL CONTEXT**

The Study Area consists of a parcel of land that was historically part of the Township of Keppel, Grey County; consisting of Assessment Parcel 420362000723405.

A variety of resources were reviewed as part of the Stage 1 historic background research. An analysis of historic maps and aerial photographs was conducted to examine topography, drainage, and land use history to determine the types and locations of former structures - if any - on the property. 19<sup>th</sup> and 20<sup>th</sup> century maps and directories were consulted for the names of site occupants and to determine the changes over time of the street addresses and names. Archival sources were sought at the Provincial Archives of Ontario.

### **2.2.1 Regional History – Grey County**

Southern Ontario has been occupied by Indigenous groups from approximately 13,500 years ago (Ferris 2013). These populations were highly mobile and lived in an environment similar to the modern sub arctic. The warming of 10,000 before present (BP) resulted in shoreline sites becoming submerged, and evidence of heavy woodworking tools suggests greater investment in prolonged seasonal residency at these sites. Evidence of communal cemeteries and funerary customs indicate shared meaning within a community and reflect shared cosmology (Brown 1995). By approximately 2,000 BP evidence indicates band camps had formed that were focused on the seasonal harvesting of resources (Spence et al. 1990), and by the period between 1450-1649 populations communally occupied sites throughout the year and coalesced into larger communities. This process created the socio-political organization of Indigenous Nations that were described by early French and English explorers visiting southern Ontario (Birch & Williamson 2013).

By 1600 the Five Nations were the main group using the central north shore of Lake Ontario for hunting, fishing, and participating in the fur trade, but by the late 1600's the Seneca took control (ASI 2004). Their occupation was less intensive than the New York Iroquois and only seven villages were identified by early European cartographers. Beginning in the mid-late 17<sup>th</sup> century the

Mississauga's began to replace the Seneca and, due to the overstretching of territory by the Five Nations, an agreement was struck to share hunting territories (Williamson 2008). The 18<sup>th</sup> century saw the ethnogenesis of the Métis in Ontario, a group of mixed First Nations and French, Scottish and Irish ancestry (MNC n.d.). They lived in both Euro-Canadian and Indigenous societies, acted as agents of the fur trade and interpreters, crossing boundaries (Stone and Chaput 1978).

The following history of the Huron-Wendat was provided by the Huron-Wendat Nation:

*As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of farmers and fishermen-hunter-gatherers and also the masters of trade and diplomacy, represented several thousand individuals. They lived in a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes. Huronia, included in Wendake South, represents a part of the ancestral territory of the Huron-Wendat Nation in Ontario. It extends from Lake Nipissing in the North to Lake Ontario in the South and Île Perrot in the East to around Owen Sound in the West. This territory is today marked by several hundred archaeological sites, listed to date, testifying to this strong occupation of the territory by the Nation. It is an invaluable heritage for the Huron-Wendat Nation and the largest archaeological heritage related to a First Nation in Canada.*

*According to our own traditions and customs, the Huron-Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.*

*Today, the population of the Huron-Wendat Nation is composed of more than 4000 members distributed on-reserve and off-reserve.*

*The Huron-Wendat Nation band council (CNHW) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsio, which translates to "our beautiful land" in the Wendat language.*

*The Huron-Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake South.*

### **Grey County**

Grey County was established in 1852, relatively late for Upper Canada as it took longer for permanent settlement to be established along Georgian Bay. Townships from varying counties were combined to form the new county. Initially the county would still be administrated from Wellington County until the proper infrastructure could be created (history-articles.com). Initially Sydenham (Owen Sound) was suggested as a capital for the county, but it was judged to be unsuitable until new buildings were constructed for the courthouse and jail. This was completed in 1852. (ibid)

The early history of Grey County was closely tied to the military development of Upper Canada. The first settlers were either military men and their families or refugees from the United States. Following the American Revolutionary War people who were loyal to the British, known as United Empire Loyalists, were exiled. They were granted free land in Upper Canada by the British for their support. Both the United Empire Loyalists and military families were considered “official” or non-resident patentees and were free to clear the land they received as they wished (Johnson 1973).

Early European settlements in Upper Canada were localized to the northern shore of Lake Ontario. It was a much slower process for townships in the northern part of Grey County, including Keppel Township – the location of the project area.

### **Township of Keppel**

The Township of Keppel was originally opened for settlement in 1855 after it was purchased in a Treaty in 1854. The closest settlement area to the project area was the Village of Kemble

#### **2.2.2 Saugeen Peninsula Treaty – Treaty 72 (1854)**

The government of Ontario has a summary of the Saugeen Peninsula Treaty:

*Treaty 72 was signed on October 13, 1854, by First Nations residing on the “Saugeen Peninsula” and representatives of the Crown. The Treaty area covers most of what is now known as the Bruce Peninsula.*

*At the time of signing, the peninsula was known as the Saugeen Peninsula. The treaty is sometimes today referred to as the Bruce Peninsula Treaty.*

*Current communities in the area include Sauble Beach, Tobermory, and Southampton.*

*<https://www.ontario.ca/page/map-ontario-treaties-and-reserves#t26>*

The Treaty itself reads:

#### *“SURRENDER OF THE SAUGEEN PENINSULA*

*We, the Chiefs, Sachems and Principal Men of the Indian Tribes resident at Saugeen, Owen Sound, confiding in the wisdom and protecting care our Great Mother across the Big Lake, and believing that our Good Father, His Excellency the Earl of Elgin and Kincardine, Governor General of Canada, is anxiously desirous to promote those interests which will most largely conduce to the welfare of His red children, have now, being in full Council assembled, in presence of then Superintendent General of Indians Affairs, and of the young men of both tribes, agreed that it will be highly desirable for us to make a full and complete surrender unto the Crown of that Peninsula known as the Saugeen and Owen Sound Indian Reserve, subject to certain restrictions and reservations to be hereinafter set forth. We have therefore set our marks to this document, after having heard the same read to us, and do hereby surrender the whole of the above named*

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**Stage 1 & Stage 2 Archaeological Assessment**  
**Township of Southgate, Ontario**

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*tract of country, bounded on the south by a straight line drawn for the Indian village of Saugeen to the Indian village of Nawash, in continuation of the northern limits of the narrow strip recently surrendered by us to the Crown; and bounded on the north-east and west by Georgian Bay and Lake Huron, with the following reservations, to wit: 1st. For the benefit of the Saugeen Indians we reserve all that block of land bounded on the west by a straight line running due north from the River Saugeen, at the spot where it is entered by a ravine immediately to the west of the village, and over which a bridge has recently been constructed, to the shore of Lake Huron; on the south by the aforesaid northern limit of the lately surrendered strip; on the east by a line drawn from a spot upon the coast at a distance of about (9 ½ ) nine miles and a half from the western boundary aforesaid, and running parallel thereto until it touches the aforementioned northern limits of the recently surrendered strip; and we wish it to be clearly understood that we wish the Peninsula at the mouth of the Saugeen River to the west of the western boundary aforesaid to be laid out in understood that our surrender includes that parcel of land which is in continuation of the strip recently surrendered to the Saugeen River.*

*We do also reserve to ourselves that tract of land called Chief's Point, bounded on the east by a line drawn from a spot half a mile up the Sable River, and continued in a northerly direction to the bay, and upon all other sides by the lake.*

*2nd. We reserve for the benefit of the Owen Sound Indians all the tract bounded on the south by the northern limit of the continuation of the strip recently surrendered; on the north-west by a line drawn from the north easterly angle of the aforesaid strip (as it was surrendered in 1851, in a north easterly direction); on the south-east by the sound extending to the southern limit of the Caughnawaga Settlement; on the north by a line two miles in length and forming the said southern limit. And we also reserve to ourselves all that tract of land called Cape Crocker, bounded on three sides by Georgian Bay, on the south-west by a line drawn from the bottom of Nochemowenaing Bay to the mouth of Sucker River, and we include in the aforesaid surrender the parcel of land contained in the continuation to Owen's Sound of the recently surrendered strip aforesaid.*

*3rd. We do reserve for the benefit of the Colpoy's Bay Indians, in the presence and with the concurrence of John Beattie, who represents the tribe at this Council, a block of land containing 6,000 acres, and including their village, and bounded on the north by Colpoy's Bay.*

*All which reserves we hereby retain to ourselves and our children in perpetuity, and it is agreed that the interest of the principal sum arising out of the sale of our lands be regularly paid to them so long as there are Indians left to represent our tribe without diminution at half yearly periods.*

*And we hereby request the sanction of our Great Father the Governor General to this surrender, which we consider highly conducive to our general interests.*

*Done in Council, at Saugeen, this thirteenth day of October, 1854. It is understood that no islands are included in this surrender."*

The Saugeen Ojibway Nation's Environmental office describes Treaty 72 as following:

**1854 - Saugeen Peninsula Treaty No. 72**

Negotiated with the Crown. Interpreted by settler governments as the surrender of the Saugeen Peninsula in exchange for reserves - certain tracts of land set aside - and proceeds from the sale of the land "...agreed that it will be highly desirable for us to make a full and complete surrender unto the Crown of that Peninsula known as the Saugeen and Owen Sound Indian Reserve, subject to certain restrictions and reservations to be hereinafter set forth."

<https://www.saugeenojibwaynation.ca/node/75#:~:text=1854%20%2D%20Saugeen%20Peninsula%20Treaty%20No.&text=agreed%20that%20it%20will%20be,hereinafter%20set%20forth>.

The Saugeen Ojibway Nation is currently undertaking a court case to hold the Government of Canada to promises made in the original treaty. Their legal website outlines the court cases, which SON is currently appealing to the Supreme Court of Canada:

**ABORIGINAL TITLE CLAIM**

*SON's claim about ownership of lands under water is a claim about title to SON's traditional homelands that were not surrendered by treaty. SON's traditional homelands includes the Saugeen (Bruce) Peninsula and about 1 ½ million acres of land to the south of it, stretching from Goderich to Collingwood. It also includes the waters surrounding those lands. Those are the waters of Georgian Bay and Lake Huron, and SON is asking the court to recognize SON's 'Aboriginal title' to those waters.*

*Aboriginal title, in Canadian law, is an Indigenous land right that is recognized and protected by section 35 of the Constitution Act, 1982. While First Nations in Canada have successfully brought court claims about Aboriginal title to lands, this is the first time that the issue of Aboriginal title to waters will be decided by a court.*

**TREATY CLAIM**

*SON's second claim is about Treaty 72. In 1836, the British Crown pressed SON to surrender 1.5 million acres of its lands south of Owen Sound. In exchange for those rich farming lands, the Crown made SON an important promise: to protect the Saugeen (Bruce) Peninsula for SON, forever. But, 18 years later the Crown came back for a surrender of the Peninsula. The Crown said that they could no longer protect SON's remaining lands from settlers, and Treaty 72 was signed in 1854.*

*SON's claim is that the Crown could have protected the Peninsula and misled SON in the negotiations of a surrender of the Saugeen (Bruce) Peninsula. SON's claim is that this was a breach of the Crown's fiduciary duty. What SON is seeking is a declaration the Crown breached this duty. If successful, in a later phase of this claim, SON will be looking for recognition of its ownership interests in lands on the Saugeen (Bruce) Peninsula that are still owned by Ontario or Canada or have not been bought and paid for by third parties (so, municipal roads, for example), as well as compensation.*

*The trial of both claims began on April 23, 2019, and is being presided over by Justice Wendy Matheson of the Ontario Superior Court.”*  
*([https://www.oktlaw.com/services/cases/son\\_titleclaim/](https://www.oktlaw.com/services/cases/son_titleclaim/))*

### **2.2.3 Property History – Cartographic & Documentary Sources**

The current project area consists in part of a parcel of land which was historically in the Township of Keppel in Grey County.

A chronological list of significant events pertaining to the Study Area is outlined in **Table 1** below. The land has had a series of owners throughout history. Several individuals have been able to be identified, and additional information is also included.

#### ***George McHardy***

George McHardy was granted the patent for Lot 8 in 1866. George McHardy was born in 1806 in Scotland, and died in Nichol Township, Ontario in 1896 (findagrave.com). He was married to Margaret [Marshall] McHardy and the couple had at least nine children. The 1851 census contains an entry for McHardy, in it he is described as: occupation: farmer, born in Scotland, Religion as Presbyterian, age as 48. Also listed was his wife Margaret and their children.

The website familysearch.org contains a biographical profile of McHardy:

*“George McHardy Sr was born on 11 June 1806, in Lethendy and Kinloch, Perthshire, Scotland, United Kingdom. He married Margaret Marshall on 8 March 1835, in Lethendy and Kinloch, Perthshire, Scotland, United Kingdom. They were the parents of at least 6 sons and 3 daughters. He lived in Nichol Township, Wellington, Ontario, Canada in 1881. He died on 20 April 1896, in Fergus, Wellington, Ontario, Canada, at the age of 89, and was buried in East Luther Township, Dufferin, Ontario, Canada.”*  
*(<https://www.familysearch.org/tree/person/about/KLJR-BJP>)*

#### ***James McHardy***

James McHardy acquired Lot 8 from his father George in 1869. He is listed in the 1865 Directory of Grey County under Lot 8, Concession Georgian Range, in this directory his last name is spelled McHardie. The 1871 census of Keppel Township contains an entry for McHardy. In it he is described as: Age 34, born in Ontario, religion as: United Presbyterian Church, ethnicity as Scottish. Also listed is his wife Barbara (age 33, born in Scotland) and their 7-year-old daughter Margaret.

The website familysearch.org contains a biographical profile of McHardy:

*When James McHardy was born on 16 August 1836, in Toronto, Ontario, Canada, his father, George McHardy Sr, was 30 and his mother, Margaret Marshall, was 27. He married Barbara B. Hutcheon on 5 December 1861, in Durham, West Grey Township, Grey, Ontario, Canada. They were the parents of at least 3 sons and 5 daughters. He lived in Wellington North, Wellington,*



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*Township of Southgate, Ontario*

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*Ontario, Canada in 1881 and Wellington, Ontario, Canada for about 10 years. He died on 22 November 1915, in West Luther Township, Wellington, Ontario, Canada, at the age of 79, and was buried in Greenfield Cemetery, Arthur, Arthur Township, Wellington, Ontario, Canada. (<https://ancestors.familysearch.org/en/KJPL-NTQ/james-mchardy-1836-1915>)*

#### **Adam Beattie**

In 1886 Adam Beattie acquired the land in Lot 8 from Malcolm McPhatter. He was born in 1860 in Sydenham Ontario and was married to Anne Gilchrist ([winters-online.net](http://winters-online.net)). The 1901 census of Keppel Township contains an entry for Beattie. In it he is listed as: age: 41, born in Ontario, ethnicity as Scottish, religion as: Presbyterian, occupation as: farm labourer. Also listed is his wife Ann (age 44), and their two sons William (17), and Adam (10).

#### **Malcolm McPhatter**

In 1884 Malcolm McPhatter acquired the land in Lot 8 from Josh Hoskin. McPhatter was born in 1806 and died in 1892 in Keppel Township, Grey County. The website [puslinchhistorical.ca](http://puslinchhistorical.ca) contains a historic letter that contains information about Malcolm's life:

*My brother-in-law Malcolm was the first blacksmith in the Killean area and came to Lot 19, F. Concession 1 in 1832. He was born in Scotland in 1805 and was one of Neil's two brothers to also settle in Puslinch. He set up shop at the side of the road and used dried hemlock bark in his forge instead of coal in those early days. Neil and my son James McPhatter, Malcolm's nephew on lot 18, would steal into his shop on a Sunday and raise a racket by hammering on the anvil and making other loud noises, making it sound as though Neil was working on the Sabbath - much to the embarrassment and annoyance of his upright uncle. My father-in-law Archibald McPhatter followed his sons to Canada and lived with Malcolm but died just a few years after his arrival in Puslinch. Malcolm's wife was Barbara Patton, and they had 10 children. She died in 1857 when the youngest, Donald, was only 4 years old. Malcolm remarried and moved to Grey County in 1865.*

*(<https://puslinchhistorical.ca/research.php?page=2017Spirit-grace-mcphatter>)*

A chronological list of selected documentation is given in **Table 1** below.

Consultation with the Ontario Cemeteries Index shows no cemeteries within the Project Area, or within the Subject Property itself; the nearest cemetery is the Big Bay Cemetery approximately 9.6 km to the north-west of the project area along Grey Road 1.

**TABLE 1: Selected Historical Chronology of the Study Area**

Dates	Description	Source
<b>1856</b>	The patent plan of Keppel Township shows the Lot as owned by George McHardy. No structures are depicted	Library and Archives Canada
<b>1866</b>	Patent: The Crown to George McHardy all 139 acres	Abstract to Deeds
<b>1869</b>	B&S: George McHardy + Wife to James McHardy all 139 acres for 200	Abstract to Deeds
<b>1878</b>	B&S: Canada L. G. Company to John Hoskin all 139 acres for \$700	Abstract to Deeds
<b>1880</b>	The Atlas of Keppel Township depicts a road in the approximate location as the modern Grey Road 1. No structures are depicted	H. Belden Atlas <b>Figure A5</b>
<b>1884</b>	B&S: John Hoskin and wife to Malcolm McPhatter 140 acres for \$600	Abstract to Deeds
<b>1886</b>	B&S: Malcolm McPhatter to Adam Beattie 48 acres for \$400part	Abstract to Deeds
<b>1945</b>	No structures are depicted within the project area. The project area is shown to be in an area with varying elevation	Department of National Defense Topographic Map <b>Figure A5</b>
<b>1954</b>	No structures are depicted within the project area. The area appears to be forested	University of Toronto Aerial Photos Archive <b>Figure A5</b>
<b>2009</b>	Satellite Image depicts project area as it currently appears.	Google Earth/MNRF
<b>2014</b>	Satellite Image depicts project area as it currently appears.	Google Earth/MNRF
<b>2022</b>	Satellite Image depicts the Project Area as it currently appears.	Google Earth/MNRF <b>Figure A5</b>

### 2.2.3 Analysis of Historic Maps & Documentation

A number of historic documents and maps were examined for evidence of former land use, structures, and property divisions. A selected group of the most relevant historic map segments are shown in the original to illustrate the location of the Study Area in relation to historic property divisions (**Figure A5**). A selected group of relevant aerial and satellite photographs are shown to illustrate the location of the Study Area in relation to historic property divisions (**Figure A5**).

The 1880 H. Belden Atlas of Grey County depicts no structures within the Project Area. No lot owner is listed. A road in the same location as Grey Road 1 can be seen on the map.

The 1945 Topographic mapping appears to indicate that there were no structures within the project area. The project area is marked as a wooded area surrounded elevation changes to the east and west.

The 1954 aerial photo depicts no structures within the project area. The area is shown as forested.

No structures appear within the project area on modern satellite imagery, the only disturbance indicated in the vicinity of the property is the creation and servicing of Grey Road 1. All of these maps have been discussed in **Table 1** above.

## **2.3 ARCHAEOLOGICAL CONTEXT**

### **2.3.1 Existing Archaeological Sites**

A search of the Ontario Archaeological Site Database at the Ministry of Citizenship and Multiculturalism, Heritage Operations Unit found no registered sites within or directly adjacent to (within 50m) the Study Area, or within 300m of the Study Area.

There are no previously registered sites within 2.0 km of the Study Area.

### **2.3.2 Property Conditions & Current Land Use**

The subject property is bounded by forested areas to the north, south, and west, the property is bordered by Grey Road 1 to the east, with associated residential property to the east of the road, and Georgian Bay to the East of that. The property consists forested area, with recently felled trees in the immediate area slated for the garage construction. The project area slopes up and away from the road in undulating rows of paleo-strands composed of highly compacted rocks and gravel. The project area, consisting of approximately 0.17 hectares, within the subject property of 0.67 hectares, was historically located in the Township of Keppel, Grey County, Canada West.

### **2.3.3 Physiographic Setting & Archaeological Potential**

The Study Area, located in this part of Grey County is part of the Bruce Peninsula physiographic region. The geographic of this region is dominated by thin soil over grey dolostone. The bedrock surface is irregular which facilitates the creation of many swamp areas and lakes.

The soil in the project area is Breypen variable soil, which is defined as “shallow soils over bedrock”. It consists of 0-12 inches of soil mantle, over limestone bedrock. Numerous outcroppings and large boulders”. It has variable drainage and is “nearly level with numerous rock outcrops, very stony”.

Potable water is arguably the single most important resource necessary for any extended human occupation or settlement of an area. Since water sources have remained relatively stable in Southern

Ontario since the post-glacial period, proximity to water is regarded as a useful index for the evaluation of archaeological site potential.

Furthermore, other geographic characteristics such as elevated topography (i.e. eskers, drumlins, large knolls, plateaux), pockets of well-drained sandy soil (especially near heavy soil or rocky ground), distinctive land formations that might have been special or spiritual places (i.e. waterfalls, rock outcrops, caverns, mounds) and promontories can indicate archaeological potential.

The *Ministry's Standards & Guidelines* (2011) stipulate that undisturbed lands within 300 metres of a primary water source, and undisturbed lands within 200 metres of a secondary water source are considered to be of high archaeological potential. The entire project area is located within 200 metres of the shoreline of Gerogian Bay, giving the project area potential for the recovery of Indigenous archaeological resources.

For the Euro-Canadian period, the majority of early 19<sup>th</sup> century farmsteads (i.e., those which are arguably the most potentially significant resources and whose locations are rarely recorded on 19<sup>th</sup> century maps) are likely to be captured by the basic proximity to water model outlined and as noted above, since these occupations were subject to similar environmental constraints. An additional factor is the development of the network of concession roads and early railways through the course of the 19<sup>th</sup> century. These transportation routes frequently influenced the siting of farmsteads and businesses. The project area is located along a historic road, which gives the property potential for the recovery of intact archaeological resources.

According to the current documentary and mapping research, the subject property has had no mapped 19<sup>th</sup> century buildings constructed on it.

#### **2.3.4 Previous Archaeological Assessment**

There is no known previous archaeological assessment of the subject property, or in the direct vicinity.

#### **2.3.5 Dates of Archaeological Fieldwork**

Stage 1 historic research was conducted in September 2024, and Stage 2 fieldwork was carried out on September 26<sup>th</sup>, 2024,

### **3.0 FIELD METHODOLOGY**

The project area slopes up and away from the road in undulating rows of paleo-strands composed of highly compacted rocks and gravel. Only the tops of the strands were deemed to bear archaeological potential as the sides of the strands are on a slope greater than 20°, and thus exempt from test pitting, as outlined in the S&G per Section 2.1.2.a.iii. The surface in the project area was found to be

exceptionally hard, and there was zero stratigraphy to speak of. Surface vegetation was limited to those tough, hardy plants that require little topsoil to thrive, with much poison ivy.

Initial Test Pit survey was found to be impossible as the stratigraphy consisted only of some accumulated hummus and dead leaves on the top, with round pebbles and rocks in dark greyish-brown sandy loam below. The rocks were found to be so dense that it was impossible to penetrate very far into the ground.

Stage 2 test pit survey of the project area within the subject property was ultimately not possible as there was little to no soil horizon present. After consulting with the SON Indigenous Monitor, and then the Standards and Guidelines (pg.39, Sect. 2.1.9); professional judgement of the circumstances on the ground led us to switch to a Surface Inspection strategy as an alternative. Section 2.1.9 *Property Survey of Undisturbed Forest Floors*; Guidelines 2 & 3 were employed – Guideline 1 was not employed in terms of utilizing Surface Inspection in addition to test pit survey as test pit survey was utterly impossible.

As per Guidelines 3a & 3b, a soft toothed leaf rake was employed, with the assistance of a hand brush, with areas at least 2m in diameter cleared, spaced at no more than 5m intervals between the centres of cleared areas. As per 3c, dense live vegetation cover areas were visually inspected with a close “hands and knees” strategy. Guideline 3d was not employed as no archaeological resources were found; neither artifacts nor evidence of cultural features or structures.

Clear mapping was provided by the proponent to facilitate identification of the boundaries, as well as survey markers of the project area. The area assessed extended to the north, south and east property lines, with a 10m buffer as per SON requirements to the west end of the project area. **Figure A6** illustrates the area of Stage 2 field assessment within the property, as well as the locations of photographs taken in the field which are included in the current report. **Plates 1-16** include a selection of photographs depicting the property and relevant landscape features of the property, as well as fieldwork in progress.

The weather was seasonally warm during fieldwork; with temperatures ranging from 10-14 degrees at morning commencement to 15-22 degrees upon completion in the afternoons, with a mix of sun/cloud in and no precipitation during any of the fieldwork periods. Fieldwork was conducted when lighting conditions allowed for most excellent visibility.

The area subject to the Stage 2 Forest Floor Surface Inspection represents the entire Project Area to complete the requirements of the Stage 2 Assessment of the Project Area.

The current assessment was designed to determine the location and condition of potential remnants of any Indigenous and/or 19<sup>th</sup> century features or structures not identified during the Stage 1 Study of historic maps and documentation that may be impacted by the redevelopment of the Project Area. Furthermore, the assessment sought to examine buried strata for the identification of original grade deposits and a determination of the degree of subsurface disturbances on the site.

Approximately 25% of the *property* within the current project area was subject to the visual survey following the guidelines set out under Section 2.1.9 of the *Standards and Guidelines* (MCM). 100% of the *project area* was subject to visual survey. The remaining 75% of the *property* remains unassessed as it falls outside the current area of impact for the proposed redevelopment.

**Figure A6** illustrates the area Stage 2 Forest Floor Surface Inspection, as well as locations of the photographs taken in the field, and other relevant physiographic features of the project area.

#### 4.0 RECORD OF FINDS

Stage 2 Forest Floor Surface Inspection yielded no artifacts. Photographic plates of the Stage 2 fieldwork, as well as general property context photographs can be found in **Appendix B**.

The records generated by the current fieldwork include digital photographs, digital field notes (on iPad) and hand drawn maps digitally copied to the main computers of CRM Lab. The additional historic background research conducted for the current project, and the associated notes are contained in the iPad as with all fieldnotes, as well as in digital format in the form of MS Word files housed on the main computers of CRM Lab. The current text and appendices, and the associated digitally rendered drawings and maps, digital photographs are also housed on the main CRM Lab computers. A high resolution PDF, as well as a lower resolution version for printing and circulation have been created of the entire report (including all graphics and appendices). All digital records have been backed up on remote hard drives and CRM Lab's iCloud account.

All records, documentation, field notes, and photographs related to the process and findings of these investigations are to be held at the Thornbury offices of CRM Lab Archaeological Services until such time that they can be transferred to an agency or institution approved by the Ministry of Citizenship and Multiculturalism (MCM) on behalf of the government and citizens of Ontario.

#### 4.1 Soil Stratigraphy - Lots

As the project area consisted of a locale with little to no soil horizon no test pits were possible; hence the description of the stratigraphy consists of some accumulated hummus and dead leaves on the top, with rocks in dark greyish-brown sand below. No discrete 19<sup>th</sup> century nor Indigenous occupation lots were observed.

#### 4.2 Artifacts

No artifacts related to either the Euro-Canadian nor the Indigenous Periods were recovered during the current Stage 2 field assessment, indicating no intact occupation within the assessed areas prior to the 20<sup>th</sup> century in this location.

## **5.0 INDIGENOUS ENGAGEMENT & CONSULTATION**

Contact was made with The Environment Office of the Saugeen Ojibway First Nation (SON) prior to commencement of fieldwork as the project area lies within the Saugeen Peninsula Treaty (1854). SON did request to participate in the fieldwork, and a SON FLR was dispatched to participated in the fieldwork. The current report was submitted to SON prior to final submissions to the Ministry for SON review.

Records of Indigenous Engagement is included in the Supplementary Documentation under Separate Cover.

## **6.0 ANALYSIS & CONCLUSIONS**

The project area consisting of part of the property known as the Palmer Garage consisting of Assessment Parcel 420362000723405, in the Township of Georgian Bluffs, and historically part of Lot 8, Georgian Range Concession, Township of Keppel, Grey County has been subject to a Stage 1-2 Archaeological Assessment.

The current assessment has been conducted in order to fulfill the requirements of the Township of Georgian Bluffs Planning Department as part of a development condition prior to granting approval for the proposed construction and property redevelopment under the Planning Act.

The Stage 1 Background Study was carried out in September of 2024 with the Stage 2 fieldwork occurring on September 26<sup>th</sup>, 2024. The field assessment layout and strategy were guided by the findings of the Stage 1 Background Study, by the existing site conditions, and by the appropriate sections of the 2011 S&G.

The potential for cultural occupation had been identified by the documentary and cartographic research. Potential for Indigenous archaeological resources in any undisturbed areas of the property was considered to be high on this property given its proximity to the shoreline of Georgian Bay. Potential for Euro-Canadian archaeological resources in any undisturbed areas of the property was considered to be present on this property given its proximity to a historic road.

Analysis of 20<sup>th</sup> century mapping, in addition to current property conditions indicated limited disturbances to the property with the exception of the construction and servicing of the adjacent Grey Road 1; otherwise, the property remains undisturbed.

No sites previously registered with the Ministry's Archaeological Database lie directly adjacent to the Study Area. There are no previously registered Sites in the Archaeological Database of the Ontario MCM within 2km of the Study Area.



Neither artifacts nor archaeological features related to either the Euro-Canadian, nor to the Indigenous periods of occupation in the project area were recovered in situ during the current Stage 2 field assessment.

Stage 2 test pit survey of the project area within the subject property was not possible as there was little to no soil horizon present. Section 2.1.9; Guidelines 2 & 3 were employed consisting of a Surface Inspection strategy as an alternative. The surface inspection yielded no artifacts or evidence of cultural features or structures. The field conditions were consistent across the project area.

The results of the current Stage 1-2 Archaeological Assessment indicate that the project area does not contain archaeological resources of cultural heritage value or interest (CHVI).

**HOWEVER, further Stage 2 Assessment will be required for the remaining areas of the property outside the current project area should ANY future below grade work be planned, as the remainder of the property has not been assessed by Stage 2 fieldwork under the current PIF, and still retains archaeological potential, as well as potential CHVI.**

## **7.0 RECOMMENDATIONS**

Given the results of the current LIMITED Stage 1-2 Archaeological Assessment and the findings of no archaeological resources of cultural heritage value or interest (CHVI) in the PROJECT AREA, the following recommendations have been made:

1. The Project Area within the property consisting of Assessment Parcel 420362000723405 in the Township of Georgian Bluffs, and historically part of Lot 8 Georgian Bluffs, Township of Keppel, Grey County *does not contain any archaeological resources of cultural heritage value or interest. No further archaeological assessment is required for this portion of the subject property.*
2. Additional Stage 2 Archaeological Assessment will be required for the remaining areas of the property outside the current project area should future below grade work be planned, under a separate PIF, as these areas remain unassessed and as such *retain their archaeological potential for the discovery of archaeological resources of cultural heritage value or interest. Further archaeological assessment is required as per Figure A6:*
  - a. No below grade impacts may occur in any of these areas of the Subject Property outside the areas assessed during the current Stage 2 Assessment. This includes the following:
    - i. Any soil displacement.
    - ii. Any soil removal.
    - iii. Any stockpiling of materials.
    - iv. Any storage of equipment.
    - v. Any other construction activities of any kind.

3. All archaeological excavation activities will be conducted by a qualified archaeologist as licensed by the current Ministry of Citizenship and Multiculturalism.

### **7.1 Advice on Compliance with Legislation**

The Ontario Ministry of Citizenship and Multiculturalism requires that the following statements be included in every archaeological report (Standards & Guidelines for Consultant Archaeologists 2010:73):

1. This report has submitted to the Minister of Citizenship and Multiculturalism (MCM) as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18. The report is to be reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
2. It is an offence under Sections 48 & 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
3. Should previously undocumented archaeological resources be discovered, they may represent a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carryout archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
4. *The Cemeteries Act*, R.S.O. 1990 c.C.4 and *the Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of cemeteries, Ministry of Small Business and Consumer Services.
5. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act*, and may not be altered, or have artifacts removed, except by a person holding an archaeological license.

*Notwithstanding the results and recommendations presented in this study, CRM Lab Archaeological Services Inc. notes that no archaeological assessment can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Citizenship and Multiculturalism (MCM) should immediately be notified.*

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*Palmer Garage  
Stage 1 & Stage 2 Archaeological Assessment  
Township of Keppel, Ontario*

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**APPENDIX A:**

**MAPS**

**Site Maps**



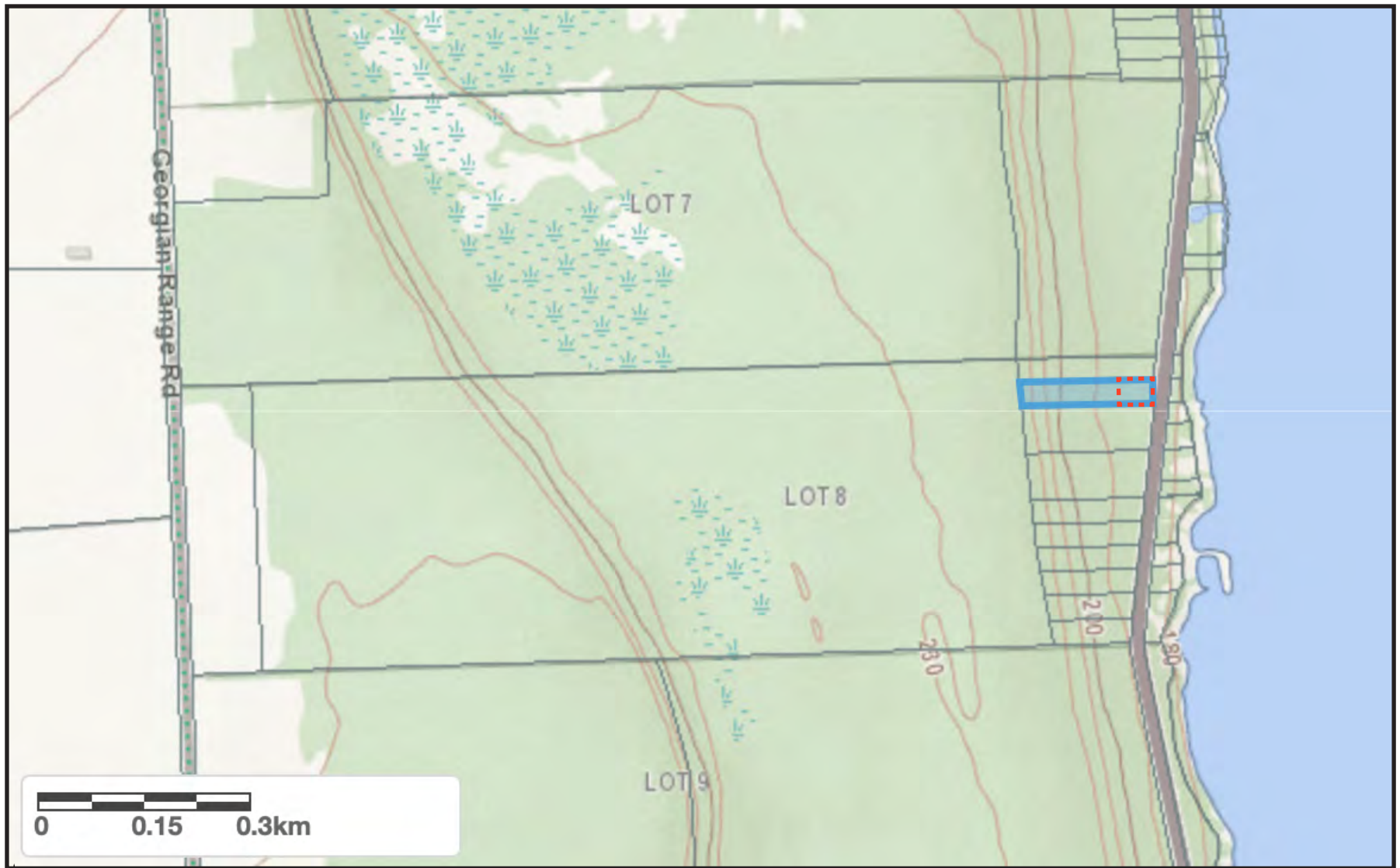


1:30,000 NTS 41A15 - White Cloud Island

★ Project Area Location

Palmer Garage  
 Township of Georgian Bluffs  
 Stage 1-2 Archaeological Assessment

**Figure A1:** Location of the Project Area

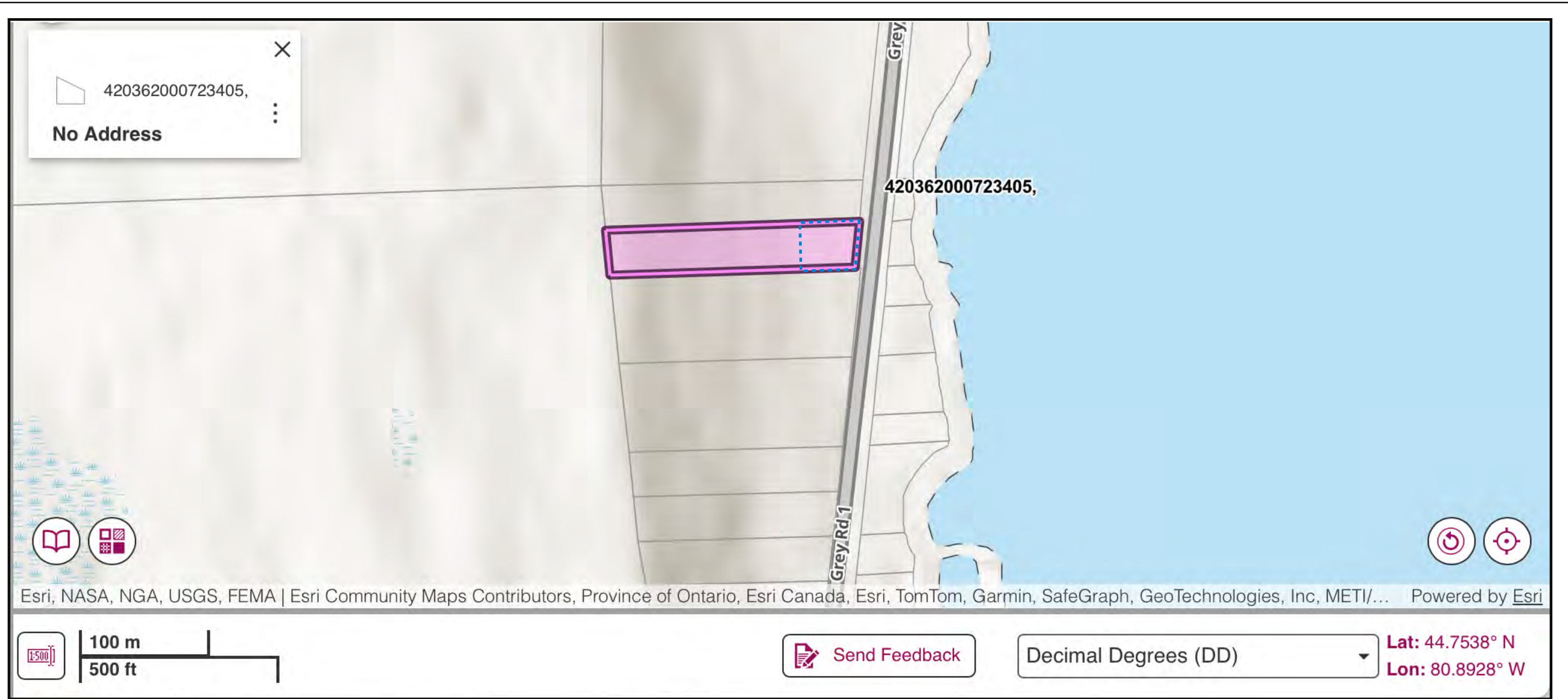


MNRF Topographic 41A15 - White Cloud Island

- Subject Property Boundaries
- - - Project Area Boundaries

Palmer Garage  
 Township of Georgian Bluffs  
 Stage 1-2 Archaeological Assessment

**Figure A2:** Detailed Location of Project Area



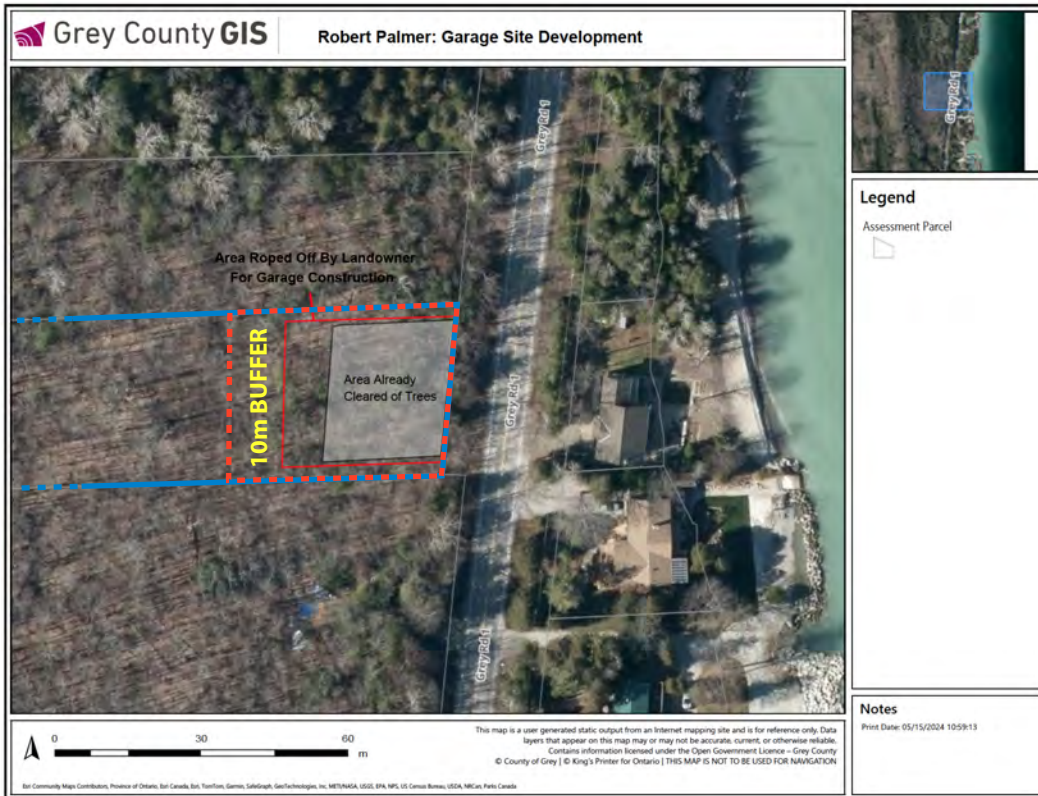
Grey County Planning Map



- Subject Property Boundaries
- - - Project Area Boundaries

Palmer Garage  
Township of Georgian Bluffs  
Stage 1-2 Archaeological Assessment

**Figure A3:** County Plan of Project Area



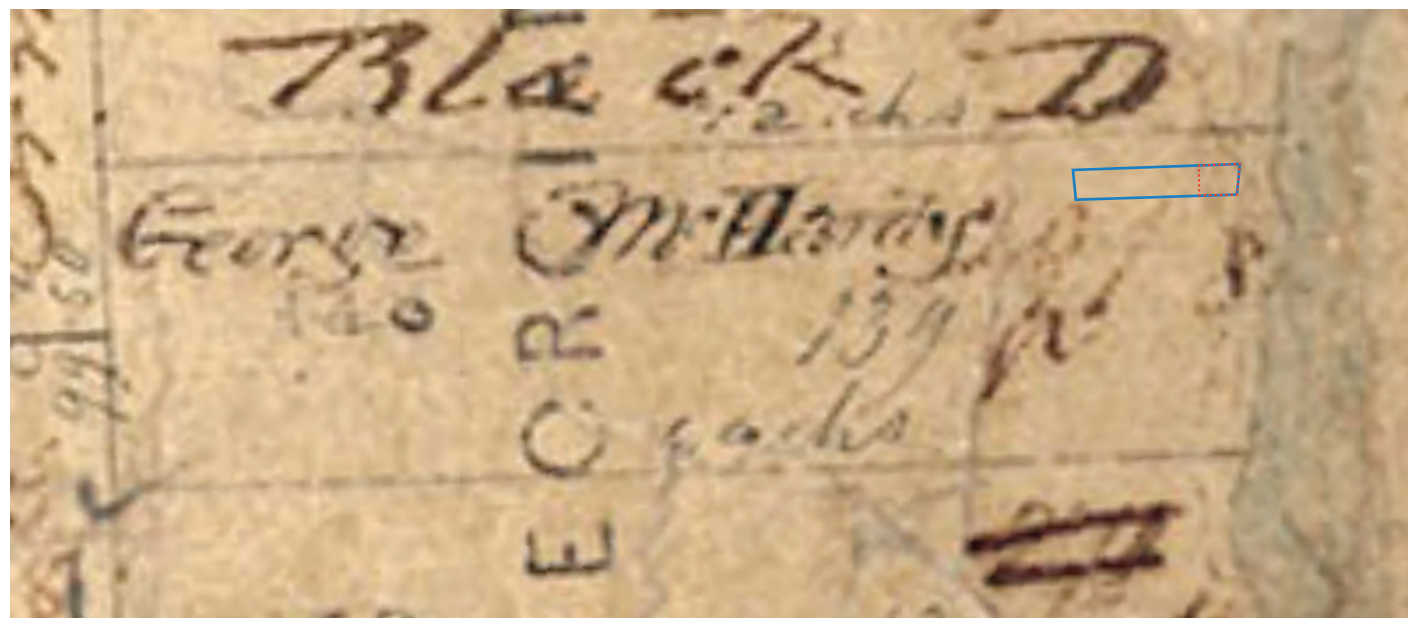


-  Subject Property Boundaries
-  Project Area Boundaries

*Palmer Garage  
Township of Georgian Bluffs  
Stage 1-2 Archaeological Assessment*

**Figure A4:** Proposed Site Plan

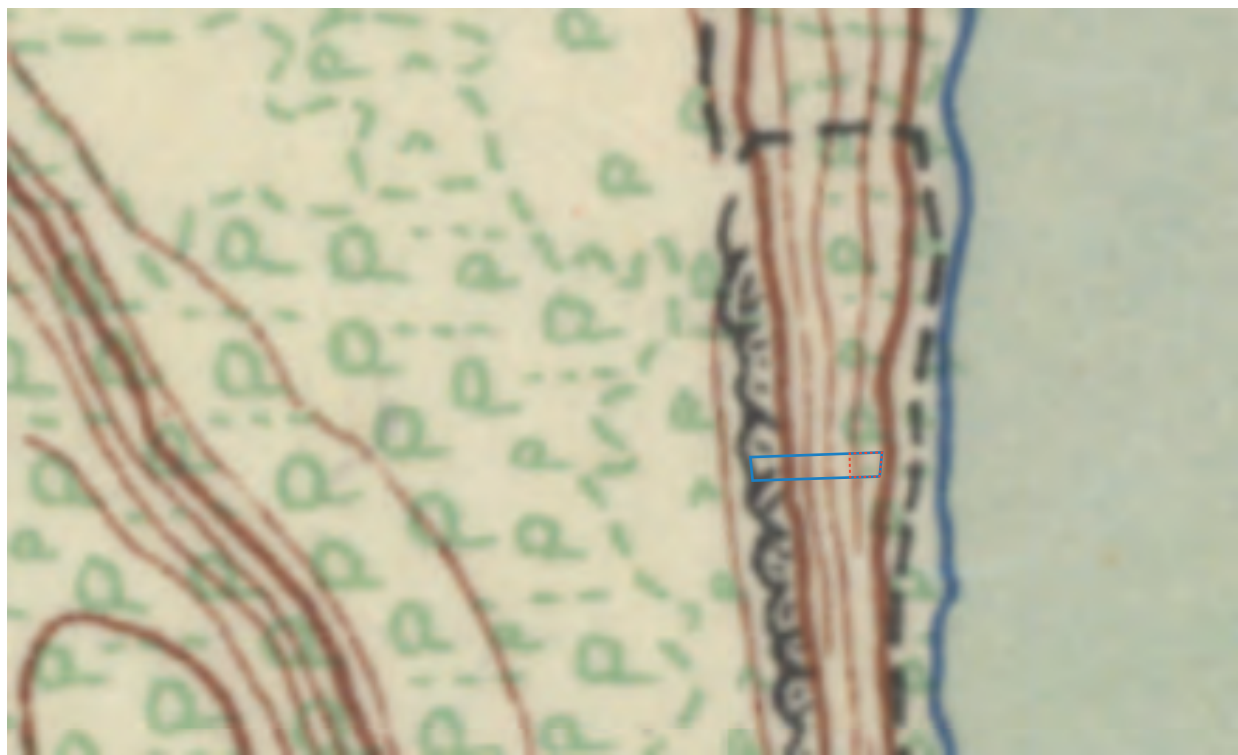




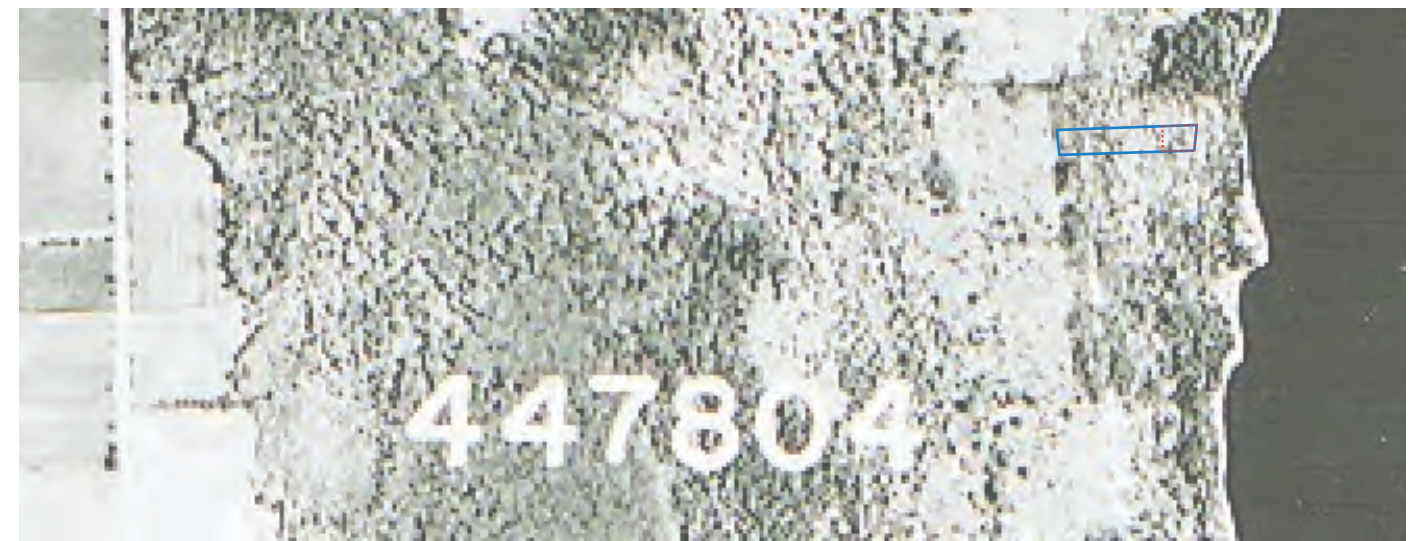
1856





1880



1945



1954

-  Subject Property Boundaries
-  Project Area Boundaries

**NB: Mapping**  
 @ various scales & visual distortions  
 in historic mapping



2023

Palmer Garage  
 Township of Georgian Bluffs  
 Stage 1-2 Archaeological Assessment

**Figure A5:** Location of the Project Area  
 on the 19th & 20th Century Maps



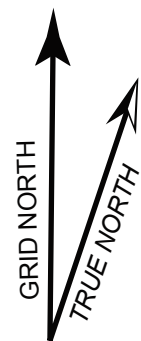


**KEY**

**Subject Property Boundaries:**  
 Subject to Stage 2 Assessment as per below  
 Remaining Intact Archaeological Potential  
***Further Archaeological Assessment Required  
 Except within Assessed Project Area***

**Project Area Boundaries:**  
*\*includes 10m buffer beyond limits of area of impact*  
 Subject to Stage 2 Visual Inspection Survey @5m intervals  
***NO CHVI - NO Further Archaeological Assessment Required***

**7** Fieldwork Photograph Location & Number



Palmer Garage  
 Township of Georgian Bluffs  
 Stage 1-2 Archaeological Assessment

**Figure A6:** Fieldwork Mapping

**APPENDIX B:**

**IMAGES**

**Selected Site Photographs**



*Palmer Garage*  
Assessment Parcel 420362000723405  
Stage 1-2 Archaeological Assessment  
*Township of Georgian Bluffs, Ontario*

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**Plate 1: Project area with Grey Road 1 to the north; looking southeast**



**Plates 2-3: Project area field conditions & northeast property corner survey spike; looking east & north**





**Plate 4: Attempted Test Pit; looking southeast**



**Plate 5: Attempted Test Pit Planview; looking north**





**Plate 6: Project area field conditions & fieldwork in progress; looking southwest**



**Plate 7: Project area field conditions & fieldwork in progress; looking south**





**Plate 8: Fieldwork in progress – clearing vegetation prior to visual inspection; looking east**



**Plate 9: Fieldwork in progress – sweeping & visual inspection; looking southeast**





**Plate 10: Fieldwork in progress visual inspection in buffer area; looking east**





**Plate 11: Fieldwork in progress visual inspection in main project area; looking west**





**Plate 12: Sample 2m Visual Inspection Area; looking north**



**Plate 13: Sample 2m Visual Inspection Area; looking west**





**Plate 14: Sample 2m Visual Inspection Area with next area in progress; looking north**



**Plate 15: 2m Visual Inspection Area in progress; looking west**





**Plate 16: Fieldwork in Progress & Project Area Conditions; looking west**



# Township of Georgian Bluffs

## Minor Variance Application

- **Pre-consultation** is required **prior** to the submission of applications for a Minor Variance.
- The Minor Variance process will not commence until a complete application is received.
- Incomplete applications will be returned to the Applicant.
- The Application will be filed with the Planning Office of the Township of Georgian Bluffs. A copy may be returned to the Applicant for their records
- An accurate sketch or map is required. All measurements must be shown in metric units. **Hard and Digital Copy Must be Provided.**
- Please type or print the information clearly on this legal document. For assistance in filling out this application, contact the Township Planning Department. A Commissioner is usually available at the Municipal Office, please call ahead.
- A complete application must include a Justification Report, the complexity of the report will depend upon the proposal, it is not intended to replace detailed engineering or environmental reports. Reports must be provided in digital format.
- Planning application fees are required when the application is submitted.
- Grey Sauble Conservation Authority review fees are required when the application is submitted.

I/We hereby submit this application for a Minor Variance to the Township of Georgian Bluffs Zoning By-law, in respect of the lands hereinafter described.

### Declaration:

I/We Ron Davidson of the City of Owen Sound

In the County of Grey do solemnly declare:

- that I/we am/are the registered owner(s)/the authorized agent of the registered owner(s) of the lands hereinafter described (as per written verification attached);
- that, to the best of my/our knowledge and belief, all the information and statements given in this application and in all the exhibits transmitted herewith are true and accurate;
- it is understood and agreed that it will be my/our responsibility to reimburse the Township of Georgian Bluffs for any further costs, above any applicable fees already paid, incurred and charged to the Municipality in connection with the application, (i.e. L.P.A.T. hearing, legal or engineering fees); and
- I/We hereby authorize municipal planning staff and the municipality's agents to enter the property for the purposes of performing inspections and gathering information, without further notice, related to the processing of this application.

Declared before me at the City of Owen Sound in

the County of Grey this 20 day of

January, 2025

[Redacted Signature]

A Commissioner of Oaths

Heather Ann Waite, a Commissioner, etc,  
Province of Ontario, for Andrew Drury  
Law Professional Corporation.  
Expires February 4, 2025.

[Redacted Signature]

Signature of Owner(s)

[Redacted Signature]

Signature of Owner(s) or Agent

### Authorization:

I/We, Rob Palmer and Lisa Ireland (please print) am/are the registered owner(s) of the lands subject to this application and I/we authorize Ron Davidson to make this application on my/our behalf.

Date: January 18, 2025 Signed: [Redacted Signature]

Date: January 18, 2025 Signed: [Redacted Signature]

Witness to signature [Redacted Signature]

Updated: March 2020







10. Dimensions of Subject Lands (entire property):

Lot Frontage: 33.9 m Depth of Side Lot Line: 178.85 - 190.97 m Lot Area: 0.65 ha

Width of Rear Lot Line: 33.72 m Depth of Side Lot Line: \_\_\_\_\_

11. Present Use of Subject Lands:

Residential       Farmland       Seasonal Residential

Industrial       Commercial       Institutional

Other (specify) Vacant

Date of acquisition by current owner: 2000

Length of time existing uses have continued: Always been vacant

12. List any existing Buildings or Structures on the Subject Lands:

Type/Use	Date Constructed	Indicate All Yard Setbacks				Building Dimensions W x D x H
		Front	Rear	Side	Side	
Not applicable	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

13. Proposed Use of Subject Lands:

Residential       Farmland       Seasonal Residential

Industrial       Commercial       Institutional

Other (specify) Garage, as an accessory use to to the residential dwelling located on neighbouring property.

14. List Proposed Buildings or Structures:

Type/Use	Indicate All Yard Setbacks				Building Dimensions W x D x H
	Front	Rear	Side	Side	
Garage	18.3 m	157 m+/-	3 m	3m	8.53 m x 11 m x 4.33 m
Municipal Requirement:	7.5 m	2.0 m	2.0 m	2.0 m	

15. Lot Coverage (%): Present: 0 Proposed: 1.4%

Municipal Requirement (%): 35%

16. Existing Uses of Abutting Lands: (include properties on opposite side of road allowance)

North Vacant, forested South Vacant, forested

East Detached residential West Vacant, forested

17. Types of Servicing (Check all that apply)

Water            Not applicable

- Publicly Owned and Operated Potable Water System
- Private Well/Source, Type
- Other (e.g. Lake), please specify

Sewage            Not applicable

- Publicly Owned and Operated Sanitary Sewage System
- Septic Tank and Tile Field
- Other (e.g. Lake), please specify \_\_\_\_\_

Access

- Public Road Owned and Maintained by the Local Municipality
- Public Road Owned and Maintained by the County
- Public Road Owned and Maintained by the Province
- Private Road
- Water Access Only - Information must be provided on parking and docking facilities.
- Other, please specify \_\_\_\_\_



Drainage

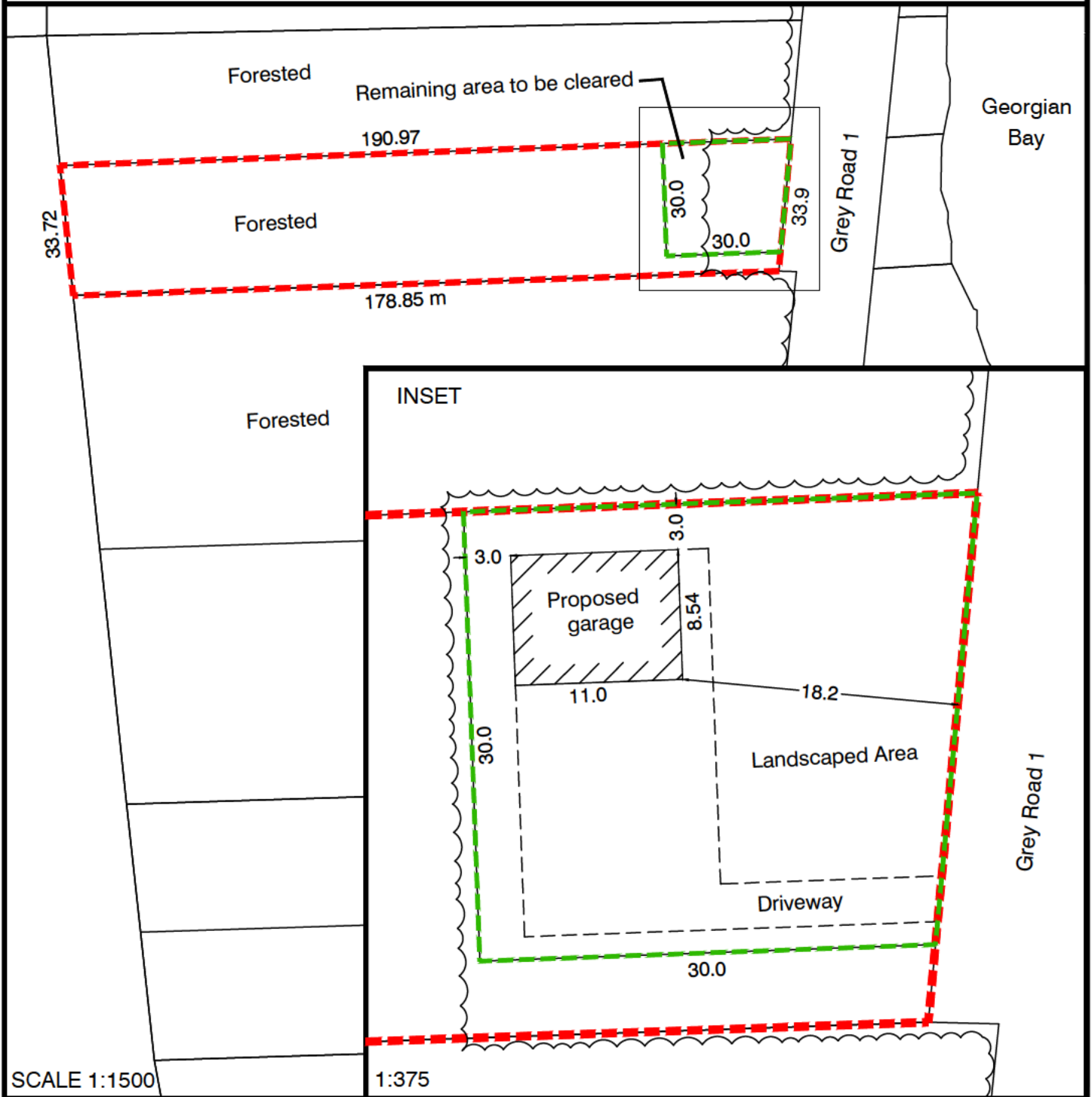
- Existing Storm Drainage System
- New On-Site Storm Drainage System
- New Area Storm Drainage System

18. The Applicant is required to attach a sketch to each copy of the application, and/or in the Justification Report, which will include the following information:

- True dimensions, boundaries and shape of property, drawn to scale, of the Subject Lands.
- Full extent of other lands owned by the Applicant if abutting the Subject Lands, or in the Applicants opinion may affect the application.
- Approximate location, size and distance of existing and proposed buildings and structures from the front, rear and side yard lot lines.
- Location of any entrances, right-of-ways and easements affecting the lands.
- Location of all natural and artificial features (i.e. railways, highways, steep slopes, wetlands, watercourses, drainage, well, septic fields, hydro lines etc.)
- The use of adjoining lands.
- The location, name and status of roads (opened, unopened, private, seasonal).

Site Plan

-  Subject Property
-  Development Envelope



Part Lot 8, Georgian Range  
 (Part 2, Reference Plan 16R4377)  
 Geographic Township of Keppel  
 Township of Georgian Bluffs

**RD** **RON DAVIDSON**  
 LAND USE PLANNING CONSULTANT INC  
 OWEN SOUND, ONTARIO

**NATURAL HERITAGE**  
**SCOPED ENVIRONMENTAL**  
**IMPACT STUDY**

**PREPARED FOR**

**Robert Palmer:**  
**Storage Building**

**Part Lot 8, Concession Georgian Range,  
Geographic Township of Keppel  
Township of Georgian Bluffs  
County of Grey**

**PREPARED BY**

**AWS**

**ENVIRONMENTAL CONSULTING INC.**

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**January 2025**

## Table of Contents

1	Executive Summary .....	2
2	Introduction.....	3
3	Study Works .....	3
3.1	Background Review.....	3
3.2	Field Study Methodology .....	4
3.3	Field Survey Dates.....	5
4	Vegetation Community Characterization.....	6

### **Scoped- Significant Feature Analysis**

5	Habitat of Endangered and Threatened Species .....	7
6	Significant Woodlands .....	9
7	Significant Wildlife Habitat .....	10
7.1	Seasonal Concentration Areas of Animals.....	10
7.2	Rare Vegetation Communities.....	13
7.3	Specialized Habitat for Wildlife .....	13
7.4	Habitat for Species of Conservation Concern.....	15
7.5	Animal Movement Corridors.....	17
7.6	Exceptions for Ecoregion 6E .....	17
8	Significant Feature Analysis Summary.....	18

### **Impact Assessment**

9	Habitat for Endangered & Threatened Species.....	18
9.1	Bat Habitat Characterization.....	18
9.2	Recommendation .....	19
10	Significant Woodland .....	20
10.1	Characterization.....	20
10.2	Floristic Quality Scoring.....	20
10.3	Woodland Ecological Functions .....	21
10.4	Impact Assessment.....	21
11	Mitigation Measures.....	22
12	Conclusions .....	23
13	References .....	24
14	Figures .....	25



## 1 Executive Summary

Robert Palmer has proposed to construct a Storage Building within his landholding at Part Lot 8, Concession Georgian Range, geographic Township of Keppel, Township of Georgian Bluffs, Grey County. The subject property is 0.65ha (1.61 ac) in size, vacant with no civic address, is fully forested and fronting on Grey Road 1. Currently Mr. Palmer has a dwelling at 505093 on the east side of Grey Rd 1 situated opposite the proposed storage building site. Provided under Appendix 1 is the Grey County-Property Report having Assessment Roll Number: 420362000723405 with Figure 1 showing the Property Location.

In the winter of 2023/2024 Mr. Palmer retained a local contractor to begin clearing trees within the proposed Storage Building Site. During this time, he had received an entrance/driveway permit began focused tree clearing within the building area and was proceeding with a building permit application for the project when he was advised by the Township of Georgian Bluffs at that time that he would need a site variance for supporting technical reports (EIS & Archeology) for the development, being told that the proposal does not qualify as 'residential'. Mr. Palmer then retained the services of local Land Use Planning consultant Ron Davidson. Mr. Davidson consulted with the Township and Grey County planning department (March 16, 2024), it was through this consultation that it was confirmed that a Natural Heritage Environmental Impact Study (EIS) would be required. At that point (May 15/24), Mr. Palmer retained the services of AWS Environmental Consulting Inc, who submitted an EIS Terms-of-Reference (ToR) to Grey County Planning Ecologist Michael Cook (see Appendix 5) for a 'Scoped EIS' which was approved on May 15, 2024.

On May 29, 2024, AWS undertook its first site investigation, becoming aware at that time of the site tree cutting activity and consulted with Mr. Palmer regarding the background circumstances prior to AWS involvement in this project. The contractor had cleared approximately 80% of the proposed storage building site of trees prior to Mr. Palmer becoming aware that an EIS would be required. Once AWS became involved with this project, no further tree clearing or site alterations have occurred on site.

Through the 'scoping' exercise it was agreed that the EIS would focus on and address three natural heritage planning policies: Habitat for Endangered/Threatened Species, Significant Wildlife Habitat and Significant Woodland. Though a large portion of the proposed Building Area was cleared of trees, more than 60% of the full Study Landl area was still in natural forest cover, having no site disturbances. Within the tree cut-over area (approximately 20m deep x 30m wide) the site stumps and logs were still visible, allowing species identification and approximation of tree size. Plus, with the tree cutting occurring in the previous winter season, much of the ground level flora was still intact and just beginning to 'green-up' in late May.

Through the EIS process, the proposed Development Land area of 0.09ha (30m x 30m) has been shown in Figure 9 for the Storage Building area. This EIS has provided recommended mitigation measures for constrained tree cutting limits and tree cutting timelines parameters to maintain no negative impact on the natural environment/features and identified ecological functions of the Study Land and adjacent surrounding natural lands. Thus, with constrained site development the proposed Storage Building will conform with Endangered Species Act, 2007, the 2024 Provincial Planning Statement for Natural Heritage and the 2019 Grey County Official Plan-Natural Grey policies.

## 2 Introduction

This Natural Heritage 'Environmental Impact Study' (EIS) follows the approved 'Scoped EIS Terms-of-Reference focusing on the relevant planning policies of the 2024 Natural Heritage Provincial Planning Statement, the 2019 Grey County Official Plan, Township of Georgian Bluffs Zoning By-Law and other applicable Provincial and Federal Acts / Legislation / Regulations. Technical reporting will follow the Provincial Natural Heritage Reference Manual of March 2010 for the three noted natural heritage features for identification (presence/absence), ecological function determination and habitat significance determination where none are currently available and/or require on-site investigative works. Natural heritage features and ecological function impact assessment will follow the format as defined by the Provincial Policy Statement 2.1, with a review of available literature reports, data files, feature maps etc. currently available through Municipal, Provincial and Federal agencies augmented with field survey/inventory works for the Study Land and adjacent review lands (as applicable).

Within this technical report, the field investigation lands are referred to as the '**Study Land**', delineated on Figure 2. A broader review of the 120m adjacent lands, referred to as the '**Site Lands**' is also delineated in Figure 2, being undertaken for adjacent natural heritage features, linkages and landscape review. This broader Site Land review included air photo interpretation, background literature reviews, and field observations within the same landownership property plus roadside, property line observations to identify adjacent natural heritage features or corridor/linkages to off-site features for ecological function assessment.

## 3 Study Works

### 3.1 Background Review

A literature review and data searches were conducted of the provincial data bank maintained by the Natural Heritage Information Center to aid in the identification of Natural Heritage features and historical occurrence records for provincial Flora and Fauna 'species of conservation concern' in a 2 km radius to the Study Land (see Appendix 2). This background review was utilized to augment field data collection. A full listing of reports and documents reviewed or cited is provided in the reference section. Sources include:

- 2019 County of Grey Official Plan and applicable mapping
- Ontario Ministry of Natural Resources and Forestry (OMNRF)- Owen Sound Area Office; fish and wildlife records and maps and Land Information Ontario data bank and maps.
- Natural Heritage Information Center (NHIC) web site of the OMNRF for significant flora and fauna records.
- Other published documents and literature as noted under the reporting Reference section.

### 3.2 Field Study Methodology

The full property location mapping is provided on Figure 1, with the field inventory lands or 'Study Land' and the adjacent 120 m or 'Site Lands' are shown on Figure 2. Historical data record searches, literature reviews and satellite image interpretation encompassed the Site Lands with a broader landscape review extending 2 km's from the Study Lands for historical records search of 'species of conservation concern'.

**Vascular Plant Surveys** were conducted during the growing seasons (spring and summer) of 2024. A list of species with conservation ranking, status levels and Floristic Quality Scores is provided in Appendix 3. Survey works followed a random coverage search method throughout vegetation community number 1 for the Study Land.

**General Fauna Surveys** within the Study Land included specific searches and/or investigations for amphibians, breeding birds, activity for snakes/turtles, general searches for mammals and movement corridor functions throughout the late spring and summer seasons of 2024, providing 2-season coverage period. A list of all fauna species recorded over the study period is provided in Appendix 4 with current rankings, status levels and highest bird breeding codes observed.

**Mammal** sightings or observations of habitat use (tracks, scat) were recorded during all other flora and fauna investigation work during all site visits. Specific searches plus random coverage was completed across the Study Land.

**Breeding Bird Surveys** for the Study Land followed two standardized search methods:

- a) Monitoring activity included 'Point Counts' for breeding activity in accordance with Forest Bird Monitoring Protocol by Bird Studies Canada. Point Count locations were established to cover all habitat types with monitoring point location mapping provided under Appendix 4. Occurrences were recorded through both sightings and calling for a total of 5-10 minutes at each point count location.
- b) Additional bird species observations of feeding adults and fledglings during summer site visits were also recorded and are listed in Appendix 4 as observations outside the breeding season.

**Herpetofauna Surveys** were conducted within the Study Lands but were focused within suitable habitat areas.

- a) One small and shallow (<2cm depth) ephemeral pool was noted on-site with limited Amphibian breeding habitat within the forested -upland environment of vegetation community 1. By early June the ephemeral pool area had no surface waters, and the soil was only slightly moist. Though the early breeding period for amphibians was missed (late April), given the pools size, locations terrain, very shallow water depth, limited period of surface waters present and negligible breeding activity noted in late March, it is anticipated that no early during amphibian activity to provincial criteria threshold would be expected.
- b) Reptile-Turtle: No suitable habitat was identifiable on-site or within the adjacent forested Site Lands

- c) Reptile-Snake habitat was present but considered to be low quality within vegetation community 1. The historical data records search did not identify any SAR snakes within 2 km's to the subject Study Lands. Additionally, site development is focused within vegetation community 1 which has low quality snake habitat (scattered ground cover and low % ground cover/flora, lack of habitat diversity, no clear corridor feature and full overhead closed forest canopy). As such, intensive snake survey works were not deemed to be required (as per MECP -SAR snake study parameters of no records within 2km's). On-site survey investigations did not identify any habitat areas which could support hibernation or gestation key life cycle functions within the Study Land or visible adjacent lands from the property limits.

**Fish Habitat** and **fish** community survey work was not required as no surface water features which could support fish or fish habitat were identified or historically mapped within the Study Land. To the east are the waters of Georgian Bay, having a separation distance of 65m with a paved County Road and residential development between the Study Land and Georgian Bay waters. Given the separation distance, existing development and no direct surface water linkage from the Study Land to Georgian Bay waters, site development conforms with the Federal Fisheries Act, PPS and County Official Plan for Fish Habitat.

### 3.3 Field Survey Dates

Table 1: Field Survey Dates and Focus of Works

Date	Survey Time & Duration	Weather Conditions (at start time)	Survey Focus
May 29, 2024	0730-0830 For 1.0 hrs.	Wind Speed = 6-12 km/hr., Air Temp. = 9.0 C, Precipitation. = 0, Cloud Cover = 50%	Preliminary habitat investigations, characterization and features. First Breeding Bird survey.
May 29, 2024	2245 to 2300 For 0.25 hrs.	Wind Speed = 6-12 km/hr., Air Temp. = 9.0 C, Precipitation. = 0, Cloud Cover = 50%	Nighttime Anuran Calling Survey, Bat Foraging Activity
June 19, 2024	1115 to 1145 For 0.5 hrs.	Wind Speed = 12-19 km/hr., Air Temp. = 14.0 C, Precipitation. = 0, Cloud Cover = 25%	General Fauna, Spring Flora inventory
June 20, 2024	0900 to 0945 For 0.75 hrs.	Wind Speed = 6-12km/hr., Air Temp. = 23.0 C, Precipitation. = 0, Cloud Cover = 50%	Second Breeding Bird Survey General Fauna
July 29, 2024	1200 to 1230 For 0.5 hrs.	Wind Speed = 6-12 km/hr., Air Temp. = 27.0 C, Precipitation. = 0, Cloud Cover = 25%	General Fauna, Butternut investigation,
Aug. 15, 2024	1115 to 1200 For 0.75 hrs.	Wind Speed = 6-12 km/hr., Air Temp. = 23.0 C, Precipitation. = 0, Cloud Cover = 75%	General Fauna, Summer Flora Inventory

Total on-site field investigation works provided six site visits completing 3.75 hours of search effort with 2-season coverage (spring and summer). Features on-site would not support early spring season or late spring amphibian breeding habitat, nor key life cycle functions for reptiles. Note: Approximately 80% of the proposed Development area was cleared of trees prior to the applicant/landowner becoming aware that an EIS would be required, thus limiting field study coverage times. All field survey work site visit dates and weather conditions are in accordance with protocol requirements for the focused field survey works noted and per the approved ToR.

## 4 Vegetation Community Characterization

Vegetation community boundaries within the Site Lands were mapped and defined in the field based on the Ecological Land Classification (ELC) for Southern Ontario, First Approximation. ELC code, ranking and characterization for each vegetation community are provided in Table 2. Mapping of vegetation communities is provided in Figure 7.

Table 2: Vegetation Community Types and ELC Codes

Vegetation Community Number	ELC Code	Type	Description	Provincial Ranking
1	FOD5-1	Dry-Fresh Sugar Maple Deciduous Forest	Mature aged stand dominated with Sugar Maple having a closed canopy. Average stand height = 27m, Average stand dbh = 38cm, Basal Area = 29m <sup>2</sup> /ha. Ground cover mix of Herbs & Forbs, Seedlings at 30% coverage.	S5
2	FOC2-2	White Cedar Coniferous Forest	Mature stand dominated with White Cedar, scattered Balsam Fir and White Birch.	S5
3	FOD6-5	Fresh-Moist Sugar Maple-Hardwood Deciduous Forest	Mature stand dominated by Sugar Maple with scattered White Cedar, Yellow Birch, Balsam Poplar, Ironwood.	S5



## Scoped- Significant Feature Analysis

### 5 Habitat of Endangered and Threatened Species

A literature search for historic records of Endangered and Threatened species has been undertaken of the Natural Heritage Information Centre (NHIC) database and provided in Appendix 2 for the surrounding landscape extending 2 km's from the Study Land. This data records search utilizes the 'Species at Risk' in Ontario (SARO) listings maintained by the Ontario Ministry of Natural Resources (MNR); and the national lists maintained by Environment Canada (i.e. Committee on the Status of Endangered Wildlife in Canada (COSEWIC)). As input to this work along with published resources of the MNR and in conjunction with field investigations, provided below is a review of both historical records and on-site any identified Species-at-Risk, provincial habitat description and assessment of the on-site habitat within the Study Land.

Through this background literature review the following Ontario Species-At-Risk (SAR) have been identified within 2 km's to the Study Land having a SARO Status of Endangered or Threatened (see Appendix 2):

- Four bird species: Red-headed Woodpecker, Eastern Meadowlark, Bobolink and Whip-poor-will

The Provincial Planning Statement (PPS) section 4.1.7 states:

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

A review of provincial habitat criteria and on-site habitat investigations has been provided below for the noted flora and fauna.

#### Red-headed Woodpecker

- Provincial habitat description: *Open deciduous forest with little understory, fields or pasture lands with scattered large trees, wooded swamps, orchards, small woodlands or forest edges; groves of dead or dying trees, feeds on insects and stores nuts or acorns for winter; loss of habitat is limiting factor, requires cavity trees with at least 40 cm dbh, requires about 4 ha for a territory*
  - Study Land: No identifiable habitat to provincial criteria within the Study Land or immediate adjacent lands. Intensive EIS field investigations did not record this species within the Study Land (see Appendix 4). Thus, **no** further review or impact assessment is deemed warranted and no negative impacts are anticipated to this SAR bird from the proposed site development.

### Eastern Meadowlark

- Provincial habitat description: *Open, grassy meadows, farmlands, pastures, hayfields or grasslands with elevated singing perches; cultivated land and weedy areas with trees; old orchards with adjacent open grassy areas > 10 ha in size*
  - Study Land: No suitable habitat was identified to provincial criteria within the Study Land or immediate adjacent lands. Intensive EIS field investigations did not record this species within the Study Land (see Appendix 4). Thus, **no** further review or impact assessment is deemed warranted and no negative impacts are anticipated to this SAR bird from the proposed site development.

### Bobolink

- Provincial habitat description: *Large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes; requires tracts of grassland > 50 ha in size*
  - Study Land: No suitable habitat was identified to provincial criteria within the Study Land or immediate adjacent lands. Intensive EIS field investigations did not record this species within the Study Land (see Appendix 4). Thus, **no** further review or impact assessment is deemed warranted and no negative impacts are anticipated to this SAR bird from the proposed site development.

### Whip-poor-will

- Provincial habitat description: *Dry, open, deciduous woodlands of small to medium trees; oak or beech with lots of clearings and shaded leaf-litter; wooded edges, forest clearings with little herbaceous growth; pine plantations; associated with >100ha forests; may require 500 to 1000 ha to maintain population.*
  - Study Land: No suitable habitat was identified to provincial criteria within the Study Land or immediate adjacent lands. Intensive EIS field investigations did not record this species within the Study Land (see Appendix 4). Thus, **no** further review or impact assessment is deemed warranted and no negative impacts are anticipated to this SAR bird from the proposed site development.

The OMNRF documentation of historical records states:

- *Absence of information for a specific location does not mean there are no natural areas, provincially tracked species, plant communities or wildlife concentration areas at that location. It means that on the date the MNR created the dataset there was no information for that location. These data are not a substitute for site visits.*

Site investigations throughout the Study Land over the 2-season coverage period were completed for flora and fauna that are currently listed under the Endangered Species Act and Species at Risk Act. Appendix 3 and Appendix 4 provide a complete inventory of species recorded during EIS

investigations in the Study Land. Through on-site survey works, no observations of SAR Fauna were recorded.

No SAR Flora (live) were recorded within the Study Lands or visibly evident within the immediate adjacent lands from the property limit. Though much of the proposed Development Land area within the Study Land was cleared of trees prior to EIS works commencing, the still visible stumps (averaging 20cm in height) and scattered logs on-site permitted species identification. One standing snag (dead) Butternut was observed along the western limit of the Study Lands, see Site Photos and location mapping on Figure 8. Under the Endangered Species Act, 2007 section 9 (1)(b) relating to the habitat protective measures for Butternut, the Act does not apply to confirmed dead butternut by a Butternut Health Assessor. This author is a provincially certified Butternut Health assessor (Certification # 099) and can confirm the subject single Butternut Tree is dead, being a Class 3 type standing snag (primarily only the main stem is standing having sloughing off bark and no branching). As this is a dead butternut, it was not listed under Appendix 4, Flora inventory Listing.

Though no SAR Fauna were observed within the Study Land, the noted single standing Butternut Tree could also support bat roosting and/or maternity functions. Some bat species in Ontario are currently listed as Species-at-Risk, with their habitat regulated under the Ontario Endangered Species Act (ESA) 2007. As such, this snag is considered a candidate (unconfirmed) habitat for bats. Further discussion and impact assessment for Candidate SAR Bat habitat is provided under reporting section 9.

## 6 Significant Woodlands

The County of Grey has undertaken countywide mapping for Significant Woodlands within its current Official Plan-Appendix B, with area mapping provided under Figure 4B. The County Official Plan mapping identifies all of the woodland within the Study Land to have a 'Significant Woodland' designation.

The Natural Heritage Provincial Planning Statement 4.1.5 (b) regarding Significant Woodlands states:

*Development and site alteration shall not be permitted in significant woodlands in Ecoregions 6E and 7E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

The Grey County Official Plan policy 7.4 regarding Significant Woodlands in part states:

*No Development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an environmental impact study...that there will be no negative impacts on the natural features or their ecological functions.*

With a Significant Woodland feature confirmed within the Study Land, further review and impact assessment is required and provided under reporting section 10, to demonstrate compliance with the PPS 4.1.5 (b), and the Grey County Official Plan policy 7.4.

## 7 Significant Wildlife Habitat

Currently no mapping has been undertaken within Grey County to identify Significant Wildlife Habitat (SWH) due to its complexity and varied sub-components, that require on-site survey work. Some historical OMNRF inventory and wildlife assessments within Grey County have been checked to locate any previously determined confirmed SWH within the Study or Site Lands. Additionally, EIS field inventory works carried out over the Study Land augment this historical data to aid in the determination of significance for each wildlife habitat sub-component.

The Ontario Ministry of Natural Resources and Forestry published in January 2015 “Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E” as a supplement document to the 2000 Significant Wildlife Habitat Technical Guide (SWHTG). This supporting document provides a listing of candidate and criteria or threshold levels to confirm the presence of significant wildlife habitat within Ecoregion 6E with MNRFLand Information Ontario identifying that the subject lands are situated within Ecoregion 6E. Some historical Provincial MNRF inventory and wildlife assessment works within Grey County (Green in Grey Natural Heritage System) have been sourced to aid in determination of confirmed SWH. Additionally EIS field inventory works carried out over the Study Lands will augment this historical data to aid in the determination of significance for each wildlife habitat sub-component.

The subject Study Land is within the provincial Ecoregion 6E area. Provided below is a review of Ecoregion 6E criteria for candidate SWH, a review of threshold levels and any confirmed SWH for the Study Land.

This review follows the Natural Heritage Reference Manual, 2010 (NHRM), flow chart of Figure No. 9-1 for the identification (candidate habitat) and confirming of Significant Wildlife Habitat.

### 7.1 Seasonal Concentration Areas of Animals

A summary review of Provincial Criteria Table 1.1 is provided below:

- Waterfowl Stopover and staging (Terrestrial)
  - No criteria waterfowl species were recorded within the Study Land during the spring or late summer stopover and staging activity periods.
  - No ELC criteria codes are present and no substantive seasonal flooding occurs within the riparian environment.
  - Criteria threshold for species and aggregate numbers not met based on site survey work undertaken, site evidence and air photo interpretation.
  - No candidate or confirmed SWH.
  
- Waterfowl Stopover and staging (Aquatic)
  - No criteria waterfowl species were observed.
  - No ELC criteria codes are present.
  - Criteria threshold for species and aggregate numbers not met based on site survey work undertaken during the spring migration period.
  - No candidate or confirmed SWH.

- Shorebird Migratory Stopover
  - No criteria shorebird species were observed.
  - No ELC criteria codes are present.
  - Criteria threshold for species and aggregate numbers not met.
  - No candidate or confirmed SWH.
  
- Raptor Wintering Area
  - No criteria raptor species were observed during the spring-summer monitoring period. Given the sites size, forest cover and no key habitat areas, no overwintering survey works were deemed necessary.
  - ELC forest criteria codes: FOD and FOC are present but no Open Uplands within the Site Lands.
  - No historical documentation of habitat uses during winter period.
  - No candidate or confirmed SWH.
  
- Bat Hibernacula
  - No detailed bat species survey work was undertaken.
  - No ELC criteria codes are present. No Karst features, Caves, mine shafts or open underground environments were observed within the Study Land.
  - No historical documentation of bat hibernation activity, no ecological functioning habitat was identifiable.
  - No candidate or confirmed SWH.
  
- Bat Maternity Colonies
  - No bat foraging activity was noted during the evening investigations. Nor was any evidence (bat dropping) noted around the identified candidate bat roosting tree. No detailed bat acoustic survey works were undertaken within the Study Lands, deemed unwarranted.
  - Forest ELC criteria code FOD and FOC are present within Study Land.
  - Full habitat assessment for Cavity Trees and Snags density survey work was not undertaken due to the Tree Clearing activity over much of the proposed building area prior to EIS works commencing. However, the remaining stumps were all indicative that tree diameters would typically be <18cm, thus no large diameter trees would have been present in the cut-over area. Within the remaining undisturbed forest of the Study Land area, only Two candidate bat habitat trees were noted (One dead Butternut + One live cavity Sugar Maple tree). It is concluded that snag/cavity tree density did not nor would not have met provincial criteria for significance determination within the Study Land.
  - No confirmed SWH.
  
- Turtle Wintering Areas
  - No criteria turtle species were recorded within the Study Land.
  - No ELC criteria codes are present.
  - Given the lack of organic soils, no suitable habitat for critical overwintering life cycle functions was identifiable within the Study Land.
  - No candidate or confirmed SWH.



- Reptile Hibernaculum
  - One criteria species Eastern Gartersnake was recorded with a single observation during the August site visit. Site investigations did not note any suitable candidate hibernation habitat within Study Land.
  - No suitable habitat to provincial description was noted within the Study Land.
  - Criteria threshold for species and aggregate numbers not met.
  - No confirmed SWH.
  
- Colonially-Nesting Bird Breeding Habitat: Bank and Cliff
  - No criteria bird species were observed.
  - No ELC criteria codes are present.
  - No candidate or confirmed SWH.
  
- Colonially-Nesting Bird Breeding Habitat: Tree/Shrub
  - No criteria bird species were observed.
  - No ELC criteria code are present.
  - No candidate or confirmed SWH.
  
- Colonially-Nesting Bird Breeding Habitat: Ground
  - No criteria bird species were observed.
  - No ELC criteria codes are present.
  - No candidate or confirmed SWH.
  
- Migratory Butterfly Stopover Areas
  - No criteria butterfly species were observed.
  - Study Lands are not located within 5km of Lake Ontario (criteria site location).
  - No candidate or confirmed SWH.
  
- Landbird Migratory Stopover Areas
  - Several migratory songbird species present within the Study Land.
  - Study Lands are not located within the criteria 5km of Lake Ontario.
  - No candidate or confirmed SWH.
  
- Deer Yarding Areas
  - OMNRF determines this habitat. Midhurst District has identified and mapped wintering deer yards within Grey County and no such habitat designation is identified within the Site Lands, confirmed through Land Information Ontario.
  - No candidate or confirmed SWH.
  
- Deer Winter Congregation Areas
  - Within Grey County, deer are typically constrained by snow depths thus yarding habitat is used rather than congregation areas. Congregation areas are typically associated with Carolinian regions, thus not a SWH function in Grey County.
  - No candidate or confirmed SWH.

## 7.2 Rare Vegetation Communities

A summary review of Provincial Criteria Table 1.2.1 is provided below:

- Cliffs and Talus Slopes
  - No ELC criteria code types present within the Study or Site Lands.
  - No candidate or confirmed SWH.
- Sand Barren
  - No ELC criteria code types present within the Study or Site Lands.
  - No candidate or confirmed SWH.
- Alvar
  - No ELC criteria code types present within the Study or Site Lands.
  - No candidate or confirmed SWH.
- Old Growth Forest
  - ELC criteria code types; FOD and FOC are present.
  - Provincial Habitat description criteria for 'Old Growth Forest' community not present (tree sizes, density, etc.) within the Study Land or identifiable within the Site Lands.
  - No candidate or confirmed SWH.
- Savannah
  - No ELC criteria code types present within the Study or Site Lands.
  - No candidate or confirmed SWH.
- Tallgrass Prairie
  - No ELC criteria code types present within the Study or Site Lands.
  - No candidate or confirmed SWH.
- Other Rare Vegetation Communities
  - No ELC types having a provincial rank of S1, S2 or S3 identified within the Study or Site Lands.
  - No candidate or confirmed SWH.

## 7.3 Specialized Habitat for Wildlife

A summary review of Provincial Criteria Table 1.2.2 is provided below:

- Waterfowl Nesting Area
  - No criteria waterfowl species were recorded within the Study Land.
  - No ELC criteria codes are present within the Study Land.
  - Criteria thresholds not met for species diversity, numbers or suitable habitat.
  - No confirmed SWH.

- Bald Eagle and Osprey Nesting, Foraging and Perching Habitat
  - No criteria species were observed.
  - ELC criteria codes: FOD and FOC are present; however, no stick nests observed within the Study Land.
  - Criteria thresholds not met for active use of habitat.
  - No confirmed SWH.
  
- Woodland Raptor Nesting Habitat
  - No criteria species were observed.
  - ELC criteria codes: FOD and FOC are present; however, there was no evidence of current or past nesting activity within the Study Land or immediate adjacent lands.
  - Criteria thresholds for species, numbers and habitat size plus use, not met.
  - No confirmed SWH.
  
- Turtle Nesting Areas
  - No criteria species were recorded within the Study Land.
  - No ELC criteria codes are present.
  - Criteria thresholds for species, numbers, and habitat size plus use, not met.
  - No confirmed SWH.
  
- Seeps and Springs
  - Criteria species: Wild Turkey and Salamander species were recorded within the Study Land.
  - No groundwater upwelling features were identified within the Study Land.
  - Criteria thresholds for 2 or more seeps/springs not met
  - No confirmed SWH
  
- Amphibian Breeding Habitat (Woodland)
  - Criteria species: Gray Treefrog is present.
  - ELC criteria codes: FOD and FOC are present within the Study Land.
  - Criteria thresholds for species diversity and numbers were not met (two or more criteria species with >20 individuals).
  - No confirmed SWH
  
- Amphibian Breeding Habitat (Wetlands)
  - Criteria species: Gray Treefrog is present.
  - No ELC criteria codes are present.
  - Criteria thresholds for species diversity and numbers (two or more criteria species; >20 individuals) were not met.
  - No confirmed SWH.
  
- Woodland Area-Sensitive Bird Breeding Habitat
  - One criteria bird species; Ovenbird was recorded within the Study Land.
  - ELC criteria codes: FOD and FOC are present within the Study Land.
  - Criteria threshold for 3 or more criteria species not met.
  - No confirmed SWH.

## 7.4 Habitat for Species of Conservation Concern

A summary review of Provincial Criteria Table 1.3 is provided below:

- Marsh Breeding Bird Habitat
  - No criteria bird species were observed.
  - No ELC criteria codes are present.
  - Criteria thresholds not met for species diversity, numbers or active habitat use.
  - No candidate or confirmed SWH.
- Open Country Bird Breeding Habitat
  - No criteria bird species were observed.
  - No ELC criteria codes are present.
  - Criteria thresholds for species diversity, numbers or active habitat use, not met.
  - No candidate or confirmed SWH.
- Shrub/Early Successional Bird Breeding Habitat
  - No criteria indicator species were observed.
  - No ELC criteria codes present.
  - Criteria thresholds for species diversity, numbers or active habitat use, not met.
  - No confirmed SWH.
- Terrestrial Crayfish
  - No criteria species (no crayfish chimneys) observed.
  - No ELC criteria codes are present.
  - Criteria threshold for species diversity, numbers or active habitat use, not met.
  - No candidate or confirmed SWH.
- Special Concern and Provincially Rare Wildlife Species
  - No flora species were identified in 2024 which have a Special Concern or Provincial rarity status within the Study Land flora inventory listing, see Appendix 3.
  - No fauna species were identified in 2024 which have a Special Concern or Provincial rarity status within the Study Land fauna inventory listing, see Appendix 4.
  - Through the historical records search (Appendix 2), the following Special Concern status or provincially rare species were noted:

### Fauna

- Wood Thrush
  - Provincial habitat description: *Carolinian and Grey Lakes-St. Lawrence forest zones; undisturbed moist mature deciduous or mixed forest with deciduous sapling growth; near pond or swamp; hardwood forest edges; must have some trees higher than 12m*





## 7.5 Animal Movement Corridors

A summary review of Provincial Criteria Table 1.4.1 is provided below:

- Amphibian Movement Corridors
  - Table 1.2.2 criteria not met (Section 11.3, above)
  - With no confirmed significant amphibian breeding habitat noted, no corridor or linkage function assessment is required.
  - No confirmed SWH.
- Deer Movement Corridors
  - No deer wintering habitat was confirmed through Table 1.1 criteria analysis (Section 11.1); thus no delineation of threshold levels for deer movement corridor is required.
  - No candidate or confirmed SWH.

## 7.6 Exceptions for Ecoregion 6E

A summary review of Provincial Criteria Table 1.5.1 is provided below:

- Mast Producing Areas
  - Candidate areas are only within for EcoDistrict 6E-14, the Upper Bruce Peninsula.
  - No candidate or confirmed SWH.
- Sharp-tailed Grouse
  - Candidate areas are only within for EcoDistrict 6E-17, for Manitoulin Island.
  - No candidate or confirmed SWH.

In summary, from this analysis of the Ecoregion 6E criteria schedules, **No** sub-components of Significant Wildlife Habitat have been identified as candidate or confirmed within the Study Land.

The Natural Heritage PPS 4.1.5 (d) states:

*Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

Natural Heritage PPS 4.1.8 regarding the adjacent lands (120 m) for significant wildlife habitat states:

*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.*

With **No** Significant Wildlife Habitat confirmed within the Study Land, site development will conform with the PPS 4.1.5 (d), 4.1.8 and the Grey County Official Plan policy 7.10 (1) and no further review is deemed required.

## 8 Significant Feature Analysis Summary

Through the significant feature analysis, the following have been identified:

- Candidate regulated ESA habitat for Bats within the woodland feature.
- Confirmed Significant Woodland feature

In addition to these natural heritage features, Figure 4C demonstrates that the subject Study Land is outside the Grey County designated 'Natural Heritage System- Core Lands'. At its closest point, site development within the Study Land will have a minimum separation distance of 32m, all forested lands. As such, it is anticipated that the proposed Dry Storage Building will have no negative impact to the NHS lands or associated woodland ecology functions.

Further review of Candidate SAR Bat Habitat and the Significant Woodland Feature has been provided within the 'Impact Assessment' component of the EIS. Site development constraints with recommended mitigation measures in relation to the proposed development activity have also been provided to maintain compliance with applicable Planning Policies and the Endangered Species Act 2007.

## **IMPACT ASSESSMENT**

### 9 Habitat for Endangered & Threatened Species

#### 9.1 Bat Habitat Characterization

Through on-site investigations for candidate bat roosting/maternity function habitat trees, two potential trees were identified. Within the northwest corner of the Study Land a large diameter mature Sugar Maple tree had several cavities within the upper main stem area. A second candidate bat habitat tree was identified along the westerly Study Land limit, being the single standing Butternut Snag (dead tree). Both candidate bat habitat features have location mapping provided on Figure 8. Several bat species in Ontario are on the Species-at-Risk (SAR) listing, with their habitat protected and regulated under the Endangered Species Act (ESA) 2007. Therefore, without further intensive survey works for bat presence/absence determination, these snags/cavity trees are thus referred to as 'candidate' bat habitat, assuming to be functional habitat for impact assessment purposes.

In Ontario the Endangered Species Act, 2007 (ESA) provides protection of critical habitat for Endangered/Threatened bat species. ESA 2007 provides both species protection (Section 9) and habitat protection (Section 10) to species listed as 'Endangered or Threatened'. If an activity or project will result in adverse effects to Endangered or Threatened species and/or their habitat, additional action would need to be taken by a proponent to remain in compliance with the ESA 2007.

## 9.2 Recommendation

Northern Myotis, Little Brown Myotis and Tri-colored Bats are all endangered bat species known to occur in Grey County and which utilize suitable woodland habitat during the spring and summer seasons for maternity functions, day roosts and forage habitat.

The MECP Bat Standard Survey Note (Guidelines) of 2021 states:

*The purpose of this note is to support compliance with Ontario's Endangered Species Act, 2007 (ESA) by providing consistent and practical survey guidance for species at risk bats. Where a project or activity is planned in a manner that pro-actively avoids adverse effects to bats (does not contravene s. 9 or s. 10 of the ESA), there is no need to conduct species at risk bat surveys... Ultimately, it is the proponent's responsibility to assess potential impacts of their planned activity on species at risk bats and take the appropriate steps to achieve compliance with the ESA.*

Candidate bat habitat tree/snag location mapping is shown on Figure 8, with the Development Land area for tree clearing/storage building construction shown on Figure 9.

The identified Butternut snag is situated 30m west of the Development Land and the noted single Sugar Maple tree is situated approximately 20m west of the Development Land. The lands west of the Development Lands within the Study Land and within the same property ownership are to be retained in Natural Forest Cover. The noted separation distance from the Development Land to the two-candidate bat habitat cavity tree & snag tree is sufficient to maintain no negative impact to these two features or their candidate ecological function for bats.

The Endangered Species Act section 9 deals with 'killing, harming or harassing' a protected species, such as Bats. The aforementioned MECP Bat Survey Standard Notes 2021 in relation to Section 9 under ESA states:

*If a proposed activity will avoid impairing or eliminating the function of habitat for supporting bat life processes (e.g. remove, stub, etc. a small number of potential maternity or day roost trees in treed habitats) but the timing of tree removal will avoid the bat active season (**April 1 – November 30 in Southern Ontario / May 1 to August 31 in Northern Ontario**), then there is no need to conduct species at risk bat surveys of treed habitats.*

NOTE: MECP just recently update the tree removal period, extending it from Sept 30 now to Nov 30 in S. Ontario.

This MECP recommended tree cutting period shall be incorporated into the EIS mitigation measures to aid in avoiding impairing the candidate on-site bat maternity activity period.

The Endangered Species Act section 10 deals with 'damage or destroying habitat' protected under the Act. The document 'Categorizing and Protecting Habitat under the Endangered Species Act' states:

*An activity that damages the habitat of a species is one that alters the habitat in ways that **impair** the function (usefulness) of the habitat for supporting one or more of the species' life processes.*

*An activity that destroys the habitat of a species is one that alters the habitat in ways that **eliminate** the function (usefulness) of the habitat for supporting one or more of the species' life processes.*

*In some cases, the anticipated alteration that a proposed activity will have on habitat may be so minor that the function of the habitat for supporting the species' life processes will not become impaired or eliminated. In such cases the activity would not contravene subsection 10(1) of the ESA and would not require authorization under the Act with respect to this provision.*

The MECP Bat Standard Survey Note (Guidelines) of 2021 also states:

*The damage and destruction assessment of habitat **may vary geographically** as the availability of other nearby maternity and day roost trees differs across the province of Ontario.*

Therefore, through site development 'avoidance' of the two candidate bat habitat trees, site development would conform with the ESA section 10 with no application to MECP or clearance/authorization required under the ESA.

In conclusion, with the recommended MECP tree cutting timeline, site development would be in compliance with section 9 of the ESA. Additionally, with avoidance of the two candidate bat habitat trees plus retained forest cover buffering said habitat, site development would be in-compliance with section 10 of the ESA.

## **10 Significant Woodland**

### **10.1 Characterization**

A general characterization of the vegetation within the Site Lands has been provided in Section 4, Table 2. A recorded vascular plant Flora species listing for the Study Land is provided under Appendix 3, with individual species ranking and scoring values under the 'Floristic Quality Assessment (FQA) for Southern Ontario' system. The floristic quality assessment scoring can be utilized to assess specialized habitat types, plant diversity and a sites vascular plants degree of tolerance to habitat alterations.

### **10.2 Floristic Quality Scoring**

Within the Study Land a total of 42 vascular plant species were identified with 31 species or 74% being native and 11 species or 26% considered non-native. Within Southern Ontario, the average non-native composition ranges between 20 to 30%, as per M. Oldham of OMNR Natural Heritage Information Center, FQA manual. The Study Land non-native flora percentage composition is within this provincial range, reflecting a level of botanical species composition that is stable and uniform to other S. Ontario similar forest stands.

Floristic Quality Assessment values for the 'coefficient of conservatism' (FQA-CC) scoring ranks for **native** flora are based on a plant's degree of fidelity to a range of synecological parameters established by the province and can represent a flora species tolerance to site disturbances. An analysis of this scoring for native species within the Study Land is provided in Table 3 below.

Table No. 3: Native Flora Coefficient of Conservatism (CC) breakdown-Upland Environment

Scoring	Provincial Description	Study Lands Plant Numbers
0 to 3	<i>Plants found in a wide variety of plant communities including disturbed sites</i>	14 species or 45%
4 to 6	<i>Plants typically associated with a specific plant community, but tolerate moderate disturbances</i>	15 species or 49%
7 to 8	<i>Plants associated with a plant community in an advanced successional stage that has undergone minor disturbance</i>	2 species or 6%
9 to 10	<i>Those plants with high degrees of fidelity to a narrow range of synecological parameters</i>	0 species or 0%

Table No. 3 demonstrates that 94 % of the native vascular plants within the Study Land occupy a wide range of habitat types and tolerate high to moderate degrees of site disturbances while 6% of the native flora can tolerate at least minor site disturbances. No flora species of conservation concern were identified within the Study Land, nor any species requiring specialized forest habitat areas (scoring values of 9 or higher).

### 10.3 Woodland Ecological Functions

Through on-site investigations, data analysis, air photo interpretation and feature mapping of the Study Land, significant life cycle function habitat of the forest cover is primarily associated with candidate bat habitat and nesting/rearing habitat for common bird species. No key life cycle habitat for other fauna species of conservation concern were identified. No vascular plants of conservation concern or specialized habitat for flora areas could be identified within the Study Land. The key ecological function associated with this Significant Woodland being candidate bat habitat within the Study Land has been reviewed with impact assessment and mitigation measures discussed under reporting section 9.

### 10.4 Impact Assessment

Several literature research documents dealing with tree clearing impacts within woodlands have been undertaken within North America, primarily for silvicultural practices and timber harvesting impacts. However, tree clearing regardless of use is a land use change, whether it be for on-going log landings or small way-side pits or man-made structures like dwellings, it is still a tree clearing area/ land use change. Ontario MNR research has shown that tree clearing areas within woodlands should be constrained in their size to aid in prevention of becoming conduits for non-native species and reducing woodland bird impacts. As a Best Management Practice, through MNR-science & research branch in the early 1990's it was determined that tree clearings <0.4ha (1ac) within woodlands had no measurable negative impact to breeding/rearing functions of common woodland bird species. Research has also shown that woodland clearings that do not



exceed 0.4ha (4000m<sup>2</sup>) minimize wind throw impacts on trees along the new clearing edge, which could cause increased forest canopy loss beyond the established clearing area.

As such, it is recommended that a tree clearing within significant woodlands not only be constrained for tree cutting timeline but also in tree clearing area not to exceed 0.4ha and maintain a suitable forest cover separation width between clearings.

Figure 9 shows the Development Land area at approximately 30m x 30m or 0.09ha in area for the Storage Building site. This tree clearing area is well below the noted recommended threshold tree clearing maximum area, thus no woodland ecological function impacts are anticipated from the proposed site development. Prevailing winds in this part of Grey County are from the north or west oriented lengthwise to the subject property. In review of provincial mapping of elevation contours shown on Figure 7 it reflects that the lands on the western end of the property are relatively flat until reaching a terrace stepdown located 80m west of the Development Land that has a 40m elevation drop to the Development Lands (5m for each contour line). The terrain continues in an easterly slope direction towards Georgian Bay. This rapid elevation changes over the site aids to 'shelter' the Development Land area and remaining tree cover through dissipating high wind velocity impacts to the forest canopy within the Study Land. As such the proposed tree clearing area within the Development Land abutting to the Grey County Road corridor-tree clearing strip, is not anticipated to have any cumulative tree loss impacts from site development.

With the recommended Development Land constraint size plus tree cutting timeline constraint no anticipated negative impacts to the Sites Significant Woodland feature or its identified key ecological function would be anticipated. Therefore, it has been demonstrated that site development for the proposed Storage Building would conform with the PPS 4.1.5 (b) and the Grey County Official Plan policy 7.4.

## 11 Mitigation Measures

The following mitigative measures should be implemented through Site Plan Control or Development Agreement. These measures are recommended to maintain the ecological functioning role and natural heritage features that have been identified within the Study Land and are following applicable Acts, Legislation, and Natural Heritage Planning Policies of the current Provincial Policy Statement and the County of Grey Official Plan.

- 11.1 The proposed Storage Building be situated within the EIS Delineated Development Land as depicted in Figure 9.
- 11.2 No tree felling activity should occur within the Development Land from April 1<sup>st</sup> to November 30<sup>th</sup> in accordance with the Ministry of Energy Conservation and Parks (MECP)-SAR Branch recommendation to maintain compliance with the Endangered Species Act, 2007, avoiding the active Bat Maternity/Roosting period.
- 11.3 Consultation with Grey County-Planning Ecologist may be required in relation to 'tree loss' impacts, with possible tree replacement measures needed or other alternative forms of tree cover reduction off-setting measures as the subject property is fully forested with no option for on-site tree planting.

## 12 Conclusions

Through the Impact Assessment component site development recommended mitigation measures range from:

- avoidance of identified candidate bat habitat cavity tree/snag,
- constrained tree clearing area size and
- constrained tree cutting period

With these development mitigation measures and development constraint parameters in place, it has been demonstrated and concluded that the proposed Storage Building would have no anticipated negative impacts or loss of ecological function to the Natural Heritage features assessed within the Study Land or surrounding natural environment.

Therefore, it has been concluded that with the recommended mitigation measures the proposed activity would conform to the 2024 Provincial Planning Statement and the 2019 Grey County Official Plan for Natural Heritage.

All comments contained within this report '*italicized*' are quotes pertaining to available literature, technical reports, manuals, and documents relevant to the features and/or functions observed within these Study Lands. All natural feature locations are estimates based on current Bruce County or Province of Ontario air photo imagery and plotting by handheld GPS unit for significant features and through site topographic mapping on Ontario Base Maps.

The maps contained within this report should not be considered 'a legal survey' but are deemed adequate for this planning/application review process.

Respectfully Submitted



---

John Morton, President  
AWS Environmental Consulting Inc.

## 13 References

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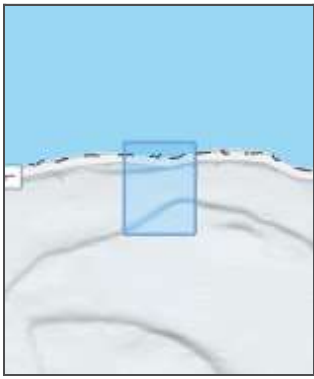
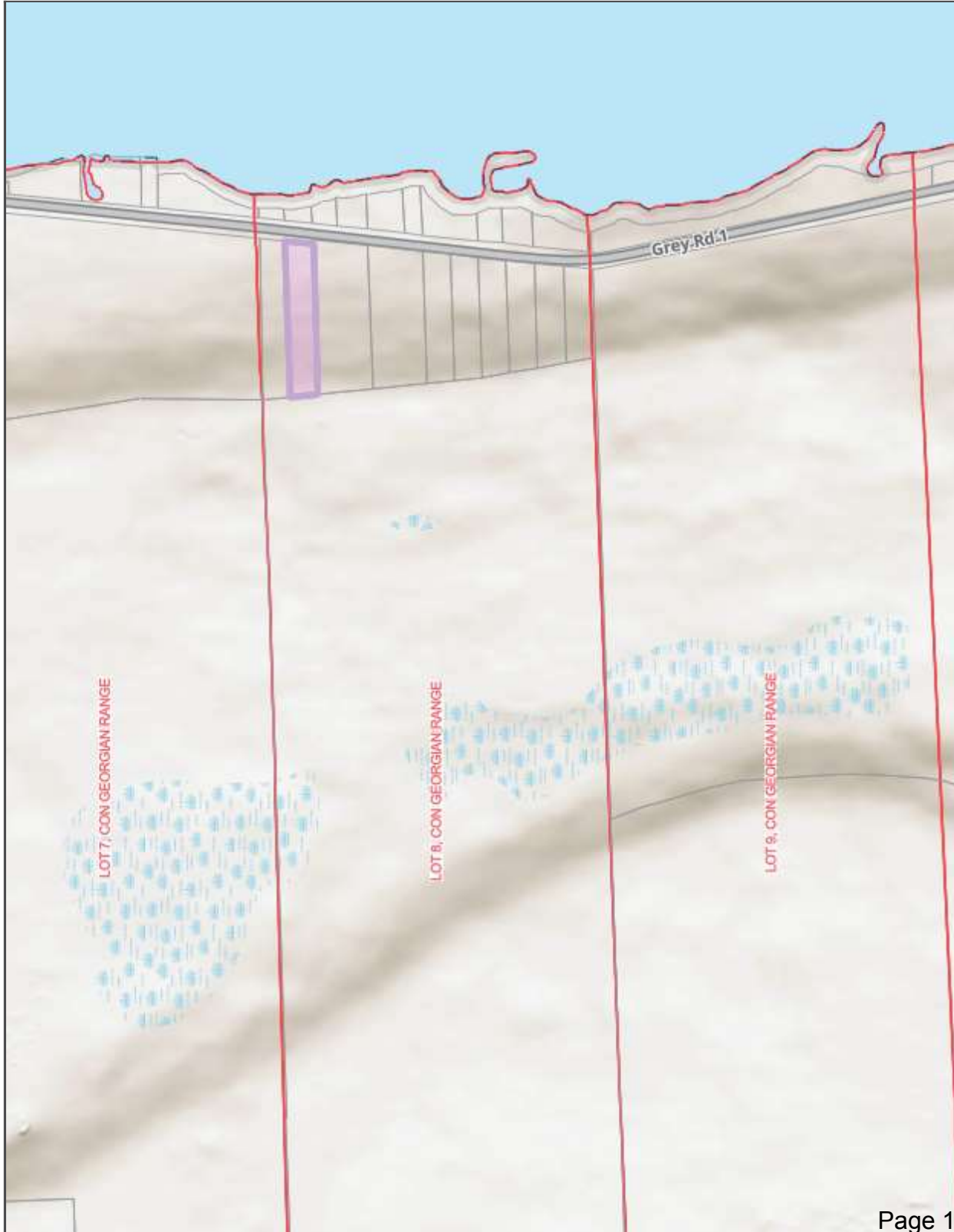
## 14 Figures

### Mapping Note for Clarification:

All below figures are a very close approximation for the property boundary but given various mapping scales, boundary anomalies etc., EIS figures may not match the survey plan dimensions to its entirety.

Figure 1.....	Property Location
Figure 2.....	Study and Site Lands
Figure 3.....	Provincial Natural Heritage Features, Provincial Sourced
Figure 4A.....	Grey County Official Plan - Land Use Designations
Figure 4B.....	Grey County Official Plan – Environmental Constraints
Figure 4C.....	Grey County Official Plan - Natural Heritage System
Figure 5.....	Township of Georgian Bluffs - Zoning
Figure 6.....	Conservation Authority Regulatory Lands
Figure 7.....	Vegetation Communities and Ecological Land Classification Types
Figure 8.....	Natural Heritage Features
Figure 9.....	Development Land

Figure 1: Property Location



**Legend**

Assessment Parcel



Lots and Concessions



Full Property



**Notes**

Robert Palmer, Storage Building  
Part Lot 8, Georgian Range

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Figure 2: Study and Site Lands



**Legend**

Assessment Parcel



Lots and Concessions



Study Land



Site Lands:  
120m adjacent  
lands



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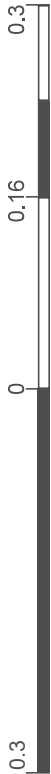
**Figure 3: Provincial Features**

Map created: 1/2/2025



**Notes:**

Robert Palmer, Part Lot 8, Georgiian Range



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**Legend**

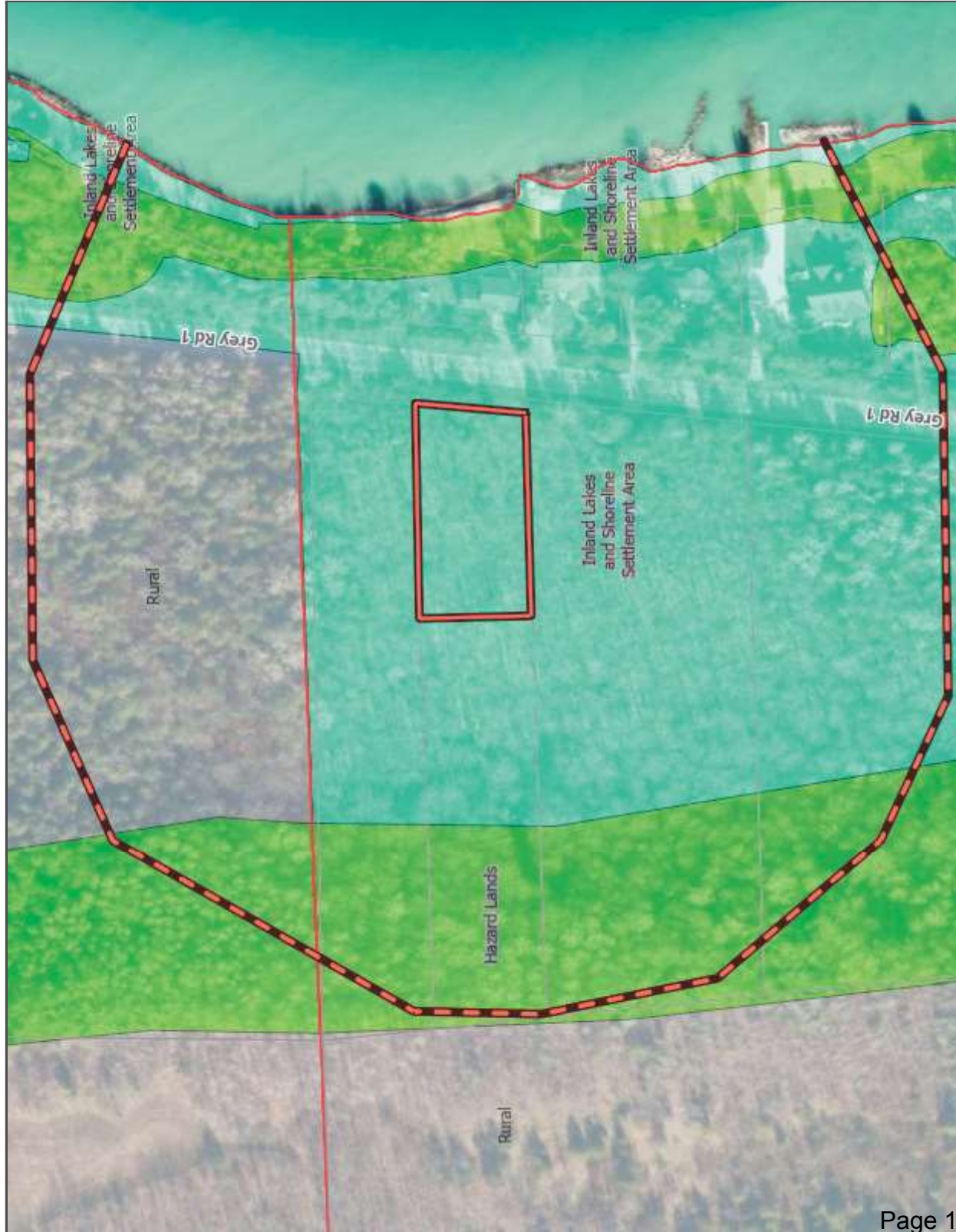
- Assessment Parcel
- Ecoregion
- ANSI
  - Earth Science Provincially Significant/sciences de la terre d'importance provinciale
  - Earth Science Regionally Significant/sciences de la terre d'importance régionale
  - Life Science Provincially Significant/sciences de la vie d'importance provinciale
 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

Study Land





Figure 4A: County Official Plan, Schedule 'A', Land Use



**Legend**

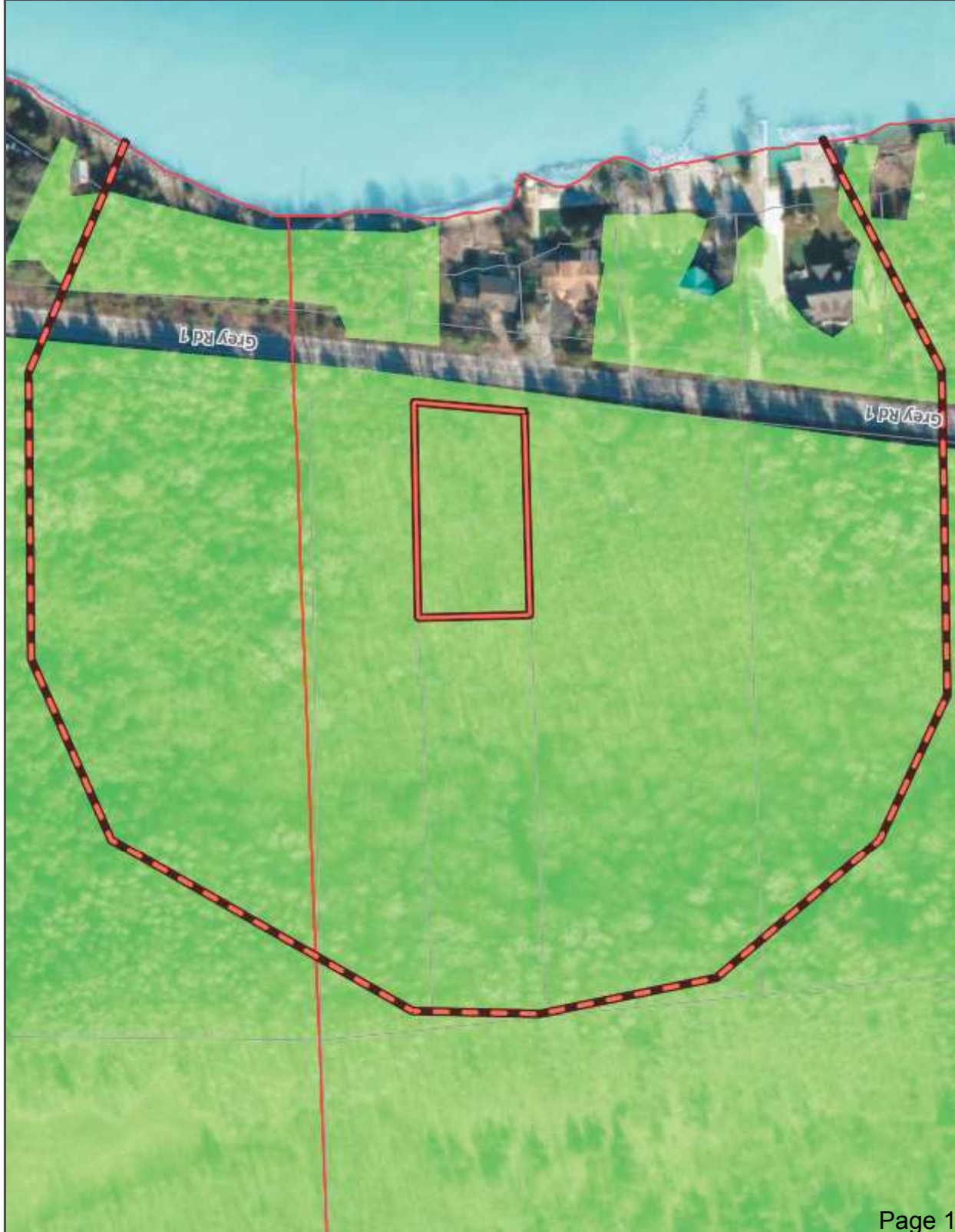
- Assessment Parcel
- Lots and Concessions
- County Official Plan (2018)
- Land use
  - Hazard Lands
  - Inland Lakes and Shoreline Settlement Area
  - Rural
- Study Land
- Site Lands

**Notes**  
 Robert Palmer, Storage Building  
 Part Lot 8, Georgian Range

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




**Figure 4B: County Official Plan, Appendix 'B'  
Environmental Constraints**



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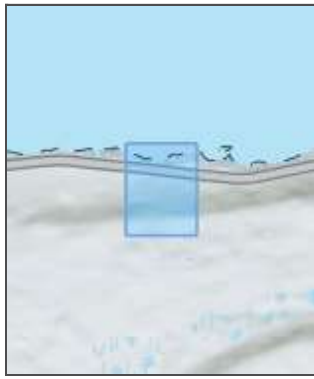
**Legend**

- Assessment Parcel 
- Lots and Concessions 
- County Official Plan (2018) 
- Lakes and Rivers 
- Significant Woodlands 
- Study Land 
- Site Lands 

**Notes**

**Robert Palmer, Storage Building  
Part Lot 8, Georgian Range**





Legend

Assessment Parcel



Lots and Concessions



County Official Plan (2018)

NHS Core



Study Land



Site Lands



Notes

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Part Lot 8, Georgian Range

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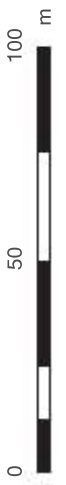











Figure 5: Georgian Bluffs Zoning



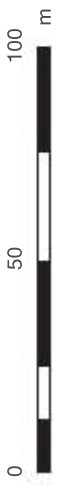
**Legend**

- Assessment Parcel 
- Lots and Concessions 
- Zoning - Georgian Bluffs
  -  Environmental Protection
  -  Rural
  -  Shoreline Residential
-  Study Land
-  Site Lands

**Notes**

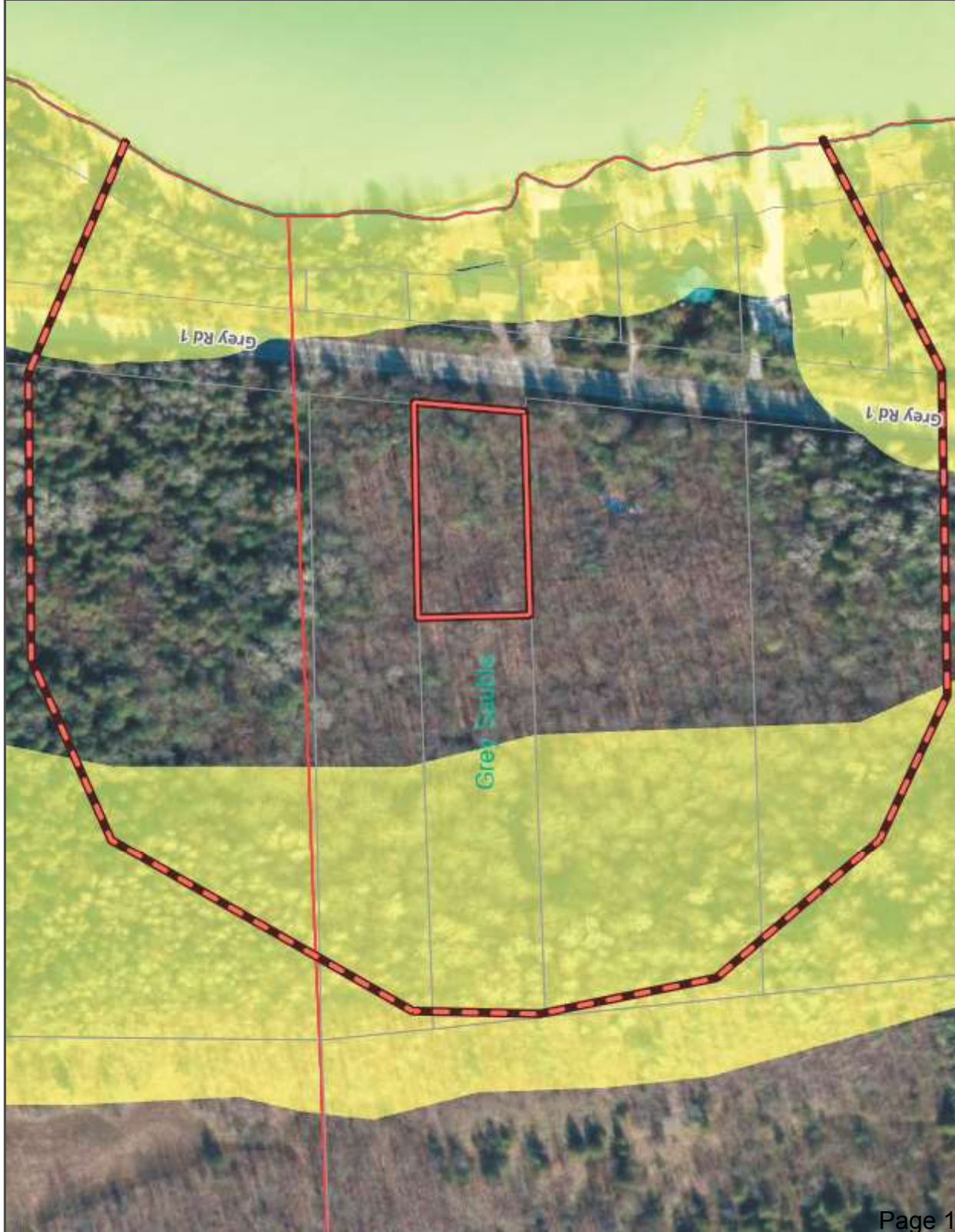
Robert Palmer, Storage Building  
Part Lot 8, Georgian Range

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**Figure 6: Conservation Authority, Regulatory Lands**



**Legend**

Assessment Parcel

Lots and Concessions

Conservation Authorities

CA Boundaries

Regulations - GSCA

Study Land

Site Lands

**Notes**

**Robert Palmer, Storage Building  
Part Lot 8, Georgian Range**

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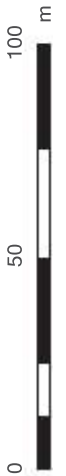
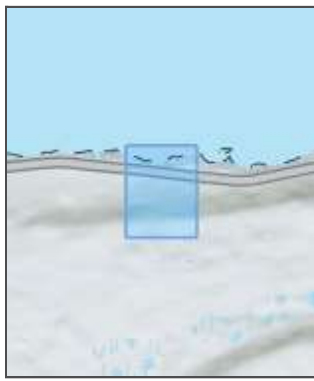




Figure 7: Vegetation Communities



**Legend**

Assessment Parcel

Study Land

Site Lands

Elevation Contours

Vegetation Community Limit

Vegetation Community Number

-  Assessment Parcel
-  Study Land
-  Site Lands
-  Elevation Contours
-  Vegetation Community Limit
-  Vegetation Community Number

**Ecological Land Classification**

- 1 = FOD5-1: Dry-Fresh Sugar Maple Deciduous Forest
- 2 = FOC2-2: Dry-Fresh White Cedar Coniferous Forest
- 3 = FOD6-5: Fresh-Moist Sugar Maple-Hardwood Deciduous Forest

**Notes**

Robert Palmer, Storage Building  
Part Lot 8, Georgian Range

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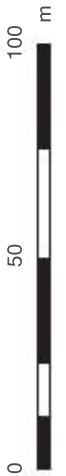
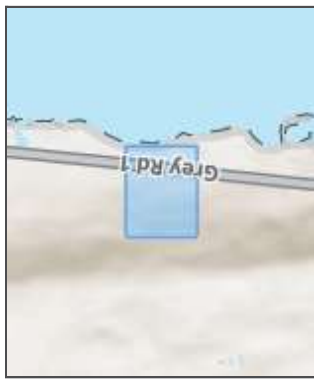




Figure 8: Natural Heritage Features



**Legend**

- Assessment Parcel
- Elevation
- Contours (Meters ASL)
- Study Land
- Tree Clearing Area: Pre-EIS
- Development Area: Roped off by Applicant
- Standing dead Butternut Tree & Candidate Bat Habitat
- Seasonally Moist-Wet Ephemeral Pool
- SW
- Significant Woodland

**Notes**

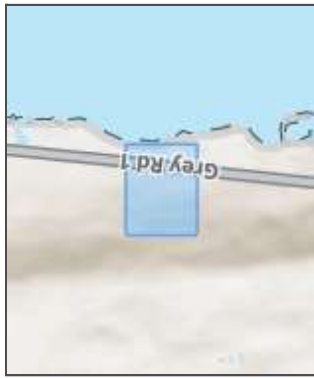
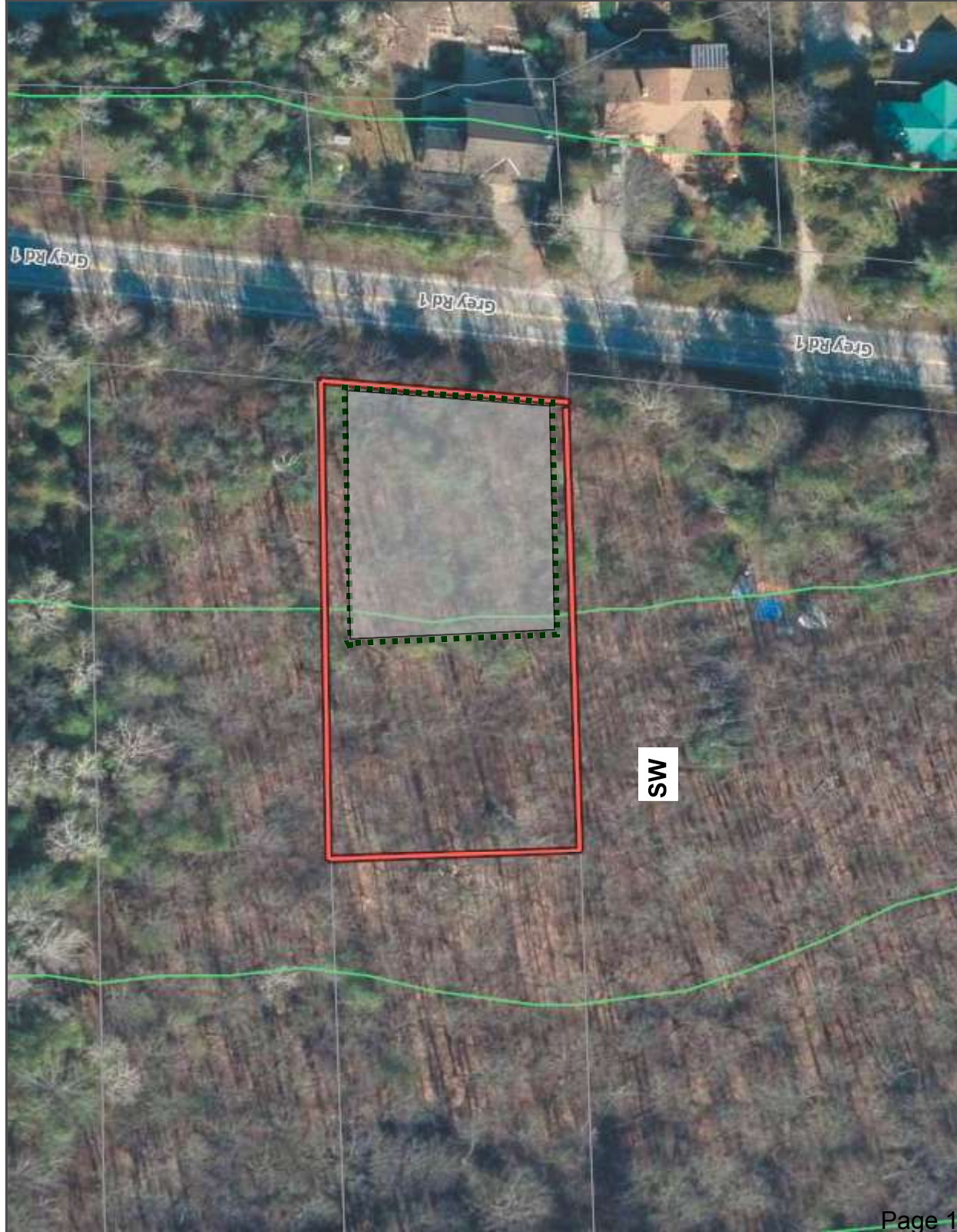
Robert Palmer, Storage Building  
Part lot 8, Georgian Range

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**Figure 9: Development Land**



**Legend**

Assessment Parcel



Elevation

Contours (Meters ASL)



Study Land

**SW**

Significant  
Woodland



Development  
Land

Approx 30m x 30m =  
0.09 ha

**Notes**

**Robert Palmer, Storage Building  
Part lot 8, Georgian Range**

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## **APPENDIX 1**

- Grey County property Parcel Report

Roll Number	Address	Assessed Value	Acreage
420362000723405	No Address Assigned	\$56000	1.61

Notice: Assessed value may not reflect current market value MPAC

NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	RANGE GEORGIAN PT LOT 8 RP;16R4377 PART 2	Vacant residential land not on water

**Zoning\***

Shoreline Residential,Rural,Environmental Protection

\* Zoning may not be accurate. Confirm with local municipal zoning bylaw.



## APPENDIX 2

- OMNRF- Natural Heritage Center data search for historical records of significant Flora and Fauna, with search coverage map of surrounding 2 km area

## NHIC Data Search findings for Species of Conservation Concern

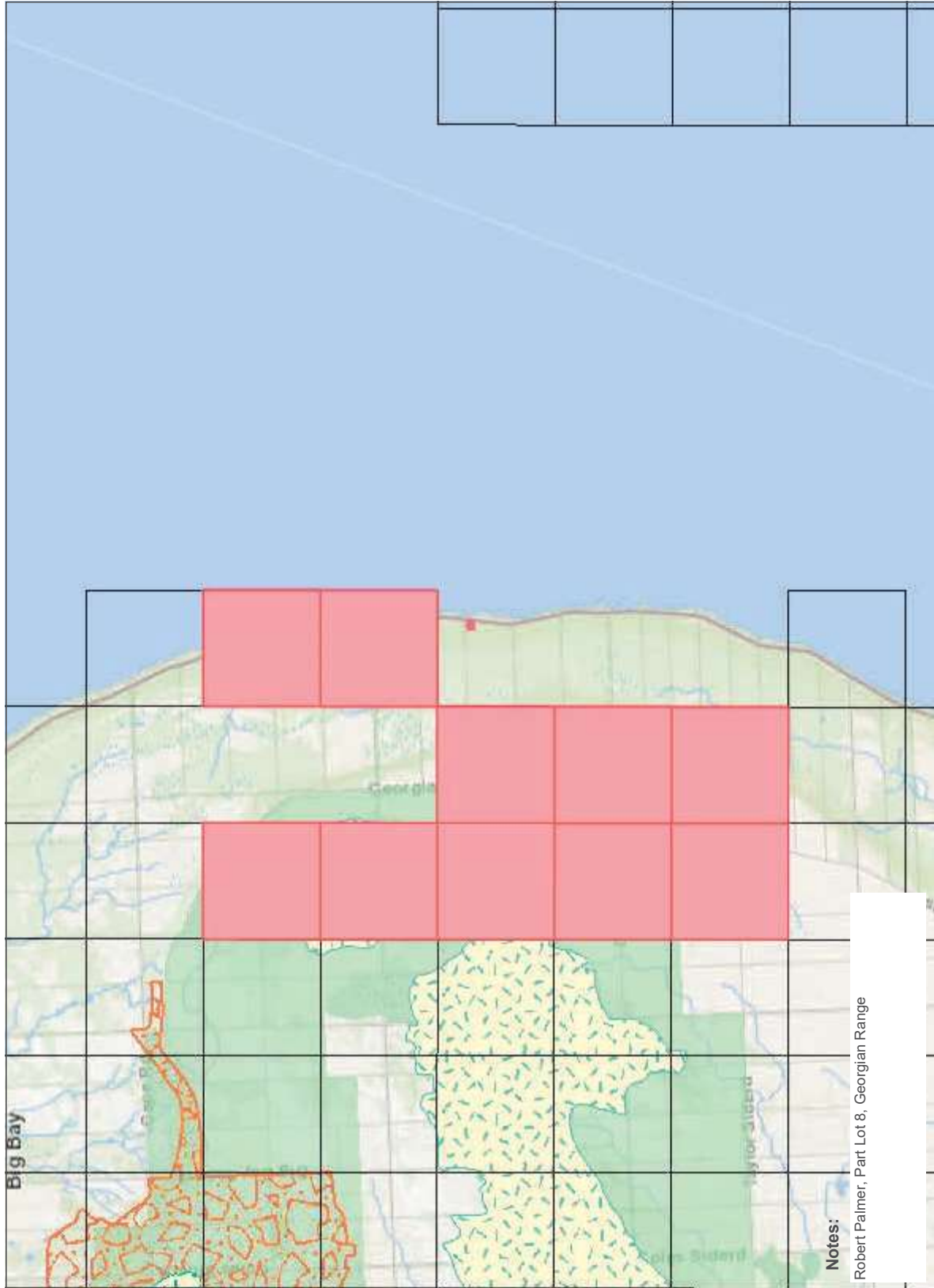
Historical records search for flora and fauna 'species of conservation concern', within a 2km radius to the Study Land

Robert Palmer, Storage Building : Part Lot 8, Conc. Georgian Range, Geographic Township of Keppel

Element Type	Common Name	Scientific Name	S Rank	SARO Status	COSEWIC Status
Fauna	Red-headed Woodpecker	Melanerpes erythrocephalus	S3B	END	END
Fauna	Eastern Meadowlark	Sturnella magna	S4B	THR	THR
Fauna	Bobolink	Dolichonyx oryzivorus	S4B	THR	THR
Flora	Restricted Species	Non-Reporting	S2B	THR	THR
Fauna	Eastern Whip-poor-will	Antrostomus vociferus	S4B	THR	SC
Fauna	Wood Thrush	Hylocichla mustelina	S4B	SC	THR
Flora	American Hart's-tongue Fern	Asplenium scolopendrium var. americanum	S3	SC	SC
Fauna	Eastern Wood-pewee	Contopus virens	S4B	SC	SC
Fauna	Grasshopper Sparrow	Ammodramus savannarum	S4B	SC	SC
Fauna	Upland Sandpiper	Bartramia longicauda	S2B	NAR	NAR
Flora	Autumn Coralroot	Corallorhiza odontorhiza	S3	NAR	NAR

**NOTE:** Restricted species were confirmed with NHIC, with no observations or historical occurrences within the Study Land





**Notes:**  
Robert Palmer, Part Lot 8, Georgian Range

**Legend**

- 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



2.6 Kilometres 0 1.30 2.6  
Absence of a feature in the map does not mean they do not exist in this area.



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### **APPENDIX 3**

- Flora Listing: Rankings, Status and Floristic Quality Scoring

## Robert Palmer -Storage Building: Flora Inventory Listing

With Current Ranking, Status and Floristic Quality Assessment Scores (FQA)

Part lot 8, Conc. Georgian Range, Geographic Township of Keppel, Township of Georgian Bluffs

1) Vegetation communities: 1 and 2

### No Species of Conservation Concern Identified

Scientific Name	Common Name	Native or Introduced	Federal			Provincial			Regional		FQA	
			Ranking	COSEWIC	SARA	Ranking	COSSARO	ESA	Local	CC	CW	
<i>Abies balsamea</i>	Balsam Fir	N	N5	NAR	NA	S5	NAR	NA	NAR	5	-3	
<i>Acer saccharum</i>	Sugar Maple	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	5	-3	
<i>Achillea millefolium</i>	Yarrow	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	3	
<i>Adiantum pedatum</i>	Maidenhair Fern	N	N5	NAR	NA	S5	NAR	NA	NAR	7	1	
<i>Allium tricoccum</i>	Wild Leek	N	N5	NAR	NA	S4	NAR	NA	NAR	7	2	
<i>Anthriscus sylvestris</i>	Wild Chervil	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	5	
<i>Athyrium filix-femina</i>	Lady Fern	N	N5	NAR	NA	S5	NAR	NA	NAR	4	0	
<i>Berberis vulgaris</i>	Common Barberry	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	3	
<i>Betula alleghaniensis</i>	Yellow Birch	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	6	0	
<i>Betula papyrifera</i>	Paper Birch	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	2	2	
<i>Carex arciata</i>	Drooping Wood Sedge	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	5	5	
<i>Carex eburnea</i>	Ebony Sedge	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	6	4	
<i>Carex gracillima</i>	Graceful Sedge	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	4	3	
<i>Cirsium arvense</i>	Canada Thistle	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	3	
<i>Circaea lutetiana</i>	Enchanter's Nightshade	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	3	3	
<i>Cornus alternifolia</i>	Alternate-leaved Dogwood	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	6	5	
<i>Cornus sericea</i>	Red Osier Dogwood	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	2	-3	

<i>Daucus carota</i>	Wild Carrot	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	5
<i>Dryopteris carthusiana</i>	Spinulose Woodfern	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	5	-2
<i>Equisetum hyemale</i>	Common Scouring Rush	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	2	-2
<i>Erigeron annuus</i>	Annual Fleabane	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	0	-1
<i>Fraxinus americana</i>	White Ash	N	N5	NAR	N.A.	S4	NAR	N.A.	Common	4	3
<i>Geranium robertianum</i>	Herb Robert	N	N4	NAR	N.A.	S5	NAR	N.A.	Common	2	3
<i>Geum canadense</i>	White Avens	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	3	0
<i>Oenothera biennis</i>	Evening Primrose	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	0	3
<i>Ostrya virginiana</i>	Ironwood	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	4	4
<i>Picea glauca</i>	White Spruce	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	6	3
<i>Pilosella officinarum</i>	Mouse-ear Hawkweed	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	0
<i>Poa compressa</i>	Canada Bluegrass	I	NNR	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	2
<i>Populus balsamifera</i>	Balsam Poplar	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	4	-3
<i>Prunus serotina</i>	Black Cherry	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	3	3
<i>Pteridium aquilinum</i>	Bracken Fern	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	2	3
<i>Ranunculus acris</i>	Common Buttercup	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	-2
<i>Rubus occidentalis</i>	Wild Black Raspberry	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	0	0
<i>Solidago canadensis</i>	Canada Goldenrod	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	1	3
<i>Stellaria media</i>	Common Chickweed	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	3
<i>Taraxacum officinale</i>	Dandelion	I	N5	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	3
<i>Tilia americana</i>	Basswood	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	4	3
<i>Thuja occidentalis</i>	Eastern White Cedar	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	4	-3
<i>Trillium grandiflorum</i>	Large-flowered Trillium	N	N5	NAR	NA	S5	NAR	NA	NAR	5	5
<i>Toxicodendron rydbergii</i>	Poison Ivy	N	N5	NAR	N.A.	S5	NAR	N.A.	Common	0	0
<i>Verbascum thapsus</i>	Mullein	I	NNA	Exotic	N.A.	SNA	Exotic	N.A.	Exotic	0	5
MEAN										3	2



Total number of Native species = 31 or 74 %  
 Total number of Introduced or Non-Native species = 11 or 26 %  
 42

National and Provincial Rank: Based on current 2024 Ontario Natural Heritage Information Center (NHIC) listings

- NNA/ NNR defined as: No Ranking SNA defined as : Unranked
- N5 defined as: Very common S5 defined as: Secure
- N4 defined as: Common S4 defined as: Apparently Secure
- N3 defined as: Rare to uncommon species S3 defined as: Vulnerable
- N2 defined as : Very Rare S2 defined as: Imperiled
- N1 defined as: Extremely Rare S1 defined as: Critically Imperiled

NAR defined as : Not At Risk / END defined as : Endangered / THR defined as :Threatened / SC defined as : Special Concern

National Status based on: Species At Risk Act, COSEWIC 2024 Listings

Provincial Status based on: 2007 Endangered Species Act and current regulatory habitats, NHIC 2024 and 2024 COSSARO/SARO Listings  
 SARA: Schedule 1 listed, Schedule 2 or Schedule 3 or Not Applicable (NA)

ESA: Regulated General or Specific Habitat or Not Applicable (NA) or ? = Moratorium/Yet to be Determined

Regional Status based on: Bruce-Grey Plant Committee: A Checklist of Vascular Plants for Bruce and Grey Counties Ontario

Ontario Ministry of Natural Resources and Forestry, 'Floristic Quality Assessment' (FQA) Scoring System:

CC = Coefficient of Conservatism, ranked 0 (grows anywhere) to 10 (very specific habitat requirements)

WI = Wetness Index, values from -5 (very wet) to 5 (very dry)

Note: CC scores of 8 or higher are indicator species of candidate Significant Woodlands

#### **APPENDIX 4**

- Fauna Listing: Ranking and Status and Point Count Location Mapping

## Robert Palmer -Storage Building : Fauna Inventory Listing

with Current Ranking, Status and Observed Numbers or Point Count Locations

Part Lot 8, Conc. Georgian Range, geographic Township of Keppel, Township of Georgian Bluffs

### Birds

Note: 'X' denotes a criteria bird species for Significant Wildlife Habitat determination

Latin Name	Common Name	Recorded Breeding Code	Recorded at Point Count Numbers	Federal			Provincial			Regional
				Ranking	COSEWIC	SARA	Ranking	COSSARO	ESA	
<i>Cardinalis cardinalis</i>	Northern Cardinal	Po-H	B2	N5	NAR	NA	S5	NAR	NA	Local
<i>Carduelis tristis</i>	American Goldfinch	Po-H	B1	N5	NAR	NA	S5	NAR	NA	Common
<i>Colaptes auratus</i>	Northern Flicker	Po-H	B1	N5	NAR	NA	S4	NAR	NA	Common
<i>Corvus brachyrhynchos</i>	American Crow	Ob		N5	NAR	NA	S5	NAR	NA	Common
<i>Cyanocitta cristata</i>	Blue Jay	Conf	B2	N5	NAR	NA	S5	NAR	NA	Common
<i>Dryocopus pileatus</i>	Piliated Woodpecker	Ob		N5	NAR	NA	S5	NAR	NA	Common
<i>Geothlypis philadelphia</i>	Mourning Warbler	Po-S	B2	N5	NAR	NA	S4	NAR	NA	Common
<i>Meleagris gallopavo</i>	Wild Turkey	Conf	B1	N5	NAR	NA	S5	NAR	NA	Common
<i>Passer domesticus</i>	House Sparrow	Pr	B1	NNA	Exotic	NA	SNA	NAR	NA	Exotic
<i>Pheucticus ludovicianus</i>	Rose-breasted Grosbeak	Pr	B2	N5	NAR	NA	S4	NAR	NA	Common
<i>Picoides villosus</i>	Hairy Woodpecker	Po-H	B2	N5	NAR	NA	S5	NAR	NA	Common
<i>Poecile atricapillus</i>	Black-capped Chickadee	Conf	B1, B2	N5	NAR	NA	S5	NAR	NA	Common
<i>Quiscalus quiscula</i>	Common Grackle	Ob-X		N5	NAR	NA	S5	NAR	NA	Common
<i>Sayornis phoebe</i>	Eastern Phoebe	Po-H	B1	N5	NAR	NA	S5	NAR	NA	Common
<i>Seiurus aurocapilla</i>	Ovenbird	Pr	B2	N5	NAR	NA	S4	NAR	NA	Common
<i>Setophaga ruticilla</i>	American Redstart	Pr	B2	N5	NAR	NA	S5	NAR	NA	Common
<i>Sitta carolinensis</i>	White-breasted Nuthatch	Po-H	B2	N5	NAR	NA	S5	NAR	NA	Common
<i>Spizella passerina</i>	Chipping Sparrow	Po-H	B1	N5	NAR	NA	S5	NAR	NA	Common
<i>Turdus migratorius</i>	American Robin	Conf	B1	N5	NAR	NA	S5	NAR	NA	Common
<i>Zenaidura macroura</i>	Mourning Dove	Ob		N5	NAR	NA	S5	NAR	NA	Common

X

### Condensed Breeding Codes as per Bird Studies Canada Protocol

Ob = Observed bird outside of the Breeding Season

Po-S = Possible: Singing/Calls in suitable nesting habitat

Ob-X = Observed in breeding season but no evidence of breeding

Pr = Probable: pairs observed, nest building, courtship display

Po-H = Possible: Observed in suitable nesting habitat

Conf = Confirmed: active nest, egg shells, feeding young

### Mammals

Latin Name	Common Name	Observed Number	Federal			Provincial			Regional	
			Ranking	COSEWIC	SARA	Ranking	COSSARO	ESA	Local	
<i>Peromyscus maniculatus</i>	Deer Mouse	1	N5	NAR	NA	S5	NAR	NA	Common	
<i>Procyon lotor</i>	Northern Raccoon	1	N5	NAR	NA	S5	NAR	NA	Common	
<i>Sciurus carolinensis</i>	Gray Squirrel	1	N5	NAR	NA	S5	NAR	NA	Common	
<i>Tamias striatus</i>	Eastern Chipmunk	3	N5	NAR	NA	S5	NAR	NA	Common	
<i>Tamiasciurus hudsonicus</i>	Red Squirrel	2	N5	NAR	NA	S5	NAR	NA	Common	

### Fish

None		0							
------	--	---	--	--	--	--	--	--	--

### Reptiles

<i>Thamnophis sirtalis</i>	Common Gartersnake	1	N5	NAR	NA	S5	NAR	NA	Common
----------------------------	--------------------	---	----	-----	----	----	-----	----	--------

### Amphibians

<i>Hyla versicolor</i>	Gray Treefrog	1	N5	NAR	NA	S5	NAR	NA	Common
<i>Plethodon cinereus</i>	Eastern Red-backed Salamander	3	N5	NAR	NA	S5	NAR	NA	Common

### Butterflies

<i>Celastrina neglecta</i>	Summer Azure	2	N5	NAR	NA	S5	NAR	NA	Common
<i>Cercyonis pegala</i>	Common Wood-Nymph	5	N5	NAR	NA	S5	NAR	NA	Common
<i>Euphyes vestris</i>	Dun Skipper	1	N5	NAR	NA	S5	NAR	NA	Common

### Dragonflies & Damselflies

<i>Calopteryx maculata</i>	Ebony Jewelwing	3	N5	NAR	NA	S5	NAR	NA	Common
----------------------------	-----------------	---	----	-----	----	----	-----	----	--------

**National and Provincial Rank: Based on current 2024 Ontario Natural Heritage Information Center (NHIC) listings**

NNA defined as: Not Ranked  
 N5 defined as: Secure  
 N4 defined as: Apparently Secure  
 N3 defined as: Vulnerable  
 N2 defined as: Imperiled  
 N1 defined as: Critically Imperiled

SNA defined as: Unranked  
 S5 defined as: Secure  
 S4 defined as: Apparently Secure  
 S3 defined as: Vulnerable  
 S2 defined as: Imperiled  
 S1 defined as: Critical Imperiled (Prov. Rare)

National Status based on: Species At Risk Act, and COSEWIC 2024 Listings

SARA: Schedule 1 listed, Schedule 2 or Schedule 3 or Not Applicable (NA)

Provincial Status based on: 2007 Endangered Species Act, NHIC 2024, and COSSARO 2024 Listings

ESA: Regulated General or Specific Habitat for END/THR, SC Status Not Applicable (NA)

Regional Status lists based on:

Birds- Region No. 8 (Bruce) 'Atlas Breeding Birds of Ontario 2001-2005'  
 Dragonflies & Damselflies: S. Ontario Regional Lists of Odonata, Paul Pratt

**Anuran (Frog and Toad) Point Count Calling Survey Results:**

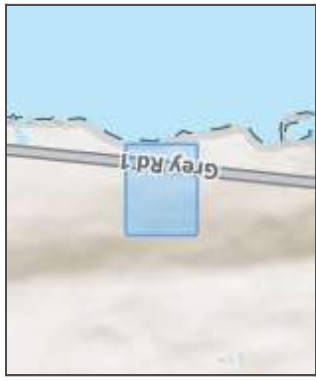
Survey Date	Point Count No.	Species Code / Calling Code / Numbers
29-May-24	A1	GT / 1 / 1

North American / Bird Studies Canada - Marsh Monitoring Frog Calling Abundance Codes:

- Code 0 = No calling activity
- Code 1 = Individual calls do not overlap and calling individuals can be discreetly counted
- Code 2 = Calls of individuals sometimes overlap, but numbers of individuals can still be estimated
- Code 3 = Overlap among calls seems continuous (full chores) and count estimate is impossible

Frog Species Codes:	
SP = Spring Peeper	WF = Wood Frog
GT = Gray Treefrog	GF = Green Frog
	NLF= Northern Leopard Frog
	WCF= Western Chorus Frog
	BF = Bullfrog
	PF = Pickerel Frog
	MF = Mink Frog
	AT = American Toad





**Legend**

Assessment Parcel



Elevation

Contours (Meters ASL)



Study Land



Area cleared of trees prior to EIS start



Breeding Bird Point Counts 1-2



Anuran Night Time Point Count 1



**Notes**

**Robert Palmer, Storage Building  
Part lot 8, Georgian Range**

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## **APPENDIX 5**

- **Approved 'Terms-of-Reference' for Scoping of a Environmental Impact Study**

May 15, 2024

Hi John,

I agree. The scoped study ToR provided below is sufficient. If tree/habitat compensation is required, please provide an appropriate compensation rate within the mitigation measures.

If you have any questions or concerns during the study, feel free to reach out.

Kind regards,

**Michael Cook**

*Planning Ecologist*

Grey County



**From:** [aws@gbtel.ca](mailto:aws@gbtel.ca) <[aws@gbtel.ca](mailto:aws@gbtel.ca)>

**Sent:** Wednesday, May 15, 2024 2:27 PM

**To:** Michael Cook <[Michael.Cook@grey.ca](mailto:Michael.Cook@grey.ca)>

**Cc:** Rob Palmer <[rpalmer999@gmail.com](mailto:rpalmer999@gmail.com)>; Ron Davidson <[ronalddavidson@rogers.com](mailto:ronalddavidson@rogers.com)>

**Subject:** Storage Building - EIS



Hello Michael

I have been contacted by Ron regarding a proposed Storage Building Development by Mr. Robert Palmer on his Georgian Bluff's property (420362000723405) and Ron tells me he has discussed briefly with you on this project already and that an EIS will be required.

Mr. Palmer is proposing only a small storage building, no dwelling, no septic treatment area etc, thus a pretty minor development proposal. The site does have a County – Significant Woodland feature designation, which triggered the EIS.

I have reviewed all available County and Provincial mapping and did a records search of the NHIC data base. There are no: PSW or Other Wetlands, ANSI's, Significant Valley land features or Watercourses/Fish Habitat on-site nor within 120m other than the Georgian Bay waters further to the east which would not be negatively impacted from a limited tree clearing/storage building construction here.



Given the limited development type, small size and limited N. Heritage features in the area I am recommending (in essence this is a trimmed down ToR) , with your approval a: Focused 'Scoped-EIS' only, The Scoped-EIS will address three aspects (with supporting field work to County Guidelines and Provincial Protocols) and address applicable Policies for: Habitat of End. & Thr. Species (SAR-Bats, Butternut, Red-headed Woodpecker etc. ) + Significant Woodland + Significant Wildlife Habitat-'Species of Conservation Concern' only (a full SWH assessment is not warranted).

The proposed development will remain outside of EH, Hazard areas, focused within the Shoreline area designation only. Attached drawing shows the proposed Scoped-EIS Study Land being approx. 80m in depth from the road allowance, which encompasses the proposed tree clearing-development area + a minimum 50m of adjacent same property lands (aids in addressing most SAR setback requirements of 50m from site alterations).

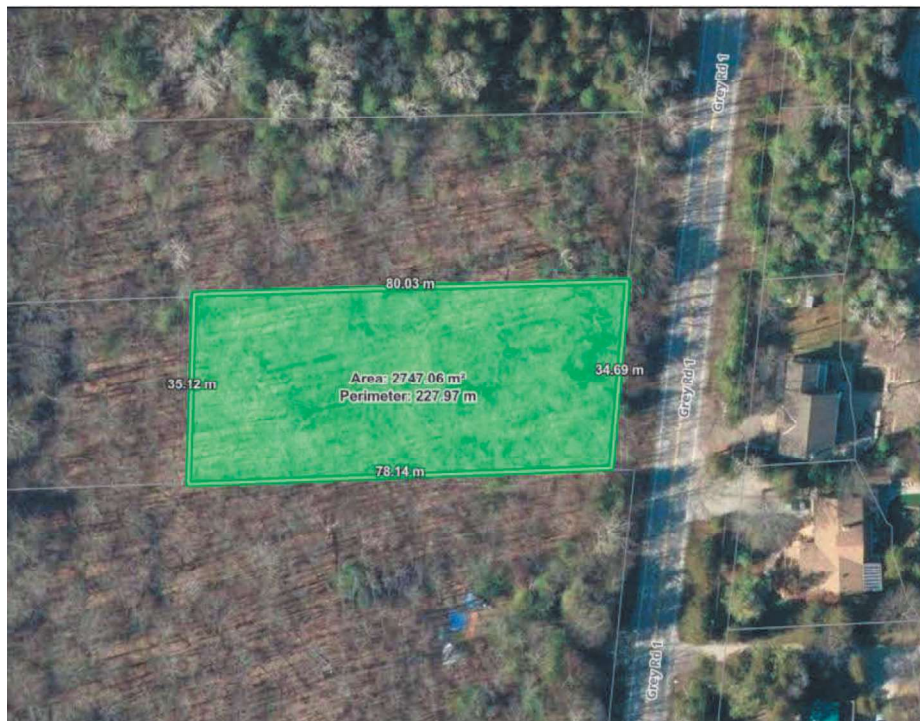
If you do not concur with this approach or require additional EIS works, please Reply All to discuss further. If acceptable, please Reply All to confirm Grey County acceptance in this scoping exercise / ToR and we will be commencing the EIS field work ASAP.

Thank You in advance for this consideration.

Kind Regards

John M

AWS



## **APPENDIX 6**

- Site Photographs





Photo No. 1: Vegetation community 1, Study Land, June 2024

Photo No. 2: Adjacent property, vegetation community 2, June 2024







Photo No. 3: Tree clearing area looking west from County Rd, May 2024

Photo No. 4: Tree clearing area looking east out to County Rd, Note flagging tape perimeter, May 2024







Photo No. 5: Dead Butternut Snag & Candidate Bat Habitat Tree

Photo No. 6: Seasonal ephemeral pool, already gone dry, June 2024



## **APPENDIX 7**

- **AWS Qualifications & EIS Experience**



**AWS Environmental Consulting Inc.**  
(Operating as Aquatic and Wildlife Services)

242090 Concession Rd. 3 Keppel,  
R.R. # 1, Shallow Lake, Ontario, Canada, N0H 2K0

Office: 519-372-2303, Email: aws@gbtel.ca

**C.V. Summary: John D. Morton**

**Education**

- 1985: Graduate Sault College, Forestry Technician
- 1986: Honors Graduate Sault College, Fish & Wildlife Technologist
- 15 years training and experience with Ontario Ministry of Natural Resources as a contract & full-time employee for Natural Heritage Programs and Biology/Ecology positions.

**Work Experience Summary**

- 1997 to Present: Sole Proprietorship of **Aquatic and Wildlife Services**, then Incorporated as **AWS Environmental Consulting Inc.** in August 2015, specializing in Natural Heritage Studies and Development Impact Assessments:
  - Over 450 Natural Heritage and Natural Environment Impact Study Reports for Land Use development proposals throughout Southwestern and Central Ontario in accordance with Legislation/Regulation and Guidelines to Federal and Provincial Government, Planning control boards like Niagara Escarpment Plan, County and lower tier Municipal governments and Conservation Authority Regulatory Land requirements.
    - Impact assessment technical reports ranging from: Single Residential Lot creations to Plan of Subdivisions for 150+ Lots, and Aggregate applications ranging from 5ha Wayside Gravel Pits to 120 ha Quarry Operations for both above and below groundwater table extraction.
  - Design and monitor technical reports for Shoreline Developments, Water Crossings, Natural Environment restoration plans, Recreational Pond designs, Flora/Fauna assessment and monitoring plans plus Managed Forest Plans.
  - Species At Risk Surveys for flora and fauna with study areas encompassing 20ha to 7000ha.
  - Ontario Municipal Board Hearings, Civil court proceedings providing expert witness testimony on Natural Heritage Features, Biology/ Ecology, Development Impacts and Mitigation Techniques.
- 1986 to 1997: Resource Technologist with the Ontario Ministry of Natural Resources, responsibilities included:
  - Backfill positions for Owen Sound Area Office District Biologist (Fisheries and Wildlife), District Fish & Wildlife Management Officer and District Ecologist.
  - Review and comment on Provincial interests through Planning Review for development proposals and provided technical reviews of Provincial Manuals for Natural Heritage.



- Deputy Conservation Officer with completion of 5-week Enforcement Training Program, Provincial Offenses charges, court evidence presentation and convictions.
  - Fish & Wildlife Population and Habitat surveys and Rehabilitation Designs.
  - Midhurst District Administrator and Program Coordinator of Wetlands and CFWIP Programs with annual budgeting and auditing roles.
  - Fisheries Research Technician and Fish Culture Technician, Chatsworth Fish Culture Station.
  - Lake Huron Fisheries Management and Research technologist.
- 1982 to 1986: Contract Resource Technician with Ontario Ministry of Natural Resources, Grey-Sauble and Saugeen Conservation Authorities, responsibilities included:
    - Wetland Inventory Technician, Fish and Wildlife Population and Habitat Surveys.

### **Project Related Experience Summary**

- Fauna population and habitat surveys:
  - Salmonid biomass surveys through seining and Electro-fishing.
  - Stream/Watershed surveys for habitat quality/conditions, fish passage/barriers, water quality assessment including Benthic Macro Invertebrate sampling.
  - Genetic research survey work on Chinook Salmon, Saugeen Muskellunge, Backcross Lake Trout.
  - Inland Lake surveys for water quality, thermal regimes, fisheries qualitative assessments through seining, trap netting, creel survey.
  - Stream/River/Lake Fisheries habitat enhancement and rehabilitation Plans.
  - Wintering Deer Yard mapping, quality assessment, carrying capacity calculations, herd health monitoring and natural reproduction rates.
  - Genetic research work on Bruce Peninsula Eastern Massassagua Rattlesnake and Black Bears including radio telemetry.
  - Breeding Bird surveys including waterfowl nesting surveys and natural recruitment success, Bald Eagle monitoring and banding, mapping of Owen Sound area significant production/staging areas.
  - Amphibian qualitative assessment within sensitive environments and monitoring population trends for wetland habitat conditions.
  - Species At Risk Surveys with habitat mapping and Ecological Land Classification community mapping for Copeland Forest, Shallow Lake Wetland, Meaford National Defense Training Centre, Grey County Pretty River Forest Tract and Oliphant Fens
- Flora species and habitat surveys:
  - Provincially Certified Wetland evaluator to Book 2 and 3 standards, with over 150 wetland evaluations and desktop upgrades completed. Wetland Evaluation instructor to former book 2 standards with successful training of 30+ candidates.
  - Southern Ontario Ecological Land Classification- Vegetation Community Mapping for sensitive and/or rare habitat types including fens, bogs, natural beaches, and alvars plus common woodland community types.

- Botanical qualitative inventory works including identification, mapping of species of conservation concern with status levels and habitat types/condition assessments.
- Tree marking for sustainable harvesting and rotational management of fuel wood and/or saw logs.
- Native tree and shrub nursery operation with annual seedling production and retail sales of deciduous and conifer seedlings and saplings.

### **Certification & Training Courses:**

- Provincially Certified Wetland Evaluator to Book 2 and Book 3 Standards
- Provincial Class 1 Electro-fishing Certification
- Provincial workshop training for Natural Heritage Environmental Impact Studies, Natural Hazard Studies and Non-Renewable (Aggregates) Impact Studies
- Level '1' OMNR Law Enforcement training
- Advanced Fish Habitat training and Habitat Impact Assessment
- Fluvial Geomorphology Workshop
- Stream Bioengineering Restoration training
- Cyprinidae Identification Workshop
- Wetland Restoration Techniques Training
- Provincial Managed Forest Tax Incentive Plan Approver
- Species-At-Risk Ontario Mussel Identification
- Bruce Peninsula Eastern Massassagua Rattlesnake Habitat Identification Training through Radio Telemetry work with Parks Canada
- Ecological Land Classification System for Southern Ontario
- Provincial Tree Making Course
- WHMIS
- Ontario Courts Evidence Collection and Presentation Training
- Department of Fisheries and Oceans South Georgian Bay Fish Habitat Issues Workshop
- Provincial Butternut Health Assessor
- Biotechnical Slope Stabilization Workshop
- Member of Ecological Society of America, Ecological Restoration Society, Landscape Ontario, Delta Waterfowl, Ducks Unlimited, local Fish & Game clubs.

Recipient of Provincial -OMNR Award for Fish Habitat Restoration Works & Stewardship



**Natural Heritage Environmental Impact Studies and Experience 1997-2023**

**Grey County: Residential / Commercial Subdivisions and Lot Severances (104)**

Zaferis Building Envelope	Wiley Severance	Sutherland Building Env.
Clancy- 20th St Buil.Envelope	Davies Severance	Miles Building Env.
Emmerson Building Envelope	Stewart Severances	Goetz Severance
Shantz Building Envelope	Irwin Building Envelope	NVIS Markdale Subdivision
Fligg Building Envelope	Valent Building Envelope	Balagantry Markdale Subdivision
Todd Severance	Barfoot Building Envelope	Barry's-Balmly Beach Subdivision
Underwood Building Envelope	Voisin Building Envelope	Kopp Building Env.
Klages Severances	Colborne Building Envelope	Radbourne Severances
Beacock Building Envelope	Tengler Building Envelope	Schenk Haover Subdivision
McNeil Building Envelope	Langeraap Building Envelope	Brown Building Env.
Gilbert Severances	Wattie Building Envelope	Wilkie Building Env.
Dillman Severance	Hall Severance	Viking-Cives Ltd - Mount Forest
Thom Severances	Hrodzicki Building Envelope	Cameron Building Envelope
DiFranco Severances	Nicholls Dwelling Expansion	Dr. Bond Lot Severance
Farnenhorst Building Envelope	Caframo Tree Preservation Plan	Moric Severance
Biesinger Severances	Elliott Building Envelope	Beirmes Severance
Love Building Envelope	Spaleta Building Envelope	Oak & Stone Subdivision
Braun Severances	Haslam Severance	Chatsworth Subdivision
Legge Building Envelope	Bethune Severance	Feng Comm. Farm/Abattoir
Wilcox Building Envelope	Andpet 16th Ave Comm Deve.	Langeraap Lot Development
HSC Clavering Severances	Loucks Subdivision	Anderson Lot Development
Holmes Building Envelope	Langen Subdivision	Prentice Lot Development
Brulette Severances	Boulter Subdivision	<b>Simcoe County (3)</b>
Phillipp Severances	Hilton Head Subdivision	Devils Glen Club House Expansion
Sheppard Severance	Oak Meadows Subdivision	Wilbert Severances
Pfaff Building Envelope	Mannerow Estates	Alliance Homes Building Envelopes
Wilmer Severances	Georgian Shores Subdivision	
Doherty Building Envelope	Sutacriti Park Phase III	<b>Huron County (2)</b>
Menaul Severance	Debrincat Subdivision	Wingham Golf Course Severances
McNabb Building Envelope	Ferraro Subdivision	Kraemer Building Envelope
Toombs Building Envelope	Andpet Bothwells Corner Comm.	
McGowan Building Envelope	HSC Alvanley Comm. Cement Plant	<b>Wellington County Developments (5)</b>
Lobban Severance	MacKinnon-Smart Subdivision	Murphy Subdivision - Mount Forest
Craig Building Envelope	Saugeen Cedar Heights	South Saug. Development-Mount Forest
Godwin Building Envelope	Sunvale Durham HomesSubdivision	Town of Erin-Weber Building Envelope
Weber Envelope	Barry's Construction-Kilsyh Subdivision	Town of Minto-Palmerston Industrial Park
Value Stream Prod. Severances	Georgian Escapes Subdivision	Town of Erin-Langen Severance








TITLE PAGE	A-1
FOUNDATION PLAN	A-2
MAIN FLOOR PLAN	A-3
LOFT FLOOR PLAN	A-4
ROOF PLAN	A-5
FRONT ELEVATION	A-6
REAR ELEVATION	A-7
LEFT ELEVATION	A-8
RIGHT ELEVATION	A-9
BUILDING SECTION	A-10
STAIR SECTION	A-11
WALL SECTIONS	A-12
TYPICAL DETAILS	A-13
TYPICAL DETAILS	A-14
CONSTRUCTION NOTES	A-15
CONSTRUCTION NOTES	A-16

NOT FOR PERMIT

CLIMATIC & DESIGN LOAD DATA	
Warton, Ontario	
<b>ROOF LOADING</b>	<b>KPA (psf)</b>
GROUND SNOW LOAD Ss	2.7 (56.39 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.89 (39.37 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
<b>FLOOR LOADING</b>	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
<b>WIND LOADING</b>	
1/50 WIND PRESSURE	0.48 (10.03 psf)
1/10 WIND PRESSURE	0.37 (7.73 psf)
<b>TEMPERATURE</b>	
DEGREE DAYS BELOW 18°C	4300
<b>SOIL</b>	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1570 psf) Firm Clay
<b>ROCK</b>	500 (10,443 psf)
<b>FREEZING INDEX</b>	1819
<b>ELEVATION</b>	185
<small>THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.</small>	
	

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



Miller's Home Hardware Building Centre  
(519) 422 2424

IBD remains in possession of the original drawing as purchased. It is a criminal offence to electronically alter our pertinent design information in any way. If you are the municipality issuing the permit and require an unlocked PDF for review purposes please contact brian@ibdweb.ca.

Rob Palmer  
None  
None, Ontario

Date of Issue: June 8, 2023

Scale: N/A

TITLE PAGE

Report No:  
GP-23-38023

Drawing No:  
A-1

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



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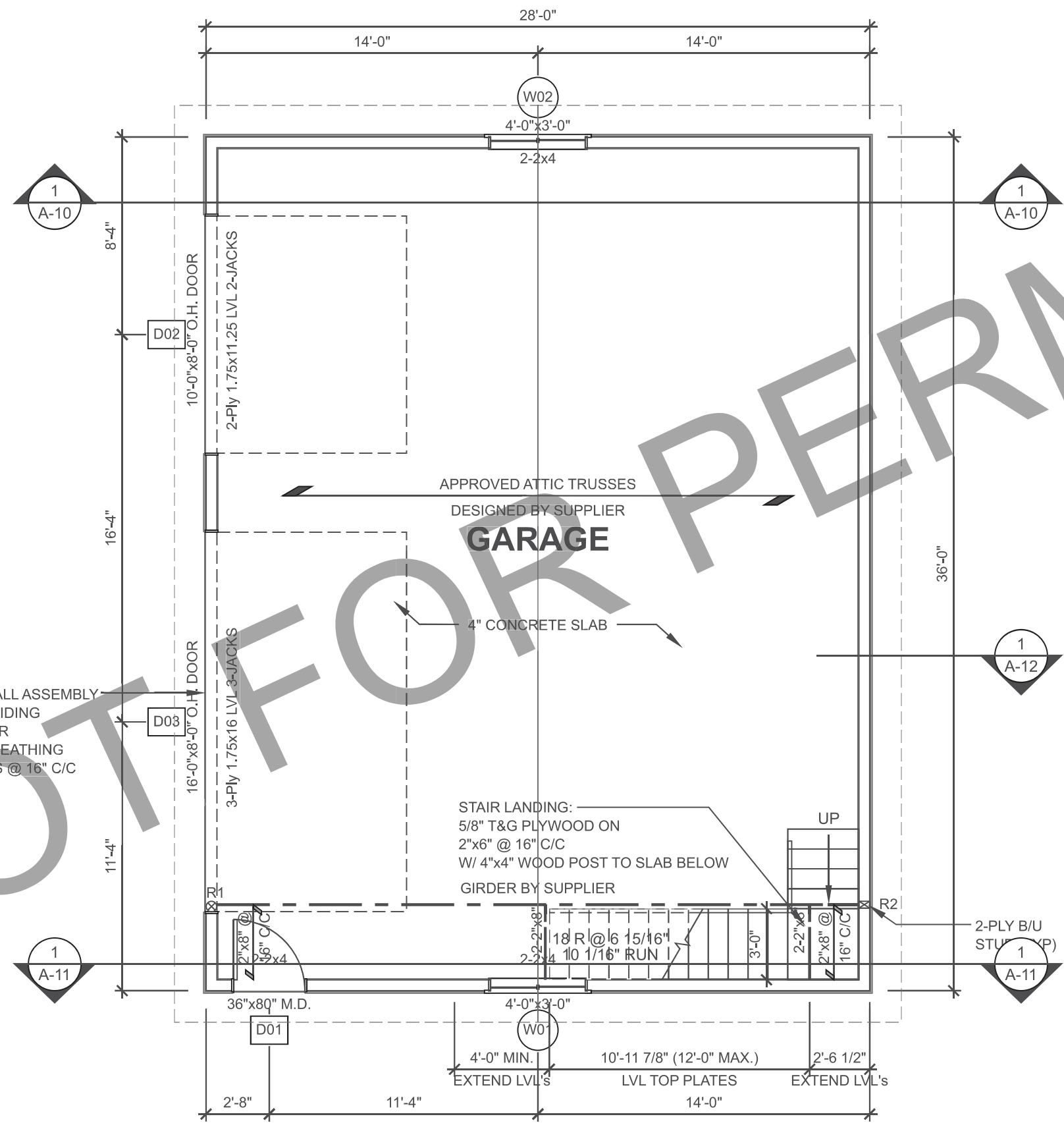
GIRDER DESIGN LOADING:	
R1	D=947
	L=1318
	S=1487
R2	D=398
	L=1061
	S=1487

**STAIR NOTES:**

WALL ADJACENT TO STAIR  
2-PLY 5/5" LVL TOP PLATE EXTENDED MIN. 4'-0" BEYOND STAIR OPENING BOTH ENDS (NO JOINTS IN TOP PLATE) WALL SHEATHING TO EXTEND 24" MIN. ABOVE LVL PLATES. (OVERLAP PLATE AS PER DETAIL 4/A-13)

SECURE STAIR STRINGER & LANDING TO EACH STUD W/ 2-3 1/4" COMMON SPIRAL NAILS

TYPICAL WALL ASSEMBLY:  
VERTICAL SIDING  
AIR BARRIER  
1/2" OSB SHEATHING  
2"x6" STUDS @ 16" C/C



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Rob Palmer  
None  
None, Ontario

Date of Issue: June 8, 2023

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

MAIN FLOOR PLAN

Report No:  
GP-23-38023

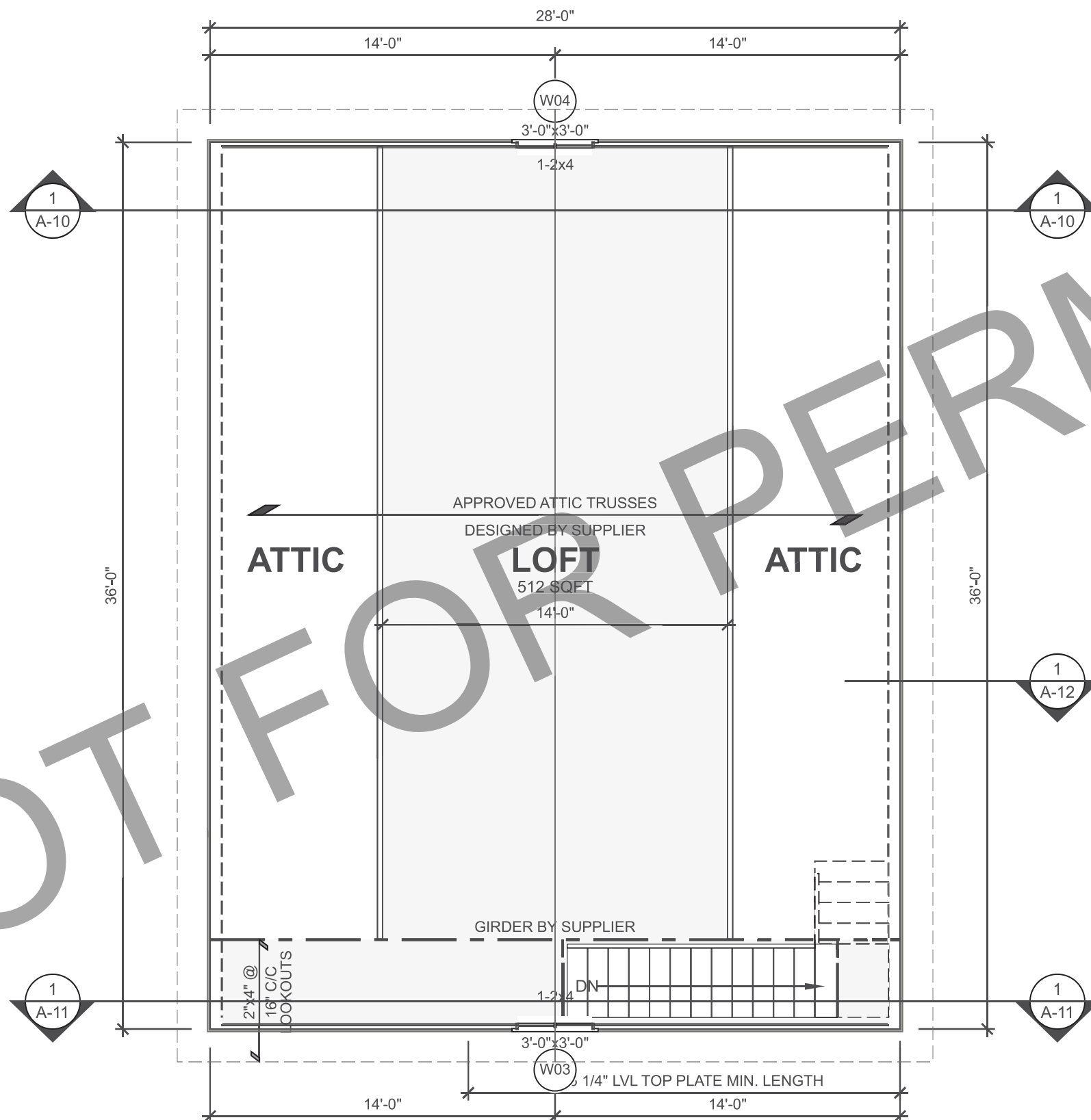
Drawing No:  
A-3

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



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(519) 422 2424

**STAIR NOTES:**  
WALL ADJACENT TO STAIR  
2-PLY 5.5" LVL TOP PLATE EXTENDED MIN. 4'-0" BEYOND STAIR OPENING BOTH ENDS (NO JOINTS IN TOP PLATE) WALL SHEATHING TO EXTEND 24" MIN. ABOVE LVL PLATES. (OVERLAP PLATE AS PER DETAIL 4/A-13)



NOT FOR PERMIT

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Rob Palmer  
None  
None, Ontario

Date of Issue: June 8, 2023

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

LOFT FLOOR PLAN

Report No:  
GP-23-38023

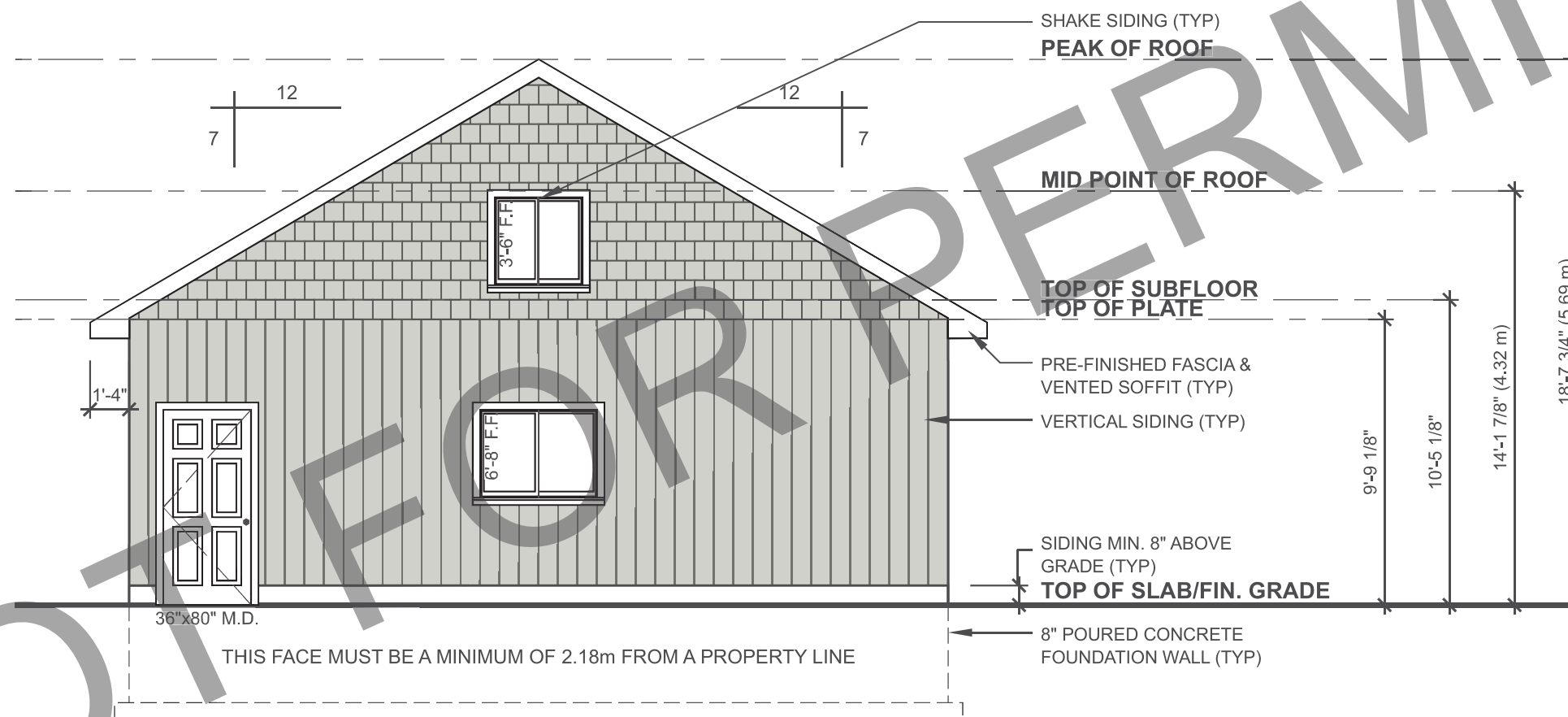
Drawing No:  
A-4



GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



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Rob Palmer  
None  
None, Ontario

Date of Issue: June 8, 2023

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

FRONT ELEVATION

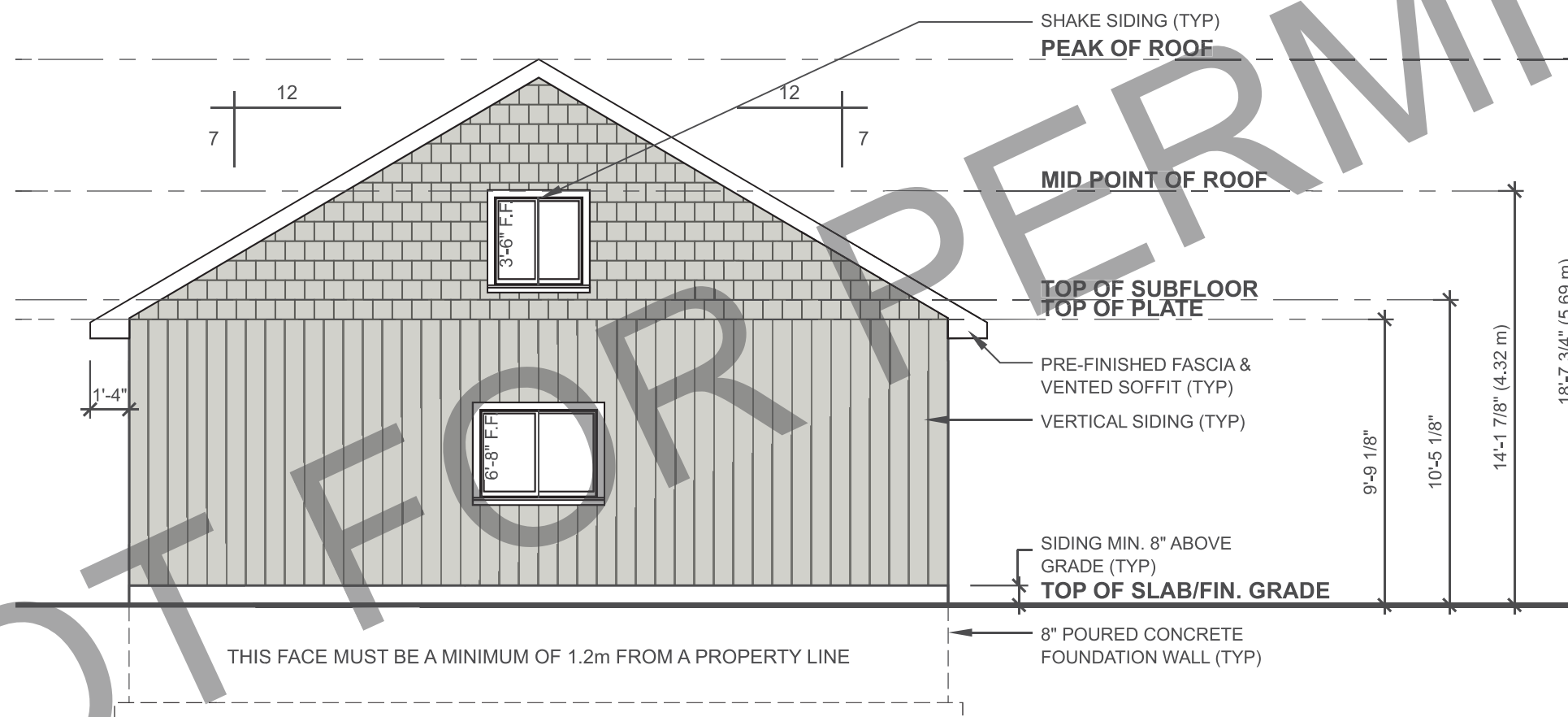
Report No:  
GP-23-38023

Drawing No:  
A-6

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Rob Palmer  
None  
None, Ontario

Date of Issue: June 8, 2023

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

REAR ELEVATION

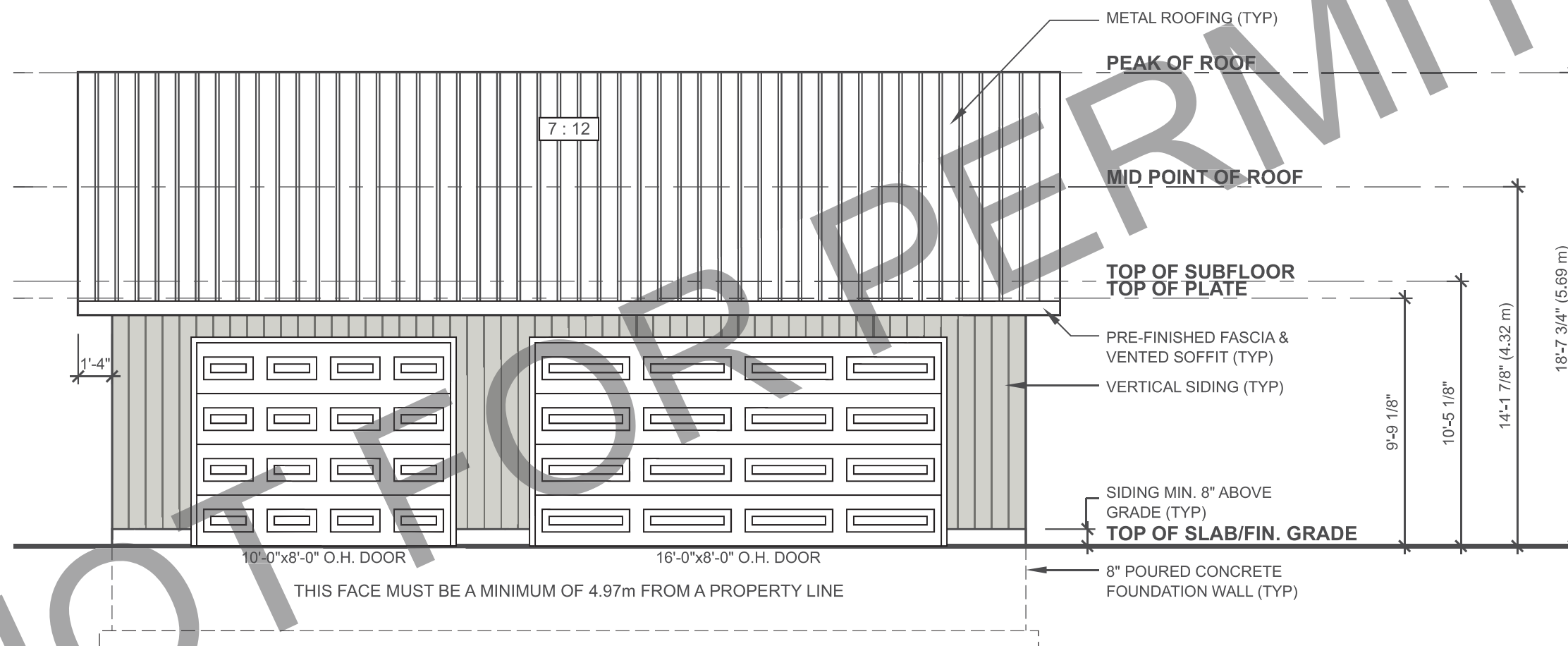
Report No:  
GP-23-38023

Drawing No:  
A-7

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Rob Palmer  
None  
None, Ontario

Date of Issue: June 8, 2023

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

LEFT ELEVATION

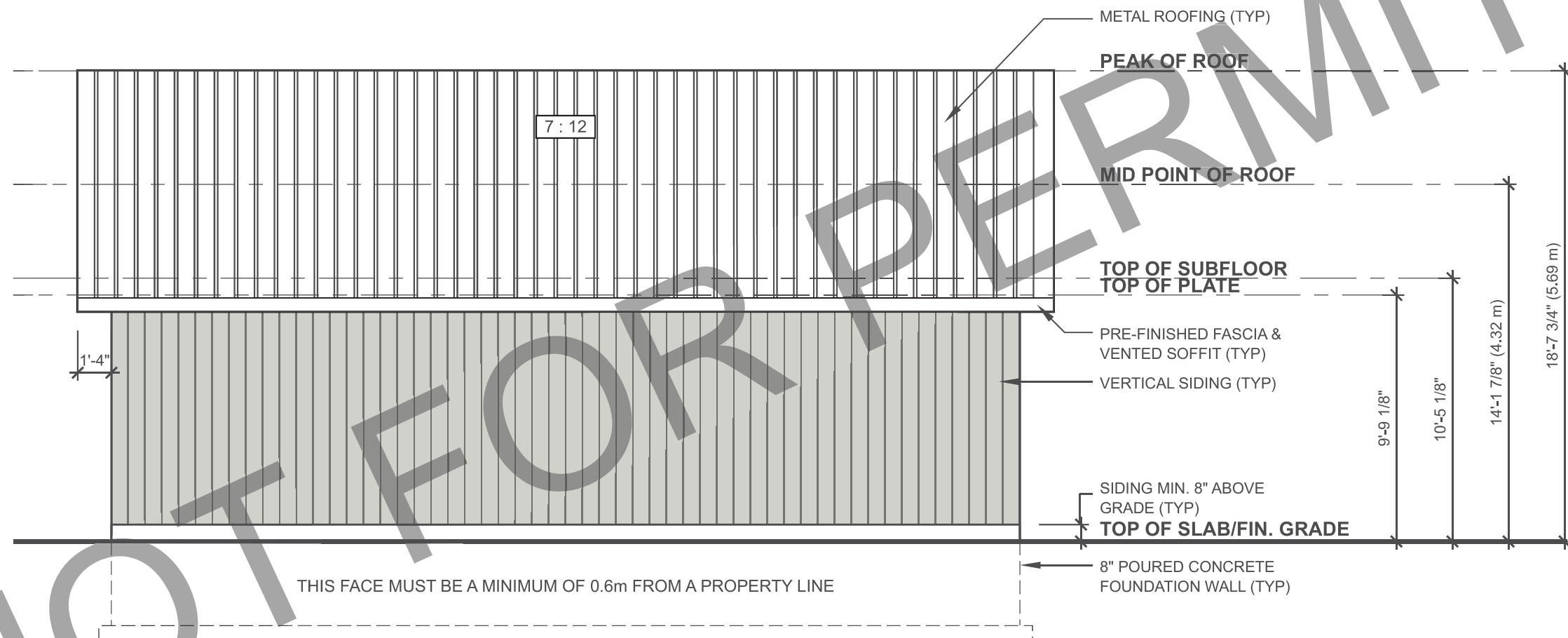
Report No:  
GP-23-38023

Drawing No:  
A-8

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



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Rob Palmer  
None  
None, Ontario

Date of Issue: June 8, 2023

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

RIGHT ELEVATION

Report No:  
GP-23-38023

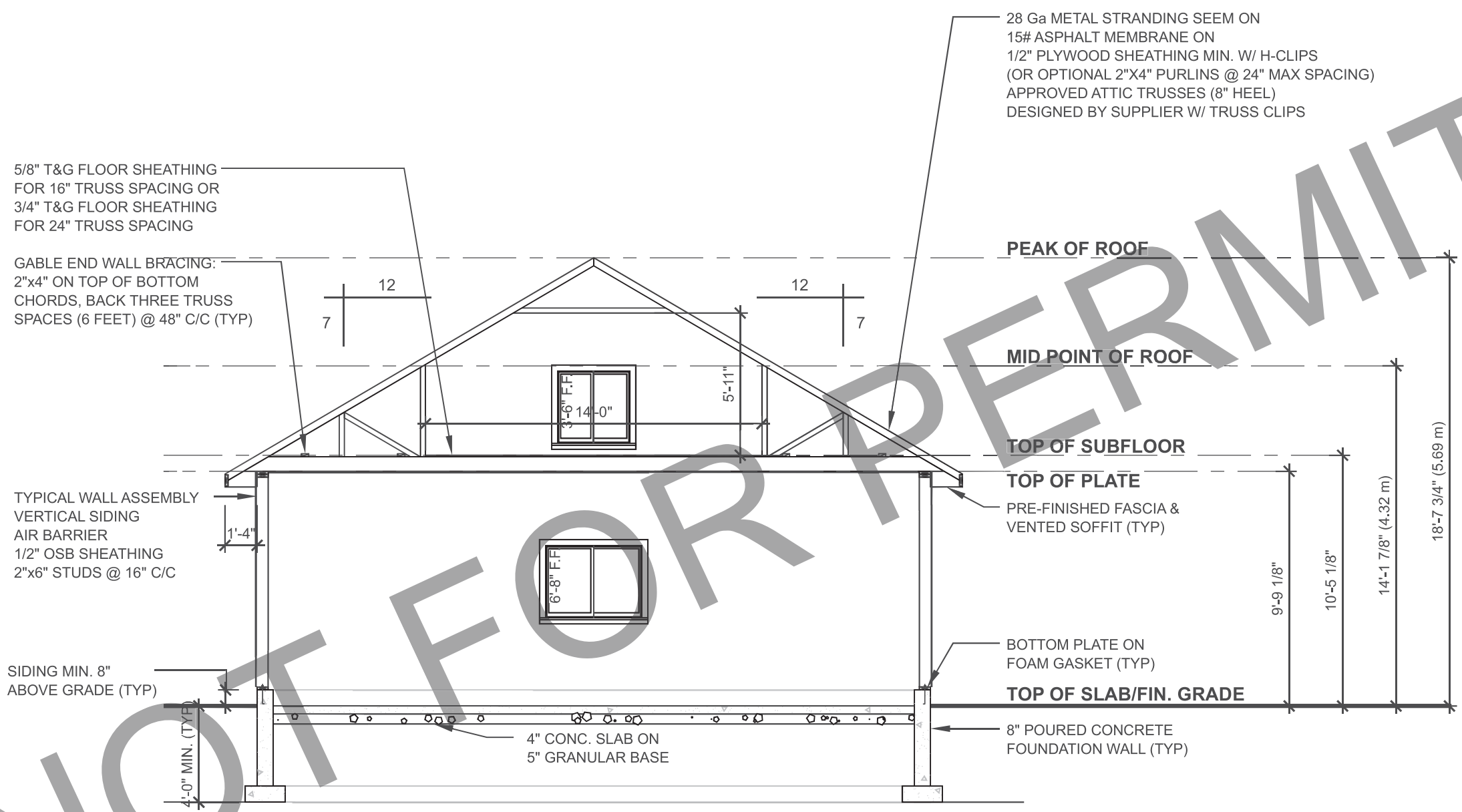
Drawing No:  
A-9



GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



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Rob Palmer  
None  
None, Ontario

Date of Issue: June 8, 2023

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

BUILDING SECTION

Report No: GP-23-38023	Drawing No: A-10
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**Ministry of Citizenship and Multiculturalism (MCM)**

Archaeology Program Unit  
Heritage Branch  
Citizenship, Inclusion and Heritage Division  
5th Floor, 400 University Ave.  
Toronto ON M7A 2R9  
Tel.: (437) 869-3704  
Email: victoria.cafik@ontario.ca

**Ministère des Affaires civiques et du Multiculturalisme (MCM)**

Unité des programme d'archéologie  
Direction du patrimoine  
Division de la citoyenneté, de l'inclusion et du patrimoine  
5e étage, 400 ave. University  
Toronto ON M7A 2R9  
Tél. : (437) 869-3704  
Email: victoria.cafik@ontario.ca



Jan 30, 2025

Claire Freisenhausen (P244)  
CRM Lab Archaeological Services  
PO BOX 386 Town of the Blue Mountains ON N0H 2P0

**RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "STAGE 1 ARCHAEOLOGICAL BACKGROUND STUDY AND STAGE 2 ARCHAEOLOGICAL PROPERTY ASSESSMENT Palmer Garage Assessment Parcel 420362000723405 Part of Lot 8, Georgian Range Concession Formerly the Township of Keppel, Grey County Township of Georgian Bluffs, Ontario ORIGINAL REPORT", Dated Nov 9, 2024, Filed with MCM on Dec 16, 2024, MCM Project Information Form Number P244-0342-2024, MCM File Number 0023063**

Dear Ms. Freisenhausen:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.<sup>1</sup> This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Figure A6: Fieldwork, of the above titled report and recommends the following:

Given the results of the current LIMITED Stage 1-2 Archaeological Assessment and the findings of no archaeological resources of cultural heritage value or interest (CHVI) in the PROJECT AREA, the following recommendations have been made:

1. The Project Area within the property consisting of Assessment Parcel 420362000723405 in the Township of Georgian Bluffs, and historically part of Lot 8 Georgian Bluffs, Township of Keppel, Grey County does not contain any archaeological resources of cultural heritage value or interest. No further archaeological assessment is required for this portion of the subject property.

2. Additional Stage 2 Archaeological Assessment will be required for the remaining areas of the property outside the current project area should future below grade work be planned, under a separate PIF, as these areas remain unassessed and as such retain their archaeological potential for the discovery of

archaeological resources of cultural heritage value or interest. Further archaeological assessment is required as per Figure A6:

a. No below grade impacts may occur in any of these areas of the Subject Property outside the areas assessed during the current Stage 2 Assessment.

This includes the following:

- i. Any soil displacement.
- ii. Any soil removal.
- iii. Any stockpiling of materials.
- iv. Any storage of equipment.
- v. Any other construction activities of any kind.

3. All archaeological excavation activities will be conducted by a qualified archaeologist as licensed by the current Ministry of Citizenship and Multiculturalism.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Victoria Cafik  
Archaeology Review Officer

cc. Archaeology Licensing Officer  
Ron Davidson, Land Use Planning Consultant Inc  
Michael Benner, Township of Georgian Bluffs Planning Department

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

Date of this Notice: January 22, 2025

**Owner(s):** Lisa Ireland and Rob Palmer  
**Agent:** Ron Davidson Land use Planning  
**Address:** N/A  
**Legal Desc:** Part Lot 8, Georgian Range, Keppel  
**Roll Number:** 420362000723405

## Notice of Complete Application and Virtual Public Meeting

Minor Variance Application A03/25 on March 18, 2025, at 5:00 pm.

Public participation is welcome and encouraged. To participate in the virtual public meeting, register here:

<https://georgianbluffs.formbuilder.ca/Public-Meeting-Registration>

Carly Craig, Clerk, by email at: [ccraig@georgianbluffs.ca](mailto:ccraig@georgianbluffs.ca) or by telephone at: 519-376-2729 ext. 602.

View electronic Public and Council meetings here:

[www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos](http://www.youtube.com/channel/UCVD5m65WH42XTTxR5tSfafQ/videos)

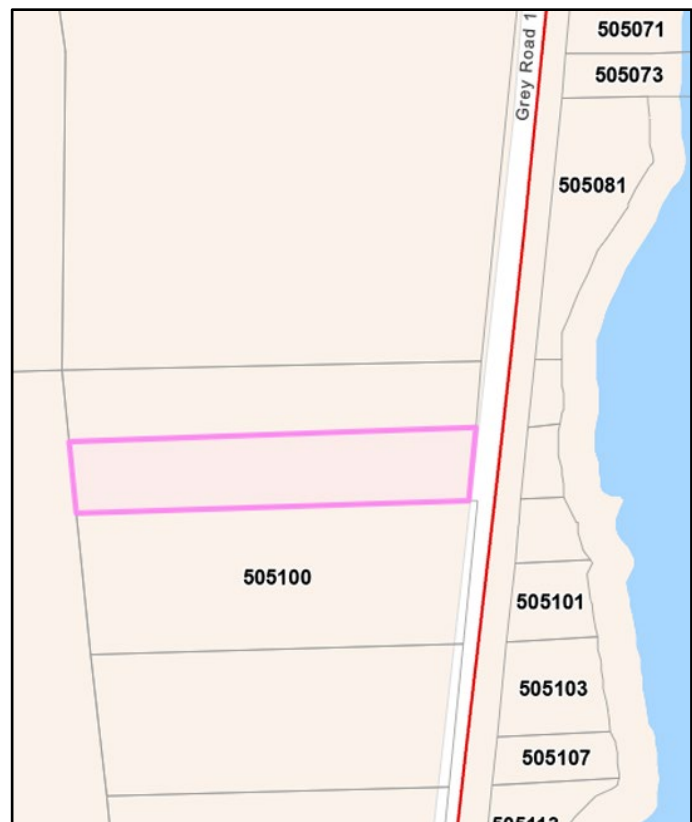
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent or the decision of Council in respect to the proposed Zoning By-law Amendment, you must make a written request to the Committee of Adjustment at 177964 Grey Road 18, Owen Sound, ON, N4K 5N5.

### What is proposed?

Section 5.1.1. of the Township's Zoning By-law 2020-020 states that an accessory building may be erected provided that a principal building or structure is already in existence on the lot. The purpose of Application A03/25 is to allow for a garage to be located on the subject property without a principal building. A garage is considered to be an accessory structure.

### How do I submit my comments?

For more information about this matter, including information about preserving your appeal rights or, if you would like to submit comments in writing or would like to be notified of a decision on this proposal, submit your written comments or request to



Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, ON

By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

Please note that any submitted comments become part of the **Public Record**, including names and addresses. Written comments are due by **March 4, 2025** for inclusion in the Planning Report and so that they may be read at the Public Hearing for the benefit of everyone in attendance.



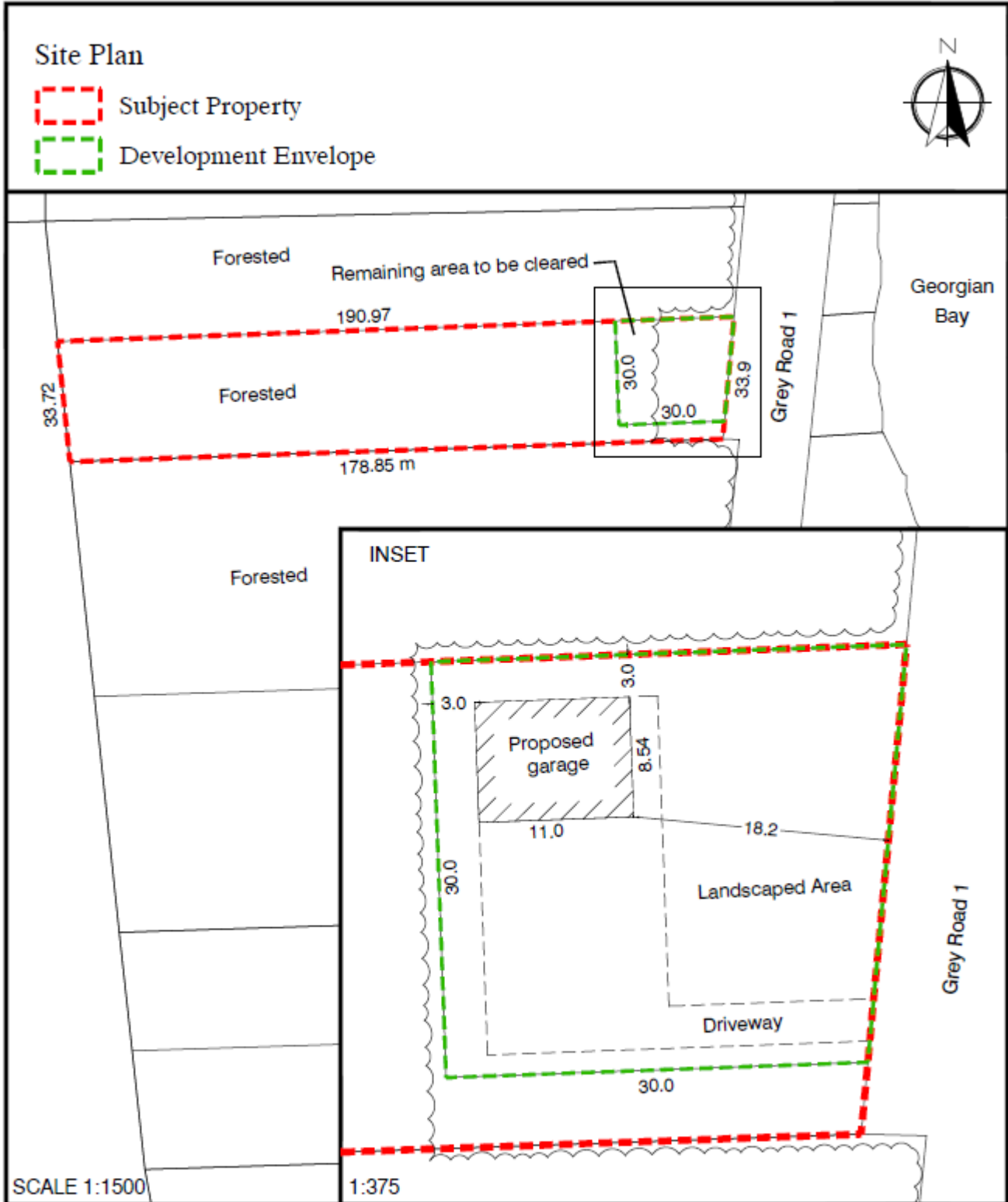
For more information about this matter, contact:

Michael Benner, Director of Development and Infrastructure,  
Township of Georgian Bluffs

By email: [planning@georgianbluffs.ca](mailto:planning@georgianbluffs.ca)

By telephone: 519-376-2729 ext. 201

### Site Plan Provided by Applicant



Part Lot 8, Georgian Range  
(Part 2, Reference Plan 16R4377)  
Geographic Township of Keppel  
Township of Georgian Bluffs

**RD** **RON DAVIDSON**  
LAND USE PLANNING CONSULTANT INC  
OWEN SOUND, ONTARIO

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