

Planning Justification Report 401 Elgar Drive, Millbrook

Location: 401 Elgar Drive, Millbrook
Part of Lots 8 and 9, Concession 2, Geographic Township of Cavan
Township of Cavan Monaghan, County of Peterborough

Assessment Roll: 1509 010 010 11200

CCS Project No.: 4817

Date: January 2024

Prepared for: Roy Murad

Prepared by: Clark Consulting Services

1. INTRODUCTION

Clark Consulting Services (CCS) was retained by Roy Murad to review the land use planning policy and regulations, as they apply to modifications that he made to the farm buildings located at 401 Elgar Drive, Millbrook.

The farm is located south of Millbrook and is accessed from Elgar Drive. The location of the farm is illustrated on *Figure 1*.

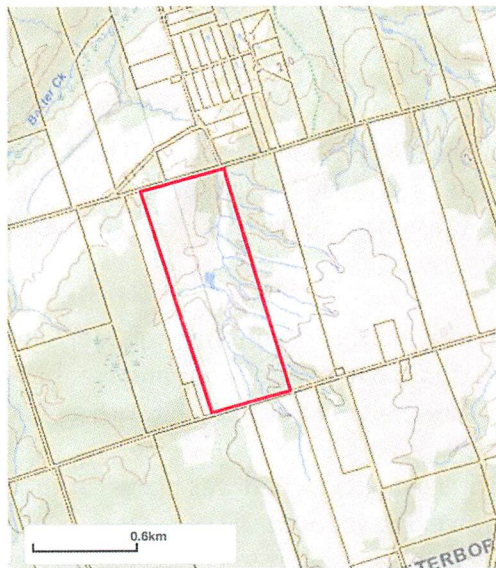


Figure 1 – Location Map



The site is approximately 65.9 ha (163 ac). Although access is provided from Elgar Drive, the property has extensive frontage on Carmel Line to the south. The property is farmed but only approximately 1/3 of the 65.9 ha is tilled. The remainder is a combination of pasture, woodland and a series of watercourses feeding into the central pond south of the cluster of buildings.

The lands have been farmed continuously. The buildings are located in a central location and consist of a house, a cottage/employee residence, and the converted barn. These structures originally formed the basis for an independent farming operation. With the changes in agricultural viability, the lands are currently leased as part of a larger local farming operation. The previous owner converted the original barn into an aircraft hangar, with temporary lodging for the crew that maintained the aircraft. This occurred some time ago, presumably with Township permission. The modifications Mr. Murad has made were not intended to change the use of the building, but rather to update and repair the building. The purpose of this report is to review the planning approvals required to approve the use of the barn for commercial use as an on-farm resort.

In the preparation of this Planning Review, CCS has completed a review of the following documents:

- the Soils Report for the County of Peterborough
- several site visits to the subject lands including a meeting and tour with the current owner and the property manager;
- the Provincial Policy Statement (2020);
- the Growth Plan for the Greater Golden Horseshoe (August 28, 2020);
- the Oak Ridges Moraine Conservation Plan;
- the Official Plans of the County of Peterborough and the Township of Cavan Monaghan;
- the Zoning By-law of the Township of Cavan Monaghan;
- the available aerial photos and assessment information from the Agricultural Information Atlas; and
- information from the Onland website for the Registry Office.

2. CURRENT SITE CONDITIONS

Upon the purchase of the property, Mr. Murad determined that the existing structures required repair and renovation in order to be suitable for safe occupancy. The intent was to use the buildings to meet his family's needs for occasional use. To this end, the following renovations were undertaken as illustrated on *Figure 2*.

House: The structure of the house and the interior has not been altered. The renovations consisted of a remodelling of the kitchen to remove several walls and create a more open format. The patio on the southern exposure was screened in to winterize it with glass panels.

Garage: There were no structural changes. A pad was placed at the west end, with the intention of extending the garage to make an exercise room.

Yard: The garden, pond and greenhouse has been replaced with patio stones and brickwork to create an elevated garden.



Barn: The original structure was replaced by a new structure on a similar footprint. This replacement was required in order to replace the original concrete slab floor, which was heaving. The floor was replaced with a more stable concrete floor and the shape was modified to square the building, from the original “T” shape as illustrated on *Figure 2*. The building was remodelled to retain the storage area and accommodate additional bedrooms. The ground floor has 2 bedrooms, and the second floor has 2 bedrooms. There is a kitchen and a series of bathrooms. This building has its own septic system and well.

Pad: A concrete pad was established as the base for an equipment storage shed, but the shed has not been constructed.

Cottage: There were no structural changes to the cottage.

Based on this review, the Planning Issues can be summarized as follows:

- Determine what uses described above are permitted or have legal non-conforming status under the current Zoning By-law.
- Determine what uses have been changed recently, and do not comply with the current Zoning By-law.
- Determine the approval requirements for those uses that have changed.
- Determine the approval requirements for approval of the current buildings as an on-farm resort.

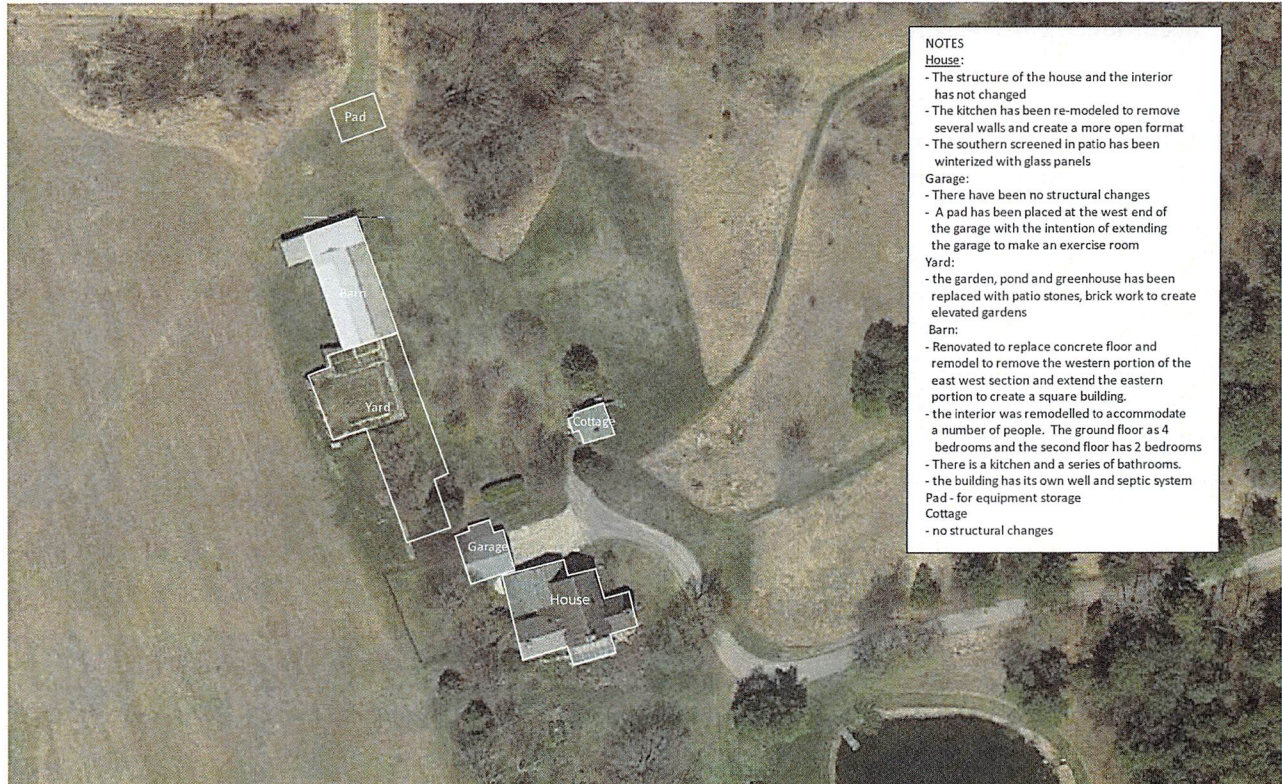


Figure 2 – Buildings Description



3. PLANNING POLICY

The following policy analysis reviews the applicable planning policy, which applies to the subject lands.

3.1. The Planning Act

Section 2 of the Planning Act R.S.O. 1990, c. P. 13 outlines matters of provincial interest. These include:

- (b) the protection of agricultural resources of the Province; and
- (n) the resolution of planning conflicts involving public and private interests.

The following review of the Planning Policy will address these provincial interests.

3.2. Provincial Policy Statement (2020) (PPS)

The Provincial Policy Statement (2020) (PPS) provides for the protection of Prime Agricultural Lands and the designation of Prime Agricultural Areas. Section 1.1.5.2 lists permitted uses in Rural Lands. These uses include:

- b) resource-based recreation uses (including recreational dwellings);
- c) residential development;
- d) agricultural uses, agricultural-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards.

Section 1.1.5.3 states: *“Recreational, tourism and other economic opportunities should be promoted”*, and Section 1.1.5.4 states: *“Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”*

Section 2.3 provides the policy for Agriculture. Prime Agricultural Areas are to be designated to protect areas with high agricultural potential. The permitted uses on these Prime Agricultural Areas include on-farm diversified uses, provided these uses are compatible with and do not hinder surrounding agricultural operations. On-farm diversified uses are defined as, *“uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.”*

On this basis, the use of the renovated barn as a resort would be an agri-tourism, use and would be permitted in a Prime Agricultural Area in accordance with the Provincial Policy Statement.

The County of Peterborough is currently reviewing the Prime Agricultural Areas.



3.3. Growth Plan for the Greater Golden Horseshoe (2020) (GPGGH)

The entire County of Peterborough is within the GPGGH and land use within the County is subject to policies contained within this document.

Section 4.2.6 provides policies for an Agricultural System. The Agricultural System has two components: an agricultural land base and an agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector. The subject lands are used agriculturally, the lands are cropped. No other agriculturally related use was identified, however sub-section 3 of Section 4.2.6 acknowledges that agricultural uses and non-agricultural uses do interface and can be permitted, provided land use compatibility is achieved. Our review of the Agricultural Mapping prepared by the Ministry as a guide for local municipalities, indicates that the subject lands are located on the edge of an area suggested to be designated Agricultural.

It is our opinion that the subject lands and the current uses comply with the GPGGH and as long as compatibility is maintained, the use of the barn as an on-farm resort would not limit the agricultural use of the remainder of the property.

3.4. Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Plan was adopted in 2001 by O. Reg. 140/02. It is an ecologically based plan that provides land use and resource management direction for land and water within the Moraine. The Objectives of the Plan are to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area, and ensure that only land and resource uses that maintain, improve, or restore the ecological and hydrological functions of the Area are permitted.

The subject lands are designated as Natural Core Area in the Plan. Within the Natural Core Area, only existing uses and low intensity recreation uses are allowed. Section 11 outlines the permitted uses in the Natural Core Areas. Subsection (3) provides a list of uses permitted in Natural Core Areas. These include:

- Agricultural uses;
- Bed and Breakfast establishments;
- On-farm diversified uses, subject to subsection (4);
- Subsection (4) permits on-farm diversified uses in Prime Agricultural Areas.

It is our opinion, that the building modifications that have been completed on the subject lands and the use of the barn as an on-farm diversified farm resort are consistent with the policies of the Plan.

3.5. County of Peterborough Official Plan

The County Official Plan provides for conformity with the local Municipal Official Plan land designations. In this case, the Township of Cavan Monaghan Official Plan is reviewed in Section 3.6 below and discusses the designations within the subject lands.



3.6. Township of Cavan Monaghan Official Plan

The Official Plan of the Township of Cavan Monaghan designates the subject lands as ORM – Natural Core Area, as illustrated on *Figure 3*.

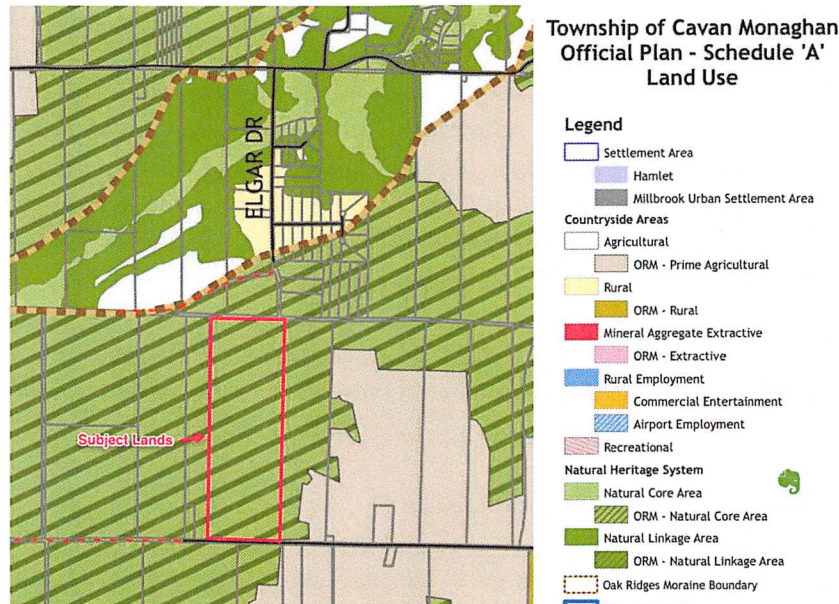


Figure 3 – Township of Cavan Monaghan Official Plan Excerpt, Schedule 'A'

Section 3.17.3 addresses existing uses, buildings, and structures. Sub-section a) states: *“Nothing in this Plan is intended to prevent the use of any land, building or structure currently in existence if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose.”* This applies to several of the buildings on the subject lands.

Subsection 3.17.3 b) states: *“Nothing in this Plan applies to prevent the expansion of an existing building or structure on the same lot, if that applicant demonstrates that there will be no change in use and the expansion will not adversely affect the ecological integrity of the Oak Ridges Moraine.”* Subject to proof of impact, this policy will be reviewed to address the conversion of the barn on the subject lands.

Section 6 provides the policies for lands designated Oak Ridges Moraine (ORM), such as the subject lands which are designated Natural Core Area on Schedule A of the Official Plan.

Section 6.3 sets out the policy for lands within the Natural Core Area designation. This is an area with the highest concentration of sensitive and/or significant natural features and functions.

Section 6.3.2 lists the permitted uses which includes existing agricultural operations and single detached dwellings, and accessory uses on existing lots of record, if it is demonstrated that:

- there is no alternative, and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible;



- the impact of the expansion or alteration of the feature and its function is minimized to the maximum extent possible; and,
- the expansion or alteration is not located in a floodplain or erosion hazard area.

Section 6.3.3 establishes General Development Policies including a requirement for an Environmental Impact Study, unless the Township exempts the barn reconstruction as a minor expansion to an existing building.

Section 6.5 provides policies for existing uses in the Oak Ridges Moraine. Sub-section a) states: *"Nothing in this Plan or the Implementing Zoning By-law shall prevent the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001, and continues to be used for that purpose."*

Sub-section f) states: *"Nothing in this Plan applies to prevent the conversion of a legally existing use to a similar use. An amendment to the implementing Zoning By-law to permit any other use not identified in the by-law will be required and will only be approved if it can be demonstrated that the conversion will bring the use into closer conformity with the requirements of the Official Plan and will not adversely affect the ecological integrity of the Oak Ridges Moraine."*

Section 6.7 provides policies for Key Natural Heritage Features and development within specified distances of these features. It will be necessary to confirm the location of all Key Natural Heritage Features in close proximity to the existing development.

Schedule B outlines the Natural Heritage System and Environmental Constraints. Although there are Key Natural Features identified along the watercourse that crosses the property, the building site is removed from this designation.

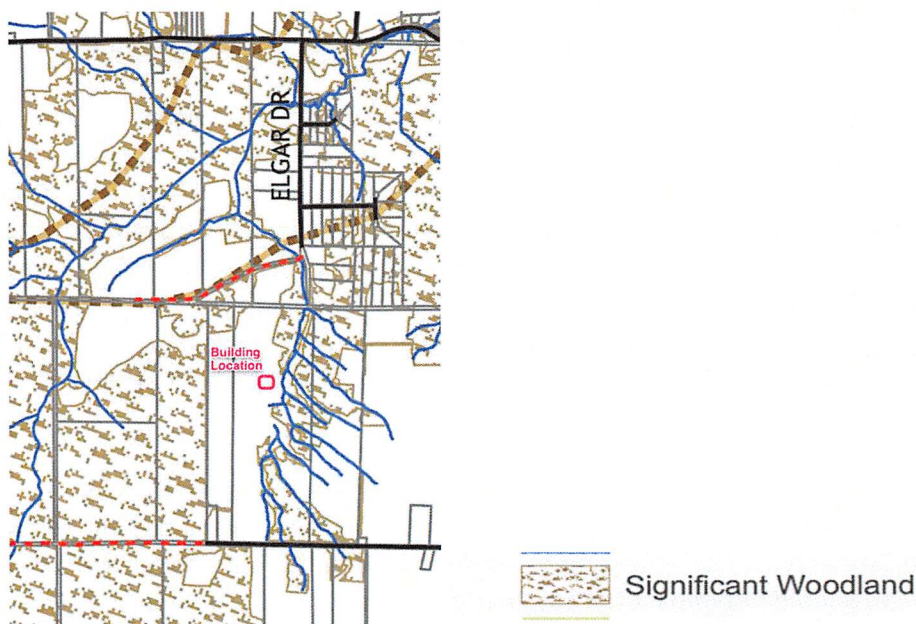
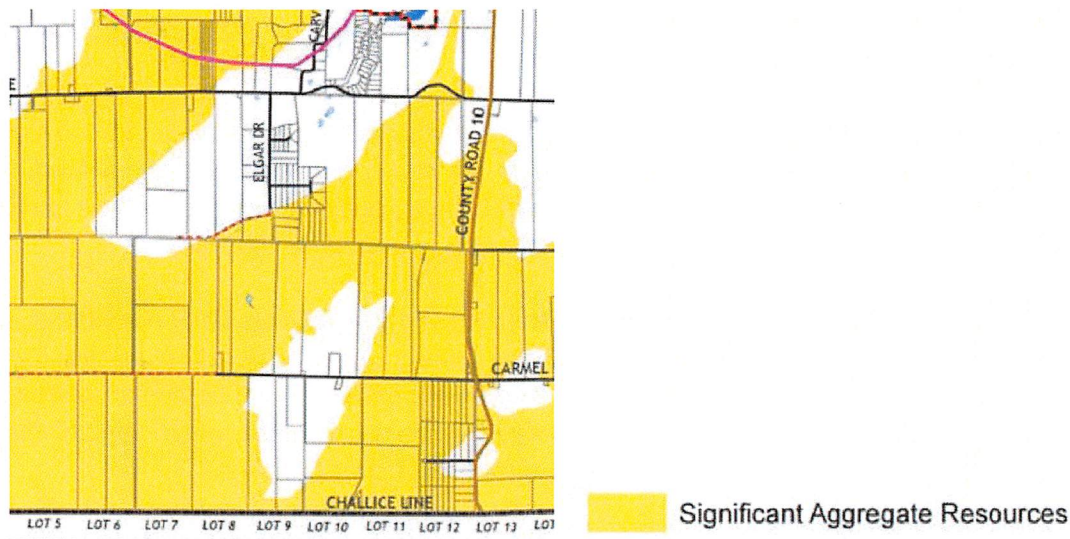


Figure 4 – Township of Cavan Monaghan Official Plan Excerpt,
Schedule B-Natural Heritage System and Environmental Constraints



Schedule C outlines Development Constraints. The subject lands are in an area of Significant Aggregate Resources, however the ORMC Plan prohibits the establishment of new aggregate extraction operations.



Schedule D identifies the subject lands in a High Aquifer Vulnerability Area. This limits uses which have the potential to impact the quality or quantity of water in the aquifer.

Schedule E identifies areas subject to Landform Conservation. The sloping portions of the subject lands are identified as an area of Category 1 Landform Conservation. The proposed use and the building renovations did not alter the landform, and therefore comply with this requirement.

Based on this review, it is my opinion that the building renovations are consistent with the Township Official Plan in that, the buildings which have been renovated are existing buildings. The barn, which was extensively renovated, occupies the same building footprint and the use, although altered to accommodate additional people is an expansion of an existing use. The policy does speak to expanded uses and the increased use of the barn for residential purposes can be interpreted as a change in use, and that would require an Official Plan Amendment and a Zoning By-law Amendment for a change in use, such as the use of the renovated barn for an on-farm resort. This use does not increase the servicing requirements, and therefore complies with the policies related to the impact of a change in use.

It is my opinion that the use of the barn as an on-farm resort meets the general policy requirements, but it has been determined that the proposed minor change in use will require an amendment to the Official Plan. This amendment can be supported as it complies with the policy directing that changes should not impact the continuous agricultural use of the property, and therefore the amendment complies with the Township Official Plan.



3.7. Township of Cavan Monaghan Zoning By-law No. 2018-58

The Township of Cavan Monaghan Zoning By-law No. 2018-58, zones the subject lands as Environmental (ORME) and Core (ORMC), as illustrated on *Figure 6*.

The portion of the subject lands that are the location of the buildings, and those portions that are being actively cultivated, are zoned in the ORMC Zone.

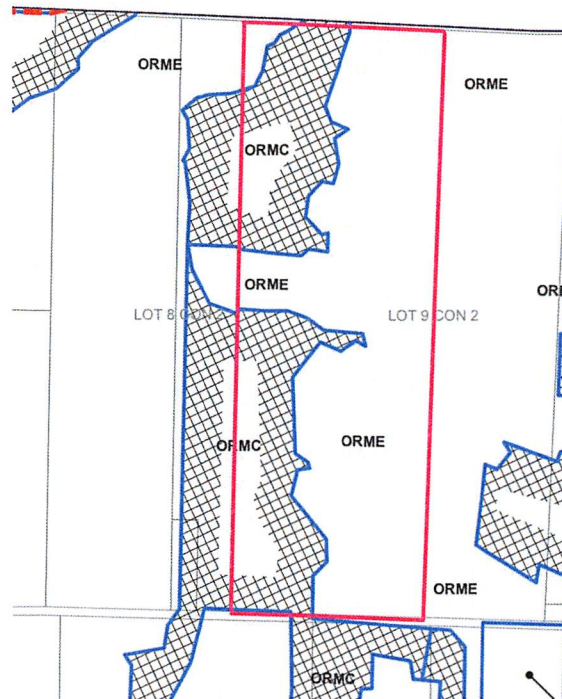


Figure 6 – Township of Cavan Monaghan Zoning By-law No. 2018-58 Excerpt

Section 9.0 provides the zone regulations for the Oak Ridge Moraine Conservation Zones. The uses permitted in each zone is set out in Section 9.2. The uses permitted in the ORM Core (ORMC) include:

- Agricultural uses
- Bed and breakfast
- Dwelling, single detached
- Home business
- Home industry.

Table 9A includes additional regulations indicating that single detached dwellings that were permitted by previous Zoning By-laws and existed as of November 15, 2001, are a permitted use as a principal use.

The expansion of legally existing buildings and structures constructed prior to November 15, 2001 is permitted on the same lot, provided that the applicant demonstrates that:

- (i) there will be no change in use; and



(ii) the expansion will not adversely affect the ecological integrity of the Plan Area.

These conditions would have applied to the barn if the renovation had been an expansion instead of a reconstruction. It is our recommendation that a Zoning By-law Amendment Application is required to recognize the reconstruction and the expanded use of the new structure. In all other respects, the reconstructed barn meets these criteria.

Section 11.2 permits a maximum of one accessory apartment per dwelling, provided the maximum floor area used for an accessory apartment shall not exceed 45 percent of the gross floor area of the building in which it is located. This would be the provision for the accessory apartment in the renovated barn.

Section 11.3 permits one Accessory Farm Employee Accommodation on the same lot as an agricultural use, subject to an amendment to the Zoning By-law. There is no evidence of an earlier Zoning Amendment possibly because the accessory accommodation was established before the Zoning By-law and is therefore a legal non-conforming use. Without evidence of the date of construction, this could be included in the Zoning Amendment. There are a series of criteria for this use. The farm accommodation labelled "*cottage*" meets these criteria.

Section 11.6 provides regulations for Bed and Breakfast Establishments. This is a permitted use in the ORMC Zone. The regulations stipulate no more than 5 guest rooms, but they are to be located in the principal residence. In order to recognize the barn as an on-farm resort, it will be necessary to seek zoning approval of these temporary accommodation units in the renovated barn, the necessary exceptions to these regulations would be included in the application for the Zoning By-law Amendment.

Section 11.11 makes provision for Garden Suites. This use is intended to be a temporary use and thus does not apply to this potential application.

Section 11.21 provides regulations for Legal Non-Confirming and Legal Non-Compliance buildings or structures. This applies to buildings that were constructed in conformity with an earlier by-law. This would require confirmation from the Municipality. We can request that information for those structures where there is a question about compliance. Where non-conforming uses are confirmed, they can be used and rebuilt or repaired. We are advised that all buildings, except the renovated barn, would qualify as legal non-conforming, and the renovated barn represents a reconstruction of a legal non-conforming structure.

Section 11.23 Oak Ridges Moraine Environmental Plan Review Overlay requires a Natural Heritage Evaluation and a Hydrological Evaluation be completed for all development. The development in the Oak Ridges Moraine Conservation Plan area also requires the approval of a Site Plan. As noted above, the buildings on the subject lands qualify as Legal Non-conforming. The only exception would be the renovated barn.



Section 11.36 permits Unenclosed Swimming Pools, together with the associated support facilities, in the interior and rear yards. The area of the pool and support facilities does not count against the lot coverage.

Section 12.0 sets out Parking and Loading Regulations. Given the extensive area available for parking and loading, this should not be an issue for this site.

Based on the above, it is our recommendation that the regulations be submitted to the Township's Planning Staff with a view to confirming the nature of the provisions of a Zoning By-law Amendment to recognize the existing structures as non-conforming, and where the structures cannot be recognized as non-conforming, that an exception be included in the Amending By-law to permit them and include the permission to use the renovated barn as an on-farm resort.

4. ASSESSMENT OF IMPACTS

Based on our site visit and review of aerial photos, the existing uses and the renovated barn do not represent a change in use or an increase in building footprint. The Health Unit have reviewed the septic service and subject to their review, there will be no increased impact as a result of the renovations and improvements made to the existing structures. The renovations reflect an improvement to the facilities.

5. STUDY CONCLUSIONS AND RECOMMENDATIONS

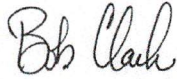
In conclusion, the existing buildings with the exception of the barn, are essentially unchanged in use. The renovations were primarily to the interior of the structures. Therefore, it is recommended that these buildings be recognized as legal non-conforming. The barn has been reconstructed and although the footprint of the building has changed, it has not expanded. The renovated barn continues to be used for storage, but the renovation has increased the capacity of the building for use as residential and resort units. This increased residential capacity was originally intended for the use of the owner's family. The use as on-farm resort units does not increase the servicing requirement.

Based on the outlined uses, we recommend that the Planning Application specifically seek approval of the renovated barn to include 4 bedrooms for use as a secondary residential use on the property, and the "*cottage*" be recognized as a Farm Employee Accommodation.

Clark Consulting Services (CCS) respectfully submits this Planning Report. It has been prepared to outline the application of Planning Policy, review the applicable zoning regulations, and provide a professional planning opinion, as to the basis for an Official Plan Amendment and a Zoning By-law Amendment to recognize the existing structures and their continued and proposed use. Mr. Clark is available for further comment where appropriate.



Sincerely,



Bob Clark, *P.Eng., P.Ag., MCIP, RPP, OLE*
Principal Planner

FIGURES

Figure 1 – Location Map

Figure 2 – Buildings Description

Figure 3 – Township of Cavan Monaghan Official Plan Excerpt – Schedule A

Figure 4 – Township of Cavan Monaghan Official Plan Excerpt – Schedule B

Figure 5 – Township of Cavan Monaghan Official Plan Excerpt – Schedule C

Figure 6 – Township of Cavan Monaghan Zoning By-law No. 2018-58 Excerpt

ATTACHMENTS

Attachment A – Topographic Illustration of Subject Lands

Attachment B – Environmental Impact Statement prepared by ORE

Attachment C – Record of Pre-Consultation – 2022/10/13

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ATTACHMENT A
Topographic Illustration of Subject Lands
(Prepared by Elliott and Parr)

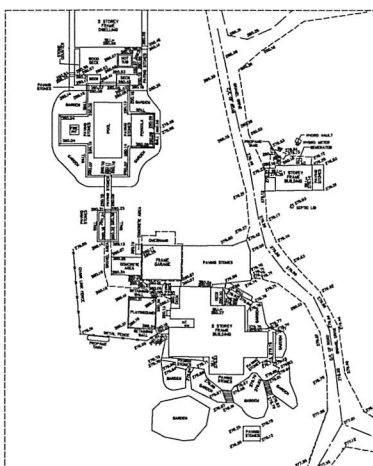


ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3
NOT TRAVELLED

ELGAR DRIVE



DETAIL A
(ENLARGEMENT NOT TO SCALE)



DETAIL B
(ENLARGEMENT NOT TO SCALE)

LOT 8

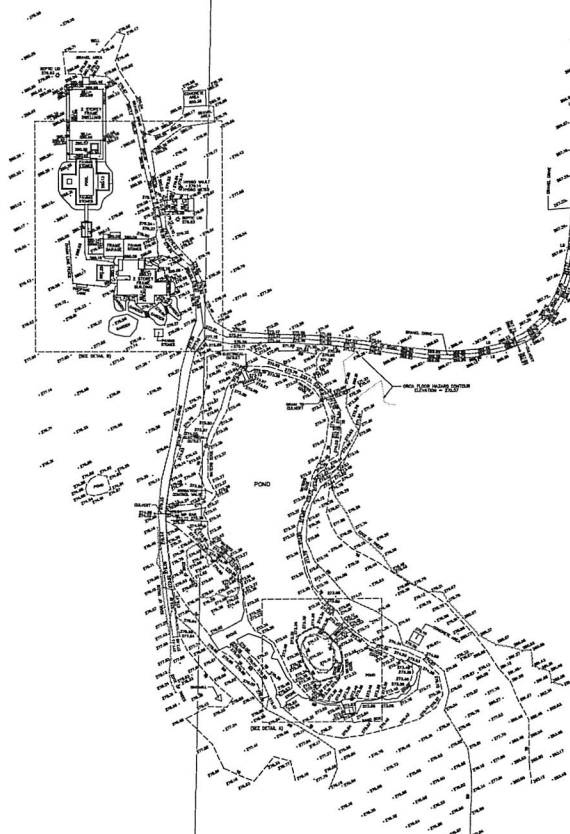
LOT 9

PART 1

PLAN 9 R - 2 3 7 9

C O N C E S S I O N

2



TOPOGRAPHIC ILLUSTRATION OF
PART OF LOTS 8 AND 9
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF CAVAN
AND IN THE
TOWNSHIP OF CAVAN-MONAGHAN
COUNTY OF PETERSBOROUGH

SCALE 1" = 500'

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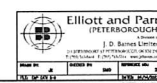
METRIC IMPERIAL AND SI UNITS

NOTES

LEGEND

■	STANDARD	SURVEY MONITORING FORM
■	STANDARD	STANDARD MON. BAR
■	STANDARD	MON. BAR
■	STANDARD	MON. BAR
■	STANDARD	MON. BAR
■	STANDARD	MON. BAR
■	STANDARD	TOP OF BARR
■	STANDARD	BOTTOM OF BARR

APR 14 2023
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ATTACHMENT B
Environmental Impact Statement (EIS)
(Prepared by Oakridge Environmental Ltd. – September 2023)



**Environmental Impact Statement (EIS)
Residential/Agricultural Site Alteration
and Reconstruction
401 Elgar Drive, Millbrook
Part of Lots 8 & 9, Concession 2 (Cavan)
Township of Cavan Monaghan,
County of Peterborough**

Prepared For:

Bob Clark, P. Eng., MCIP, RPP, OLE
Clark Consulting Services
52 John Street
Port Hope, Ontario
L1A 2Z2
Project #: 23-3266

September 2023



ORE

Oakridge Environmental Ltd.

Environmental and Hydrogeological Services

September 28th, 2023

Clark Consulting Services
52 John Street
Port Hope, Ontario
L1A 2Z2

Attention: **Bob Clark, P. Eng., MCIP, RPP, OLE**

Re: Environmental Impact Statement (EIS)
Residential/Agricultural Site Alteration and Reconstruction
401 Elgar Drive, Millbrook
Part of Lots 8 & 9, Concession 2 (Cavan)
Township of Cavan Monaghan, County of Peterborough
Our Project No. 23-3266

1.0 Introduction

Oakridge Environmental Ltd. (ORE) is pleased to provide this Environmental Impact Statement (EIS) in support of the above development. This EIS has been prepared at the request of the property owner and property owner's Planner (as addressed above).

The subject property consists of approximately 64.3 ha (159 acres) located southwest of Millbrook, Ontario (Figures 1 and 2).

It is understood that the subject site has undergone residential renovations and a barn has been reconstructed in its previous location. Other site alterations have included filling the driveway (4 inches of gravel fill) in certain areas, construction of concrete pads near the pond and north side of the site for a storage building, installation of three (3) new septic systems, replacement of greenhouse, garden areas for an uncovered swimming pool and terraced garden (etc.). Some of these works were completed without appropriate permitting. Some of the above mentioned works were unfinished (for instance the concrete pads), and ORE staff presume that additional construction will be necessary to fully construct the structures in these locations.

A culvert was also replaced and road remediation was completed, however, that work was conducted in compliance with permitting from Otonabee Region Conservation Authority (ORCA). The property owners have had a survey completed by Elliot and Parr (Ontario Land Surveyors), which is included in Appendix A.

ORCA has identified that the subject site is situated within the Oak Ridges Moraine (ORM) and that a study would need to be completed in accordance with the Oak Ridges Moraine Conservation Plan (ORMCP Designation Mapping - Appendix B), and the associated policies of the Township/County.

In particular, ORCA identified steep slopes and valleylands (significant landform features), wetland, watercourses, floodplain and an area mapped for Species at Risk. In the Record of Preconsultation, it is stated that the study should be submitted to demonstrate conformity with the Provincial Plans, and that it should be undertaken to inventory any Key Features on the site, and to assess whether the development has had any negative effects on the features.

At the request of the proponent, this EIS has been prepared based on the results of our inspections, and to summarize our findings.

2.0 Scope of Work

This assignment was “scoped” to review the development areas (existing and unfinished areas) and associated key features, and to illustrate/identify the following:

- The areas/limits of development and/or site alteration;
- The limits of any key features within close proximity of the development and/or site alteration, and
- Potential impacts to any nearby sensitive features.

The assessment identified significant features such as wetlands, valleylands, forests, waterways, springs/seepage areas and other important features associated with the development and/or site alteration areas.

The assignment did not include detailed seasonal inspections for Species at Risk. Instead, a desktop review and preliminary site assessment for Species at Risk (SAR) and their associated habitat(s) was conducted, and included an inspection in the growing season.

3.0 SAR Prescreen

3.1 Natural Heritage Information Centre (NHIC)

The NHIC provides an online database managed by the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNR). Within the database, Ontario has been divided into a grid consisting of 1 km² areas or regional squares, each given a unique identifier. The squares can be searched for species of conservation concern, plant communities, wildlife concentration areas and natural areas. This search includes

120 m of adjacent lands around the property.

The search area falls within five (5) of the 1 km² squares: 17QJ0287, 17QJ0288, 17QJ0386, 17QJ0387, and 17QJ0388.

The query indicates that one (1) Natural Area recorded in the area:

- Ganaraska Forest West of Carmel

The query results also indicate that two (2) Species at Risk (SAR) have been recorded in the area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>SAR Status</u>
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened

The query indicates that two (2) provincially rare species of note (not a SAR, but tracked by the ministry) has been recorded in the area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>S-Rank</u>
Early-branching Panicgrass	<i>Dichanthelium praecocius</i>	S3
Long-stalked Panicgrass	<i>Dichanthelium perlongum</i>	S2

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

3.2 Ontario Breeding Bird Atlas (OBBA)

The OBBA¹ provides up-to-date reliable information on birds within Ontario. The information includes species descriptions, habitats, range, documented sightings, etc. The subject site occurs within the 10 km² area mapped as 17TQJ08, Region 17, Northumberland. The Summary Sheets for this atlas area are provided in Appendix E.

¹ managed by Bird Studies Canada.

From our review of the information, significant breeding species that could potentially be associated with habitats in the site area include the following:

<u>Common Name</u>	<u>Scientific Name</u>	<u>SARO Status</u>
Bank Swallow	<i>Riparia riparia</i>	Threatened
Barn Swallow	<i>Hirundo rustica</i>	Special Concern
Bobolink	<i>Dolichonyx oryzivorus</i>	Threatened
Canada Warbler	<i>Cardellina canadensis</i>	Special Concern
Chimney Swift	<i>Chaetura pelagica</i>	Threatened
Common Nighthawk	<i>Chordeiles minor</i>	Special Concern
Eastern Meadowlark	<i>Sturnella magna</i>	Threatened
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	Threatened
Eastern Wood-Pewee	<i>Contopus virens</i>	Special Concern
Golden-winged Warbler	<i>Vermivora chrysoptera</i>	Special Concern
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern

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

3.3 eBird

eBird is a citizen science database, whereby birding individuals can attend public areas referred to as “hotspots” and list species of bird they detect each time they visit the hotspot location. According to the eBird Geographic Information System (GIS) database, the nearest hotspot is the Millbrook Provincial Fishing and Recreation Area (L2069119) site, located approximately 4 km southwest of the site. A total of ninety seven (97) species were recorded at this hotspot (Appendix F). Of the 97, four (4) are SAR and listed below:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>
Barn Swallow	<i>Hirundo rustica</i>	Special Concern
Common Nighthawk	<i>Chordeiles minor</i>	Special Concern
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	Special Concern
Wood Thrush	<i>Hylocichla mustelina</i>	Special Concern

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

3.4 iNaturalist

The iNaturalist database provides a geographical site map which contains individual species occurrences. The NHIC version of the iNaturalist database is specific to those species tracked by the NHIC. These include SAR as per those identified in the Species at Risk Ontario website and also provincially rare species that the NHIC tracks in their records. The occurrence data includes the professional/surveyors name, confirmation identification by other professionals, occurrence photos, and the date the rare species was observed. The search extent is an approximate 2 km² radius from the approximate property boundary.

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

<u>Common Name</u>	<u>Scientific Names</u>	<u>SAR Status</u>
Monarch	<i>Danaus plexippus</i>	Special Concern

A description of the SAR species occurrence is provided in Appendix C.

4.0 Site Investigations

For this EIS, ORE staff conducted one (1) site inspection on the following date:

<u>Date of Inspection</u>	<u>Time of Inspection</u>	<u>Temp. °C</u>	<u>Beaufort (Wind) Index</u>	<u>Conditions</u>
Diurnal - June 8 th , 2023	3 PM - 5 PM	25	4 - Moderate Breeze	Mostly cloudy no rain. Single site visit to review development areas in relation to on-site watercourses, ORM features etc., SAR or SAR habitat diurnal period detection based on pre-screen.

ORE staff did not complete any vegetation type surveys other than to ensure there are no provincially rare type communities proximal to the development areas and to distinguish where the development/site alterations occurred in relation to the Oak Ridges Moraine Conservation Plan which includes wetlands and watercourses on the property.

ORE staff also reviewed the property in the context of SAR and SAR habitat and attempted to detect any/all SAR in the vicinity of the development areas during the site inspections.

The site inspection was completed during the breeding bird period. Although the inspection did not include early morning surveys, those birds (both common/secure and SAR) associated with the open agricultural fields would have been detected, as they tend to call the majority of the day during the peak breeding period. The existing residential area does not occur within a woodland or other sensitive habitat where SAR could be present.

ORE staff inspected the lands and waterways within 120 m of the areas presumably affected by the development and assessed whether they could have had, or may have, an impact on the local ORM features. This included the waterways, land formations, sensitive groundwater features, etc.

The findings/conclusions are summarized in the following section.

5.0 Summary of Findings/Conclusions

5.1 ORE attended the site and detected only one (1) SAR - Eastern Meadowlark. It was detected in the agricultural field approximately 100 m northwest of the existing farm residence. Eastern Meadowlark is a Threatened species and would be subject to the individual protection and habitat protection requirements in the Endangered Species Act (ESA).

This species occurs within open farm field areas during the early spring period. They may or may not nest in the field, and will depend on the crop type. If the farmer/property owner does not plant row crops and it becomes a hayfield, the Eastern Meadowlark may nest directly on the ground surface in this area. The west field area did not appear to be planted when ORE inspected the property. Therefore, the Eastern Meadowlark may have been nesting either in the open field or in the periphery of the agricultural field area.

Fortunately, any of the alteration/development areas associated with the barn, garage, residence (etc.) do not represent the habitat of Eastern Meadowlark. Therefore, neither the individual nor the habitat of this species would have been, or would be, impacted by any renovations or new builds in this area. In any case, Eastern Meadowlark has a symbiotic relationship with farmers/farmland such that they typically coexist.

ORE staff inspected the barn area to determine whether there were any signs of Barn Swallow, and none were identified. Regardless, Barn Swallow is a Special Concern species and no longer requires the protection measures under the ESA. That being said, even though no mudnests were observed in the area of the barn nor any of the other outbuildings, it may once have been good quality habitat for this SAR avian. There were also no recent signs of livestock use in the barn area, however, that may be due to recent

changeover/renovations to a more temporary residential type use. Once the livestock component is removed from the barn, the Barn Swallows tend to vacate the building and do not return the following season.

None of the other SAR species detected in the SAR prescreen were observed/detected in the area where the site alterations were completed.

Therefore, there are no Endangered Species Act implications with respect to the work being proposed/completed on-site.

- 5.2 The majority of the development/alteration areas appear to be at a significant distance to any waterways (greater than 30 m) associated with the existing barn and residential area. However a single concrete pad was constructed within 30 m of the manmade pond that was not included as part of the original ORCA permit.

Considering some of the alterations on the property (barn and gravel parking area) occur outside the 120 m adjacent lands, the property owner should determine which items need to be permitted by ORCA. On Figure 3, we have illustrated a 30 m Vegetation Protection Zone (VPZ) and the 120 m adjacent lands boundary, for reference in this regard. This EIS should be included in the permit application if a permit is required.

The majority of site alterations were/can be completed outside the standard 30 m applied to the sensitive hydrologic features under the ORMCP, as demonstrated on Figure 3.

In addition to the 30 m VPZ, the County of Peterborough Geographic Information System (GIS) illustrates a flood limit on the subject property. ORE staff have included this constraint on Figure 3 to demonstrate that all of the development areas are well outside the flood line associated with the tributary north of the manmade pond, in what would be the Significant Valleyland of the coldwater tributary basin. The most proximal development to any waterway on the property (new concrete pad directly adjacent to the manmade pond) does not appear to be in the floodplain as indicated on Figure 3.

Although this pad was constructed within the 30 m VPZ, it was constructed within lawn space which does not represent a significant impact to any KNHF's, ORM landform or vulnerable aquifer areas. The entire pond area has already been altered under a previous ORCA permit. Therefore, constructing a minor concrete slab footprint 15 m or more outside the manmade pond will not have profound impacts on the already altered waterway. The pad occurs greater than 30 m to the untouched/natural tributary area to the north, beyond the man-made pond.

The 120 m adjacent lands limit is also identified on Figure 3 to illustrate which site alteration areas need to be included in the permit application to ORCA. The surveyor should check to see what portions of the development are to be included in the ORCA

permit, as the survey is much more accurate than ORE's geo-referenced map location.

- 5.3 The alterations to the existing residential areas did not impact any Species at Risk. ORE staff detected Eastern Meadowlark which nests within hay farm fields; it would not utilize the areas proximal to the barn or residence for any part of its life cycle. The Eastern Meadowlark coexists with human activity and residential uses, although typically locating itself within the open field areas, further away from the residence and outbuilding areas on a farm property.

ORE staff inspected the barn for evidence of Barn Swallow, with none detected.

Therefore, the modification to the on-site buildings would not have impacted any SAR. As such, there are no ESA implications or requirements under the Significant Wildlife Habitat Mitigation Support Tool (SWHMiST) as no Special Concern SAR were detected during the site inspection.

- 5.4 The alterations to the existing buildings and inclusion of those new development elements (pads for the equipment storage, new exercise room pad, and garden patio stone areas) constitute a minor increase in impermeable surfaces.

According to the ORMCP mapping (Appendix B), the property occurs within the Category 1 - Landform Conservation Area designation, which requires limiting the amount of impermeable surfaces. In this instance, the total impermeable surfaces would be limited to 15% of the total property area. All of the existing impermeable surfaces have been added to the new impermeable surfaces (1,820 m² or 0.182 ha) which is significantly less than the 15% allowable impermeable limitation by the ORMCP at 9.64 ha.

Similarly, the Category 1 - Landform Conservation Area limits the total disturbed areas on a property to no more 20% of the entire property area. Even if we suggest alterations occurred to all of the area around the existing barn and residence on-site, plus the new altered areas - including the new gravel driveway footprint, the total would be on the order of 4,421 m² (0.4421 ha). This maximum disturbed area is well under the 20% total disturbance area allowed under the ORMCP (which is 12.86 ha).

- 5.5 The property occurs within the High Aquifer Vulnerability designation in the ORMCP (Appendix B). This designation suggests that there are aquifers directly below the subject site that are very sensitive to contaminants.

The new septic systems could potentially impact these aquifers below the surface. However, provided they are constructed/sized properly, they should be able to function without impacting the shallow aquifers.

The area that contains the existing farmhouse and outbuildings is also elevated above the groundwater fed features in the area, which allows for more attenuation of the effluent derived from the new and existing septic systems.

Therefore, the effluent would be thoroughly renovated prior to intersecting the sensitive aquifers below the septic fields. As such, there would be no impact to those more vulnerable aquifers below the development area on-site.

As far as ORE staff are aware, no other forms of potential contamination are being introduced to the site that would present a risk to the aquifers below the surface of the proposed developments.

- 5.6 The site alteration areas and developments are being targeted within the existing residential area on-site which occurs within the Natural Core - ORM-C designated use area (Appendix B).

The ORMCP divides the Moraine into four (4) land use designations which regulate the uses that are permitted within them.

The Natural Core Areas are designated as lands with the greatest concentrations of Key Natural Heritage Features (KNHF) that are critical to preserving the integrity of the Moraine.

Although the Natural Core areas typically contain an abundance of KHNHF, this is not true with respect to the existing residential area on-site. The majority of the sensitive hydrologic features occur both south and east of the existing residential area. They consist of:

- wetland feature to the south that drains into a manmade pond permitted by ORCA (~123 m to nearest edge);
- headwater areas and coldwater tributary that stem from the toe of slope and coalesce with the coldwater tributary in the base of the Significant Valleyland where the existing road access is located (160 m to nearest tributary feature);
- manmade pond permitted by ORCA and allowed to be constructed by a previous property owner (~77 m to fresh gravel driveway to access the barn area), and
- Significant Valleyland (~80 m to nearest top-of bank edge).

Considering no ORM KHNHF's occur directly within the development areas, it is very unlikely that an impact occurred on any of the ORM Hydrologically Sensitive Features (KHF) identified above. The hydrologic features occur predominantly east of the residential area and down the slope towards the road access in a small valleyland.

The barn area and concrete pad for the storage building are where the majority of the work has been completed to-date, and these two areas occur 118 m (manmade pond) or greater from any sensitive hydrologic features. These areas are almost outside the 120 m adjacent lands which triggers such studies and/or permitting by ORCA.

The development did not impose on any woodlands that would be considered Significant under the ORM in the area of the residence, barn and other outbuildings.

6.0 Recommendations

- 6.1 The owner should confirm whether a permit is required for certain components of the site alterations as there were some site alterations within the 120 m adjacent lands of the existing manmade pond, for instance, the garden patio pool area, a section of gravel driveway extending to the barn, and the pad for the proposed storage building. However, the modifications to the barn and gravel parking area on the north side of barn may have been completed outside the ORCA permitted area and may only require a building permit. The proponent should have the OLS measure the distance to the barn (etc.), to be more accurate in defining what should be included in the ORCA permit application.

For future reference, ORE staff recommend that any new developments occur outside the 120 m adjacent lands (identified on Figure 3), as this would limit the permitting process to only obtaining a Building Permit from the Township of Cavan-Monaghan.

This EIS should be included in the ORCA permit application to support the proposed site alterations/new build areas and renovations on the property.

- 6.2 The property owner should obtain a Building Permit from the Township of Cavan-Monaghan for both the renovations that took place to existing buildings and any new buildings/structures that still need to be completed.
- 6.3 If and when any permits are obtained, the property owner should be allowed to finish the renovations and construction of any new buildings/structures that are permitted by the authorities.
- 6.4 Although not anticipated, if vegetation (even on-site fields) are to be altered or disturbed, the vegetation should be removed outside the breeding bird period. The breeding bird window extends from April 1st to August 31st each year.

This would ensure, both common avian species and SAR species such as the Eastern Meadowlark are not disturbed during the breeding bird period.


- 6.5 As a minimum, ORE staff recommend that light-duty silt fence be installed around the perimeter of the work zone. The silt fence can be reused in another area of construction (removed from the work area) once the area is considered stable. The silt fence is meant to ensure sediments are not eroded past the construction limit and allowed to enter any downgradient waterways.

The proponent's contractor should be consulted in regards to whether any additional Erosion-Sedimentation Controls (ESC) are necessary on-site during construction. These should be included in the Site Plan or as a separate ESC plan, by the proponent or their contractor.

- 6.6 Any interim ESC can only be removed once the disturbed areas have been seeded or sodded with native grass species and are considered stable. Any permanent controls should already be installed prior to removal of any interim controls (not anticipated). There should be no exposed soil areas once all of the construction is complete, or once the construction is finished in a certain area (e.g. relocating the silt fence to another construction area).
- 6.7 Even though Barn Swallow was not detected on any of the outbuildings, they may have been present prior to the barn being redeveloped for a temporary residential type use. Therefore, as a means of preserving the use on the property, the property owner is instructed to build or purchase two (2) communal nest boxes and erect them in the general area of the manmade pond. This would allow any Barn Swallows to return to the site in years to come. Barn Swallows utilize both barns that possess livestock or structures directly adjacent to waterways for nesting purposes. Erecting the nesting boxes in the area of the manmade pond simulates nesting structures directly adjacent to waterways which as mentioned above is a type of habitat this species prefers.

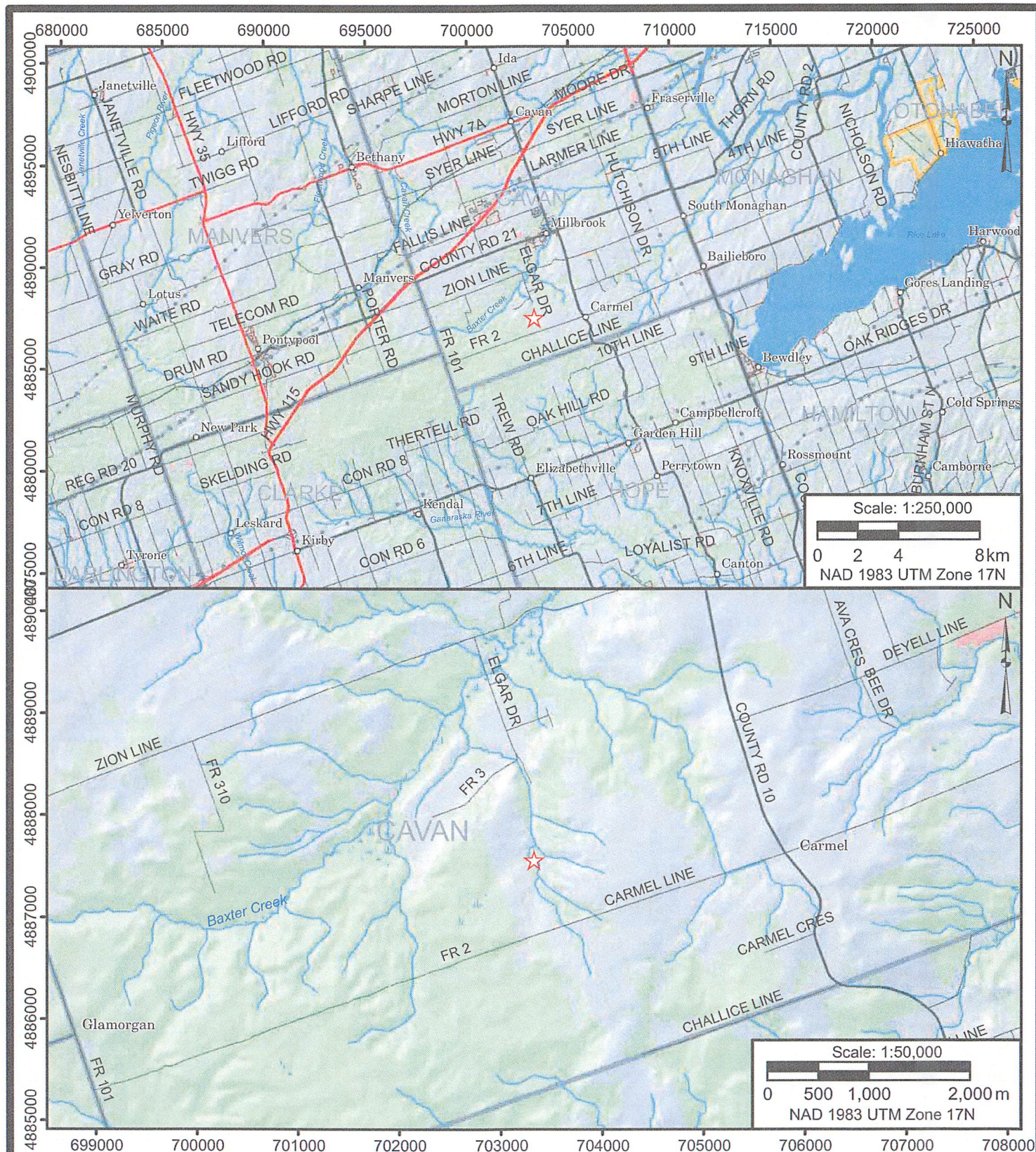
We trust that the above will meet your immediate needs. We are available to discuss the results if you need more information.

Sincerely,
Oakridge Environmental Ltd.



Rob West, BSc.
Senior Environmental Scientist
cc: file

Figures



Approximate Site Location

**Environmental Impact Statement (EIS)
 Residential/Agricultural Site Alteration
 and Reconstruction**
 401 Elgar Drive, Millbrook
 Part of Lots 8 & 9, Concession 2 (Cavan)
 Township of Cavan Monaghan,
 County of Peterborough

North American Datum (NAD) 1983

TITLE

General Location

Notes: Base maps provided by Land Information
 Ontario and Natural Resources Canada (2023)



PROJECT #

23-3266

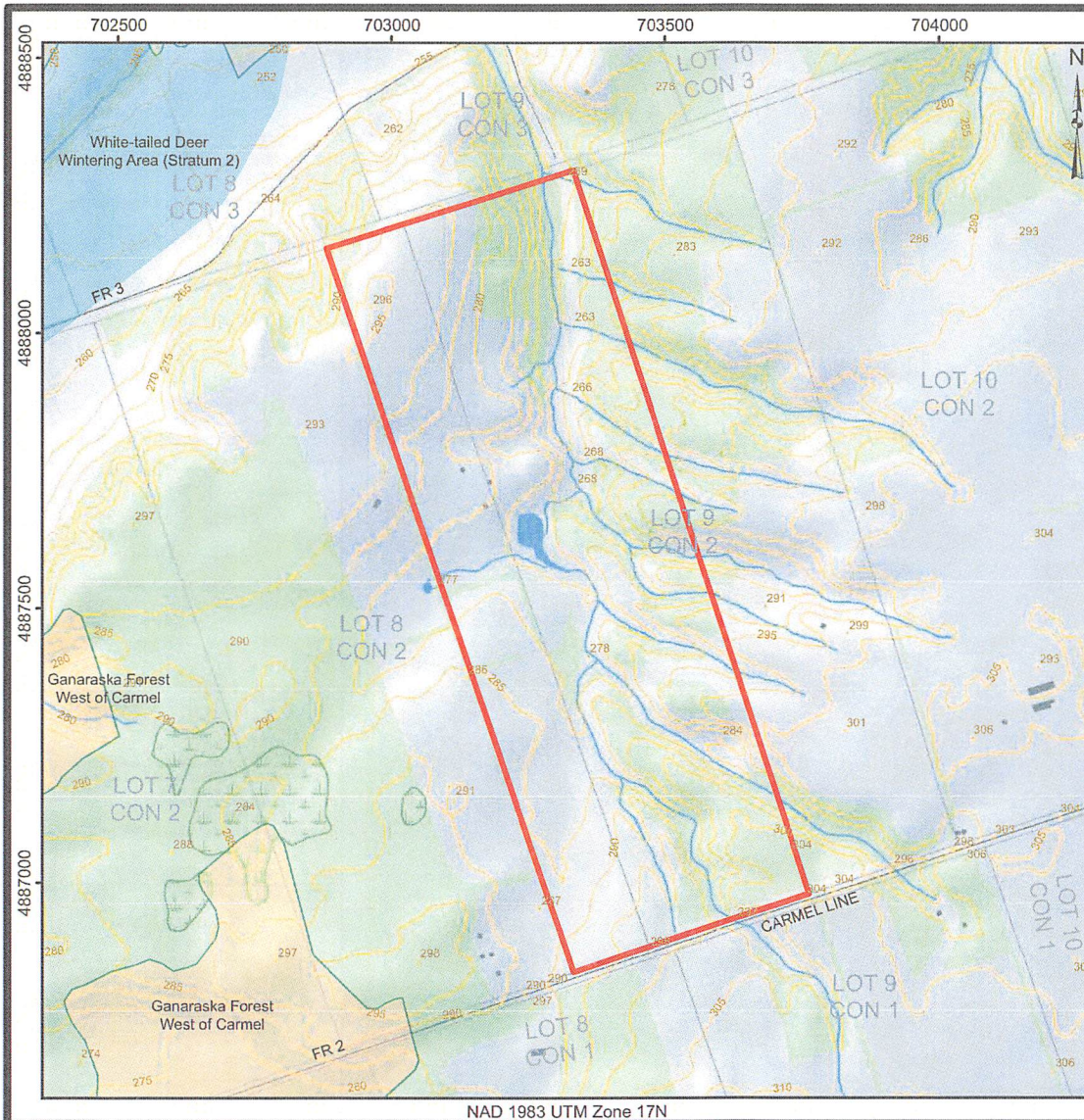
DATE

September 2023

FIGURE NO.

1

Optimized for Oakridge Environmental Ltd. printing



**Environmental Impact Statement (EIS)
Residential/Agricultural Site Alteration
and Reconstruction**
401 Elgar Drive, Millbrook
Part of Lots 8 & 9, Concession 2 (Cavan)
Township of Cavan Monaghan,
County of Peterborough

- Approximate Property Boundary
- ANSI, Life Science
- White-tailed Deer Wintering Area (Stratum 2)
- Wooded Area
- Waterbody
- Wetland (Unevaluated)
- Watercourse
- Contour (5m Intervals)
- Spot Height (m asl)
- Building (symbol)
- Building (to scale)
- Road
- Geographic Lot Fabric

Scale: 1:10,000
0 100 200 400 m

Notes: Base maps provided by Land Information
Ontario and Natural Resources Canada (2023)

Optimized for Oakridge Environmental Ltd. printing

TITLE
Topography and Drainage

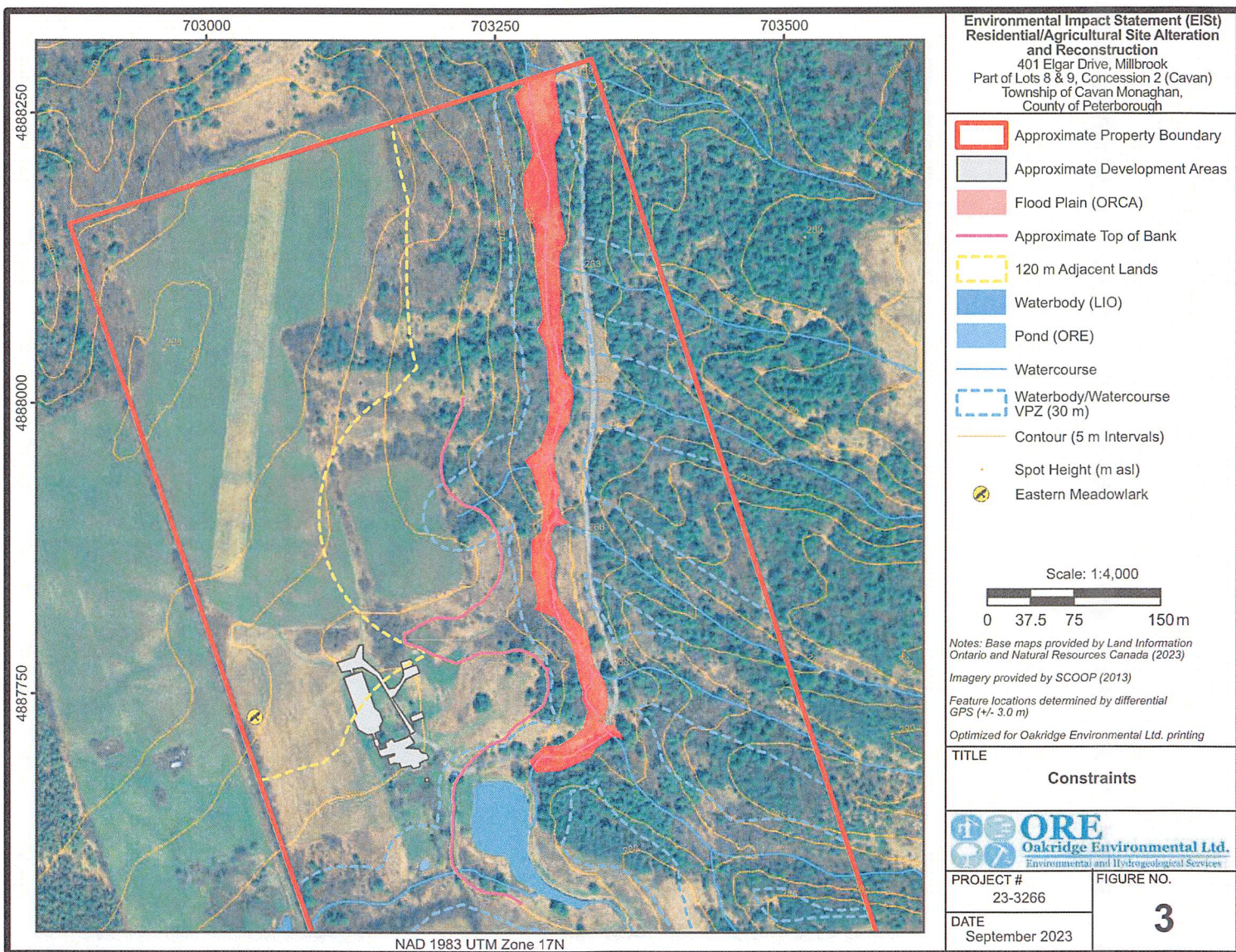
OAKRIDGE
Oakridge Environmental Ltd.
Environmental and Hydrogeological Services

PROJECT #
23-3266

DATE
September 2023

FIGURE NO.

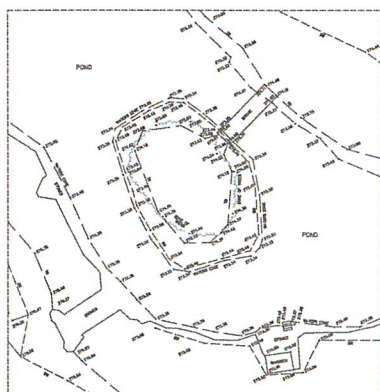
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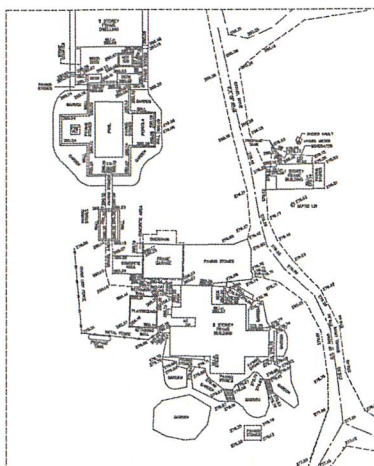
Appendix A

Site Survey

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3
NOT TRAVELLED



DETAIL A
(ENLARGEMENT NOT TO SCALE)



DETAIL B
(ENLARGEMENT NOT TO SCALE)

LOT 8

LOT 9

PART 1

PLAN  9 R - 2379

C O N C E S S I O N

2



TOPOGRAPHIC ILLUSTRATION OF
PART OF LOTS 8 AND 9
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF CAVAN
ONE OF THE
TOWNSHIP OF CAVAN-MONAGHAN
COUNTY OF PETERBOROUGH

SCALE 1 : 500

0 5 10 20 40 metres

ELIOTT AND PAINE (PETERBOROUGH), A DIVISION OF J.B. BARNES LIMITED
© COPYRIGHT 1988

METRIC SYSTEMS HAVE BEEN USED TO MEASURE THE DISTANCE

NOTES

[illegible]

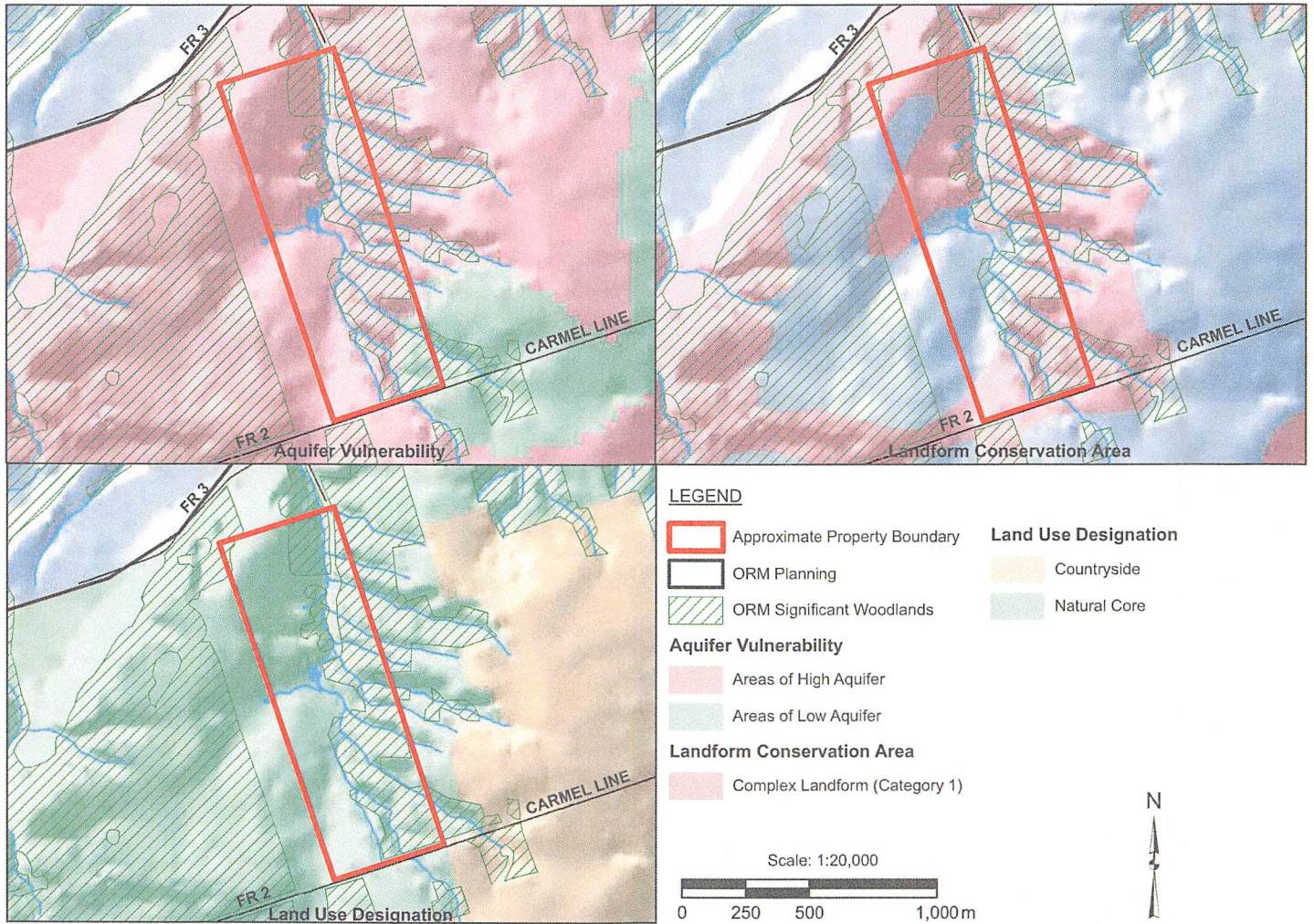
APRIL 14, 2025
DA-2



David A. Schmitt
DA-2

Appendix B

ORMCP Designation Mapping



ORM Designation Mapping



North American Datum 1983
Transverse Mercator Projection

Note: Base map provided by the Ministry of Natural Resources and Forestry (2018), copyright the Queen's Printer for Ontario (2003) where applicable.

Appendix C

Species Descriptions

Birds

Bank Swallow (*Riparia riparia*) is listed as "Threatened" by *Species at Risk Ontario* (SARO) and is protected under the *Endangered Species Act* (ESA). This avian species nests in burrows into the banks of silt and sand deposits. Nests tend to be found on the shorelines of rivers and lakes. The Bank Swallow may also inhabit sand and gravel pits. Typically, this species forages on insects in flight, but will also glean insects off the water.

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

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

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

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

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

insects.

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

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

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

Evening Grosbeak (*Coccothraustes vespertinus*) is listed as “Special Concern” by SARO and is not protected under the ESA. During the breeding season, Evening Grosbeak is generally found in open, mature mixed-wood forests dominated by fir species, White Spruce and/or Trembling Aspen. Its abundance is strongly linked to the cycle of its primary prey, the Spruce Budworm. Outside the breeding season, the species depends mostly on seed crops.

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

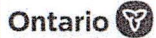
Wood Thrush (*Hylocichia mustelina*) is listed as “Special Concern” by SARO and is not protected under the ESA. The Wood Thrush enjoys relatively undisturbed, mature woodlands. Nesting occurs low in the fork of a tree as this species forages for berries and insects at ground level. Similar to the Eastern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

Insects

Monarch (*Danaus plexippus*) is listed as “Special Concern” by SARO and is not protected under the ESA. Throughout their life cycle, Monarchs use two different types of habitat in Ontario. Only the caterpillars feed on milkweed (*Asclepias* spp.) plants and are confined to meadows and open areas where milkweed grows. Adult butterflies can be found in more diverse habitats where they feed on nectar from a variety of wildflowers. Monarchs spend the winter in central Mexico.

Appendix D

NHIC Database



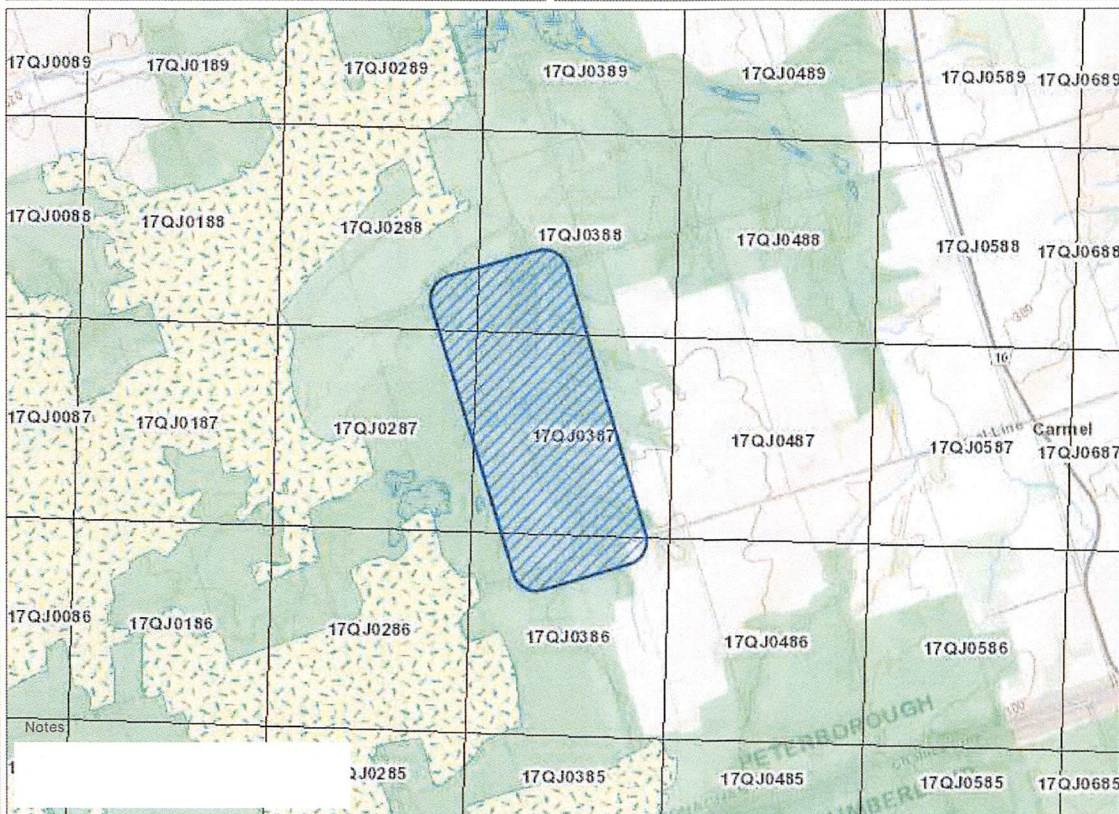
Ministry of Natural Resources and Forestry
Make-a-Map: Natural Heritage Areas

NHIC Map ANSI

Map created: 3/28/2023

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
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Conservation Reserve
- Provincial Park
- Natural Heritage System



Notes

1.3 0 0.66 1.3 Kilometres

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

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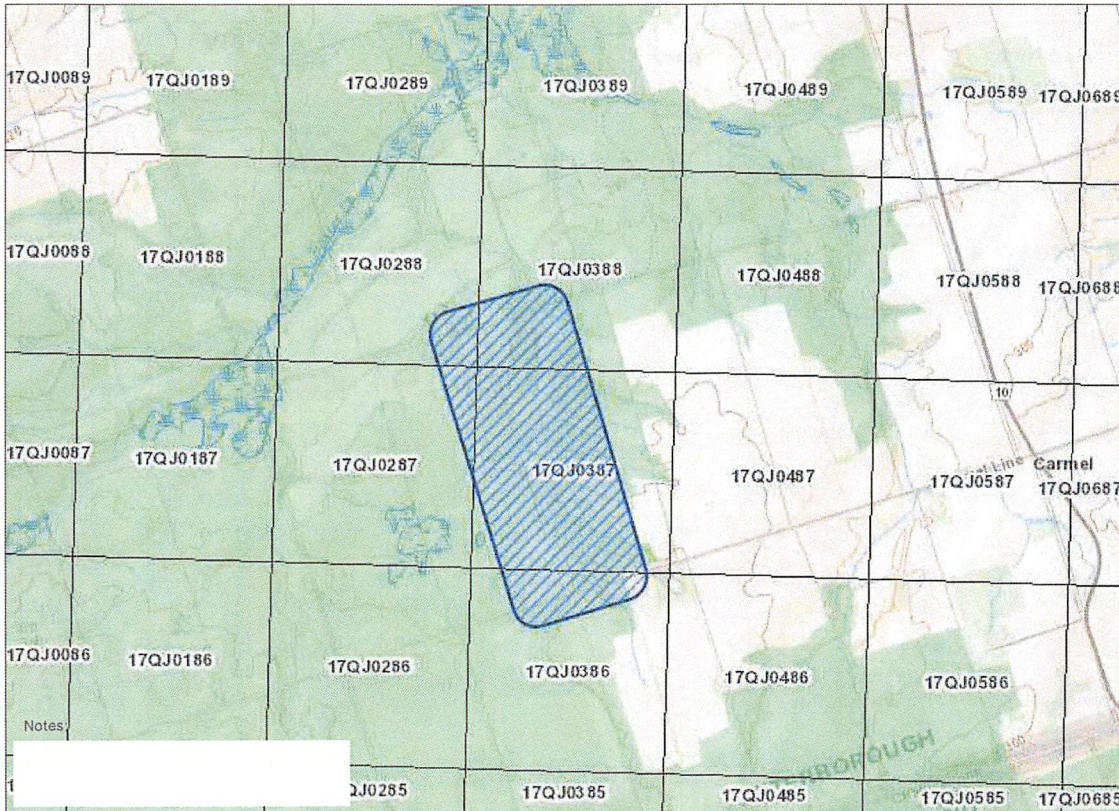
Ministry of Natural Resources and Forestry
Make-a-Map: Natural Heritage Areas

NHIC Map (Without ANSI)

Map created: 3/28/2023

Legend

- NHIC 1 Km Grid
- Evaluated Wetland
- Provincially Significant/considérée d'importance provinciale
- Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
- Conservation Reserve
- Provincial Park
- Natural Heritage System



Notes:

1.3 0 0.66 1.3 Kilometres

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

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NHIC Data

To work further with this data select the content and copy it into your own word or excel documents.

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
1055662	NATURAL AREA	Ganaraska Forest West of Carmel					17QJ0288	
1055662	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>		THR	THR	17QJ0288	
1055662	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17QJ0288	
1055661	NATURAL AREA	Ganaraska Forest West of Carmel					17QJ0287	
1055661	SPECIES	Early-branching Panicgrass	<i>Dichanthelium praecocius</i>				17QJ0287	
1055661	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17QJ0287	
1055661	SPECIES	Eastern Meadowlark	<i>Sturnella magna</i>		THR	THR	17QJ0287	
1055672	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17QJ0388	
1055671	SPECIES	Early-branching Panicgrass	<i>Dichanthelium praecocius</i>				17QJ0387	
1055671	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17QJ0387	
1055670	NATURAL AREA	Ganaraska Forest West of Carmel					17QJ0386	
1055670	SPECIES	Early-branching Panicgrass	<i>Dichanthelium praecocius</i>				17QJ0386	
1055670	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17QJ0386	
1055670	SPECIES	Long-stalked Panicgrass	<i>Dichanthelium perlongum</i>				17QJ0386	

Appendix E

OBBA Database

Region / Région: 17

Square / Parcelle: 17TQJ08

Predefined point count coordinates
Coordonnées des points d'écoute prédéterminés



Legend	Légende
Expressway or highway	Autobroute ou route nationale (asphaltée)
Regional or local road	Route régionale ou locale (asphaltée ou non)
Resource / Recreation	Ressource / route récréative
Rail line	Chemin de fer
Utility corridor	Ligne de transport d'énergie
Watercourse	Rivière ou ruisseau
Protected or conserved area	Zone protégée ou conservée
Fire disturbance since 2000	Incendie perturbé depuis 2000
Broadleaf forest	Forêt de feuillus
Coniferous forest	Forêt de conifères
Mixed forest	Forêt mixte
Shrubland	Milieu arbustif
Grassland	Prairie
Bamboo	Dénué
Wetland	Milieu humide
Agriculture	Milieu agricole
Water	Eau
Developed area	Zone développée
Unclassified	Non classifié

The approximate percent coverage of each habitat type is indicated by the numbered box in the legend.
La couverture approximative est indiquée en pourcentage dans le rectangle numéroté de la légende.

Cartography: production by Birds Canada
Production cartographique par oiseaux Canada

Note: The project partners are in no way responsible for any inaccuracies, mistakes or omissions in the information that appears on this map.
Avis: Les responsables du projet d'atlas ne peuvent être tenus responsables de toute inexactitude, erreur ou omission concernant les informations apparaissant sur cette carte.

6° Universal Transverse Mercator (UTM) Projection, Zone 17
Central Meridian -81°; North American Datum 1983 (NAD 83)
Projection universelle transverse de Mercator (UTM) 6°
Zone 17, méridien central -81°
Système de référence géodésique nord-américain 1983 (NAD 83)



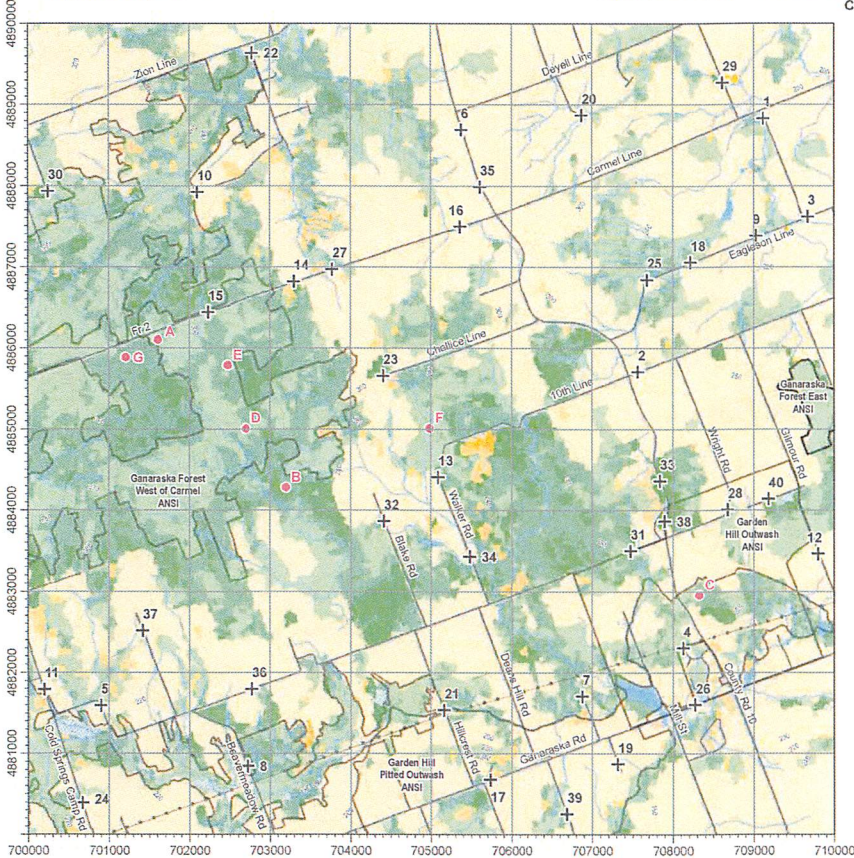
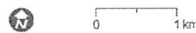
POINT	EASTING UTM Est	NORTHING UTM Nord
1	709120	4888330
2	707564	4885710
3	709671	4887622
4	708129	4882303
5	700896	4881593
6	705377	4888694
7	706878	4881707
8	702724	4880844
9	709032	4887360
10	702097	4887622
11	700190	4881792
12	709800	4883459
13	705088	4884409
14	703299	4886818
15	702231	4886441
16	705361	4887496
17	705735	4880660
18	708223	4887057
19	707318	4880673
20	706870	4888871
21	705162	4881539
22	702780	4889640
23	704408	4885662
24	700671	4890393
25	707681	4886843
26	708275	4881605
27	703774	4889873
28	708677	4884007
29	708815	4889270
30	700247	4887932
31	707472	4883500
32	704419	4883668
33	707840	4884362
34	705460	4883431
35	705611	4887989
36	702777	4881796
37	701419	4882515
38	707902	4883866
39	706684	4880256
40	709186	4884140

Number of off-road point counts
Nombre de points d'écoute hors route

Broadleaf forest:	2	Grassland:	0
Coniferous forest:	1	Wetland:	0
Mixed forest:	2	Shrubland:	0

Predefined / Prédéterminés: 20
Off-road / Hors route: 5

Atlas-2 off-road point
Point hors route Atlas-2



17TQJ08

Northumberland

Region / Région: 17



Square Summary (17TQJ08) [\[change\]](#)

	#species				#hours			#pc done	
	poss	prob	conf	total	total	peak	road	offrd	
Curr.	33	25	28	86	26.6	23.1	0	0	
Prev.	16	32	86	134	111.9	—		36	

Region summary (#17: Northumberland, ON)

#squares	#sq with data	#species	#squares (pc)	
			target	compl.
41	45	164	41	9
41	41	187	0	40

Target number of point counts in this square: 25 in total: 20 road side, 5 off road (Broadleaf Forest in 2, Coniferous Forest in 1, Mixed Forest in 2). Please try to ensure that each off-road station is located such that the entire 100m radius circle is within the prescribed habitat.

SPECIES	Prev.	Code	%	SPECIES	Prev.	Code	%	SPECIES	Prev.	Code	%
Canada Goose	FY		71	American Coot ‡			0	Great Horned Owl	FY		0
Mute Swan			22	Sandhill Crane ‡			13	Barred Owl	FY		33
Trumpeter Swan			22	Piping Plover †			2	Long-eared Owl ‡	S		0
Wood Duck	FY		60	Killdeer §	NE	FY	73	Northern Saw-whet Owl	T		2
Blue-winged Teal §	FY		13	Upland Sandpiper †	T	S	8	Belted Kingfisher	NY	H	73
Northern Shoveler ‡			0	American Woodcock	D	S	51	Yellow-bellied Sapsucker	FY	CF	73
Gadwall	FY		2	Wilson's Snipe	H		24	Red-headed Woodpecker †			24
American Wigeon ‡	P		2	Spotted Sandpiper	FY		42	Red-bellied Woodpecker		P	75
Mallard	FY	FY	64	Ring-billed Gull §			11	Downy Woodpecker	NY	S	84
American Black Duck ‡	H		0	Herring Gull §			6	Hairy Woodpecker	NY	S	84
Northern Pintail ‡			0	Great Black-backed Gull †			0	Pileated Woodpecker	A	S	77
Green-winged Teal ‡	H		2	Caspian Tern ‡			4	Northern Flicker	CF	NB	91
Redhead †			0	Black Tern †			4	American Kestrel §	H	H	64
Hooded Merganser	H		26	Common Tern § ‡			2	Merlin			46
Common Merganser ‡	H		4	Common Loon			11	Peregrine Falcon ‡			4
Red-breasted Merganser ‡			0	Double-crested Cormorant §			11	Olive-sided Flycatcher §			0
Ruddy Duck ‡			0	American Bittern	S		33	Eastern Wood-Pewee §	CF	T	84
Wild Turkey	FY	D	75	Least Bittern †			17	Yellow-bellied Flycatcher ‡			0
Ruffed Grouse	FY	T	73	Great Blue Heron §	H		35	Alder Flycatcher	CF		71
Ring-necked Pheasant ‡			0	Great Egret †			4	Willow Flycatcher	S		48
Pied-billed Grebe	FY		20	Green Heron §	NU	H	53	Least Flycatcher	NE	S	48
Rock Pigeon (Feral Pigeon)	NY		0	Black-crowned Night-Heron †			4	Eastern Phoebe	NE	FY	80
Mourning Dove	FY	D	93	Turkey Vulture			68	Great Crested Flycatcher	CF	NE	86
Yellow-billed Cuckoo	T		33	Osprey	N		44	Eastern Kingbird	NE	AE	91
Black-billed Cuckoo	T	T	51	Northern Harrier	NY		35	Yellow-throated Vireo ‡	T		8
Common Nighthawk §	D		8	Sharp-shinned Hawk	D	T	13	Blue-headed Vireo	T	P	28
Eastern Whip-poor-will §	T	S	22	Cooper's Hawk	T		35	Warbling Vireo	A		84
Chimney Swift §	V		26	Northern Goshawk ‡	H		4	Red-eyed Vireo	NY	T	95
Ruby-throated Hummingbird	D	H	46	Bald Eagle ‡			4	Loggerhead Shrike †			0
King Rail †			0	Red-shouldered Hawk	D		15	Blue Jay	NY	CF	91
Virginia Rail	A		37	Broad-winged Hawk	NY	H	51	American Crow	NE	AE	93
Sora			17	Red-tailed Hawk	P	FY	66	Common Raven	P	NY	73
Common Gallinule §			13	Eastern Screech-Owl	S		33	Black-capped Chickadee	FY	NY	93

Breeding Bird Atlas - Summary Sheet for Square 17TQJ08 (page 2 of 2)


SPECIES	Prev.	Code	%	SPECIES	Prev.	Code	%	SPECIES	Prev.	Code	%
Horned Lark §	T		17	American Goldfinch	CF	P	93	Northern Parula ‡			0
Northern Rough-winged Swallow	V	H	40	Grasshopper Sparrow §	FY	A	55	Magnolia Warbler		S	11
Purple Martin §	H		17	Chipping Sparrow	NY	S	91	Blackburnian Warbler	T	S	20
Tree Swallow	NE	NY	80	Clay-colored Sparrow	CF		26	<u>Yellow Warbler</u>	CF		88
Bank Swallow §	NY		17	Field Sparrow §	FY	CF	77	Chestnut-sided Warbler	CF	NB	73
Barn Swallow §	NY	NE	88	Dark-eyed Junco ‡			0	Black-throated Blue Warbler	NE	S	17
Cliff Swallow §	NY		28	<u>White-throated Sparrow</u>	CF		57	Pine Warbler	CF	P	66
Golden-crowned Kinglet	FY		15	Vesper Sparrow	NE	D	62	Yellow-rumped Warbler	FY	S	26
Red-breasted Nuthatch	AE	H	71	Savannah Sparrow	FY	T	86	Black-throated Green Warbler	CF	A	53
White-breasted Nuthatch	FY	CF	80	Song Sparrow	NY	NE	100	Canada Warbler §	A	S	22
Brown Creeper	FY	S	35	Lincoln's Sparrow ‡			0	Scarlet Tanager	FY	P	57
Blue-gray Gnatcatcher			6	<u>Swamp Sparrow</u>	NY		75	Northern Cardinal	CF	T	91
House Wren	NE	NE	91	Eastern Towhee §	D	A	64	Rose-breasted Grosbeak	NY	AE	82
Winter Wren	AE	P	51	Bobolink §	FY	S	68	Indigo Bunting	CF	NB	82
Sedge Wren ‡	S		4	Eastern Meadowlark §	CF	S	84				
Marsh Wren	AE		37	Orchard Oriole			31				
Carolina Wren ‡			13	Baltimore Oriole	NY	D	88				
European Starling	NY	NY	93	Red-winged Blackbird	FY	CF	95				
Gray Catbird	CF	A	88	Brown-headed Cowbird	NE	H	73				
Brown Thrasher	CF	A	91	Common Grackle	NE	H	91				
Northern Mockingbird ‡			8	Ovenbird	NY	NU	73				
Eastern Bluebird	NE	NY	64	Louisiana Waterthrush †			0				
Veery	FY	S	73	<u>Northern Waterthrush</u>	T		55				
Hermit Thrush	FY	NU	26	Golden-winged Warbler †	P	S	8				
Wood Thrush §	NY	A	80	Blue-winged Warbler	T	P	28				
American Robin	NU	NY	95	Brewster's Warbler (hybrid) ‡	H		0				
Cedar Waxwing	FY	H	88	Black-and-white Warbler	CF	T	75				
<u>House Sparrow</u>	NY		68	Nashville Warbler	FY	S	42				
House Finch	P		42	Mourning Warbler	CF	S	48				
Purple Finch	P	S	60	Common Yellowthroat	CF	NE	95				
Red Crossbill ‡			0	Hooded Warbler ‡			0				
White-winged Crossbill ‡	H		0	American Redstart	FY	S	82				
Pine Siskin ‡	T	H	2	Cerulean Warbler †			0				

This list includes all breeding species expected in the region #17 (Northumberland). Underlined species are those that you should try to add to this square (17TQJ08). They have not yet been reported in this square, but have been reported in more than 50% of the squares in this region so far. "Prev." is the code for the highest breeding evidence for that species in square 17TQJ08 in the previous atlas. "Code" is the code for the highest breeding evidence for that species in square 17TQJ08 over the last 5 years. The % columns give the percentage of squares in that region where that species was reported (this gives an idea of the expected chance of finding that species in region #17). Rare/Colonial Species Report Forms should be completed for species marked: § (Species of interest), ‡ (regionally rare), † (provincially rare). An up-to-date version of this sheet is available from <https://naturecounts.ca/nc/atlas/summaryform.jsp?squareID=17TQJ08&lang=EN> Data current as of 27/03/2023 23:19.

Appendix F

eBird Database

 [Change location](#) ▼


 [Year-round, All years](#) ▼

Millbrook Provincial Fishing and Recreation Area

[Peterborough County \(/region/CA-ON-PB?yr=all&m=\)](/region/CA-ON-PB?yr=all&m=),

[Ontario \(/region/CA-ON?yr=all&m=\)](/region/CA-ON?yr=all&m=),

[CA \(/region/CA?yr=all&m=\)](/region/CA?yr=all&m=)

 [Map\(/hotspots?hs=L2069119&yr=all&m=\)](/hotspots?hs=L2069119&yr=all&m=)

 [Directions\(https://www.google.com/maps/search/?api=1&query=44.1336506,-78.4553647\)](https://www.google.com/maps/search/?api=1&query=44.1336506,-78.4553647)

► [Hotspot navigation](#)

Overview (</hotspot/L2069119?yr=all&m=>)

Illustrated Checklist (</hotspot/L2069119/media?yr=all&m=>)

VIEW MY...

[My eBird \(/myebird/L2069119\)](/myebird/L2069119)

[Life List \(/lifelist/L2069119\)](/lifelist/L2069119)

[Target Species \(/targets?r1=L2069119&bmo=1&emo=12\)](/targets?r1=L2069119&bmo=1&emo=12)

[Checklists \(/mychecklists/L2069119\)](/mychecklists/L2069119)

EXPLORE...

[Hotspot Map \(/hotspots?hs=L2069119&yr=all&m=\)](/hotspots?hs=L2069119&yr=all&m=)

[Bar Charts \(/barchart?r=L2069119&yr=all&m=\)](/barchart?r=L2069119&yr=all&m=)

[Media \(https://ebird.org/media/catalog?regionCode=L2069119\)](https://ebird.org/media/catalog?regionCode=L2069119)

[Printable Checklist \(/printableList?regionCode=L2069119&yr=all&m=\)](/printableList?regionCode=L2069119&yr=all&m=)

 **97**

[Species observed](#)

</hotspot/L2069119?yr=all&m=>

 **58**

[Complete checklists](#)

</hotspot/L2069119/activity?yr=all&m=>

1.	Blue Jay <i>Cyanocitta cristata</i>	3	12 Jan 2023	C Douglas
2.	American Crow <i>Corvus brachyrhynchos</i>	3	12 Jan 2023	C Douglas
3.	Common Raven <i>Corvus corax</i>	1	12 Jan 2023	C Douglas
4.	Black-capped Chickadee <i>Parus atricapillus</i>	11	12 Jan 2023	C Douglas
5.	Golden-crowned Kinglet <i>Regulus satrapa</i>	1	12 Jan 2023	C Douglas
6.	Brown Creeper <i>Certhia americana</i>	1	12 Jan 2023	C Douglas
7.	Hermit Thrush <i>Catharus guttatus</i>	2	12 Jan 2023	C Douglas
8.	Northern Cardinal <i>Cardinalis cardinalis</i>	2	12 Jan 2023	C Douglas
9.	Tennessee Warbler <i>Geothlypis peregrina</i>	1	30 Sep 2022	Matthew Garvin
10.	Green Heron <i>Butorides virescens</i>	2	7 Sep 2022	Don McLeod
11.	Osprey <i>Pandion haliaetus</i>	1	7 Sep 2022	Don McLeod
12.	Downy Woodpecker <i>Dryobates pubescens</i>	2	7 Sep 2022	Don McLeod
13.	Pileated Woodpecker <i>Dryocopus pileatus</i>	1	7 Sep 2022	Don McLeod
14.	Merlin <i>Falco columbarius</i>	1	7 Sep 2022	Don McLeod
15.	Red-eyed Vireo <i>Vireo olivaceus</i>	2	7 Sep 2022	Don McLeod
16.	Red-breasted Nuthatch <i>Sitta canadensis</i>	2	7 Sep 2022	Don McLeod
17.	Cedar Waxwing <i>Bombycilla cedrorum</i>	4	7 Sep 2022	Don McLeod
18.	Song Sparrow <i>Melospiza melodia</i>	1	7 Sep 2022	Don McLeod
19.	Common Yellowthroat <i>Geothlypis trichas</i>	1	7 Sep 2022	Don McLeod
20.	Magnolia Warbler <i>Setophaga magnolia</i>	1	7 Sep 2022	Don McLeod
21.	Turkey Vulture <i>Cathartes aura</i>	1	27 Jul 2022	Luke Berg
22.	Hairy Woodpecker <i>Dryobates villosus</i>	1	27 Jul 2022	Luke Berg
23.	Great Crested Flycatcher <i>Myiarchus cinerascens</i>	1	27 Jul 2022	Luke Berg
24.	Barn Swallow <i>Hirundo rustica</i>	7	27 Jul 2022	Luke Berg
25.	House Wren <i>Troglodytes aedon</i>	1	27 Jul 2022	Luke Berg

26.	Gray Catbird <i>Dumetella carolinensis</i>	1	27 Jul 2022	Luke Berg
27.	American Robin <i>Turdus migratorius</i>	1	27 Jul 2022	Luke Berg
28.	Chipping Sparrow <i>Spizella passerina</i>	1	27 Jul 2022	Luke Berg
29.	Scarlet Tanager <i>Piranga olivacea</i>	1	27 Jul 2022	Luke Berg
30.	Ruffed Grouse <i>Bonasa umbellus</i>	1	22 Jul 2022	Kait Dueck
31.	American Goldfinch <i>Spinus tristis</i>	4	22 Jul 2022	Kait Dueck
32.	Swamp Sparrow <i>Melospiza georgiana</i>	1	22 Jul 2022	Kait Dueck
33.	Common Grackle <i>Quiscalus quiscula</i>	1	22 Jul 2022	Kait Dueck
34.	Mourning Dove <i>Zenaida macroura</i>	1	21 Jul 2022	Luke Berg
35.	Solitary Sandpiper <i>Tringa solitaria</i>	1	21 Jul 2022	Luke Berg
36.	Belted Kingfisher <i>Megasceryle alcyon</i>	1	21 Jul 2022	Luke Berg
37.	Northern Flicker <i>Colaptes auratus</i>	1	21 Jul 2022	Luke Berg
38.	White-breasted Nuthatch <i>Sitta carolinensis</i>	1	21 Jul 2022	Luke Berg
39.	Red-winged Blackbird <i>Agelaius phoeniceus</i>	1	21 Jul 2022	Luke Berg
40.	Black-and-white Warbler <i>Mniotilta varia</i>	1	21 Jul 2022	Luke Berg
41.	Canada Goose <i>Branta canadensis</i>	4	28 May 2022	Matthew Purvis
42.	Mallard <i>Anas platyrhynchos</i>	6	28 May 2022	Matthew Purvis
43.	Alder Flycatcher <i>Empidonax alnorum</i>	6	28 May 2022	Matthew Purvis
44.	Warbling Vireo <i>Vireo gilvus</i>	2	28 May 2022	Matthew Purvis
45.	Tree Swallow <i>Tachycineta bicolor</i>	5	28 May 2022	Matthew Purvis
46.	Veery <i>Catharus fuscescens</i>	2	28 May 2022	Matthew Purvis
47.	Wood Thrush <i>Hylocichla mustelina</i>	1	28 May 2022	Matthew Purvis
48.	Ovenbird <i>Seiurus aurocapilla</i>	3	28 May 2022	Matthew Purvis
49.	Northern Waterthrush <i>Parkesia noveboracensis</i>	6	28 May 2022	Matthew Purvis
50.	Mourning Warbler <i>Geothlypis philadelphia</i>	3	28 May 2022	Matthew Purvis

51.	Yellow Warbler <i>Setophaga petechia</i>	2	28 May 2022	Matthew Purvis
52.	Chestnut-sided Warbler <i>Setophaga pensylvanica</i>	1	28 May 2022	Matthew Purvis
53.	Pine Warbler <i>Setophaga pinus</i>	1	28 May 2022	Matthew Purvis
54.	Black-throated Green Warbler <i>Setophaga virens</i>	1	28 May 2022	Matthew Purvis
55.	Indigo Bunting <i>Passerina cyanea</i>	1	28 May 2022	Matthew Purvis
56.	Broad-winged Hawk <i>Buteo platypterus</i>	1	8 May 2022	Ben Taylor
57.	Yellow-bellied Sapsucker <i>Sphyrapicus varius</i>	5	8 May 2022	Ben Taylor
58.	Red-bellied Woodpecker <i>Melanerpes carolinus</i>	1	8 May 2022	Ben Taylor
59.	Winter Wren <i>Troglodytes hiemalis</i>	1	8 May 2022	Ben Taylor
60.	Vesper Sparrow <i>Poocetes gramineus</i>	1	8 May 2022	Ben Taylor
61.	American Woodcock <i>Scolopax minor</i>	1	25 Apr 2022	Hemmo Luimes
62.	Barred Owl <i>Strix varia</i>	1	17 Apr 2022	Tim Haan
63.	Red-tailed Hawk <i>Buteo jamaicensis</i>	1	19 Jan 2022	C Douglas
64.	Eastern Phoebe <i>Sayornis phoebe</i>	1	26 Sep 2021	Tim Haan
65.	Dark-eyed Junco <i>Junco hyemalis</i>	9	26 Sep 2021	Tim Haan
66.	White-throated Sparrow <i>Zonotrichia albicollis</i>	1	26 Sep 2021	Tim Haan
67.	Blackpoll Warbler <i>Setophaga striata</i>	1	16 Sep 2021	Jake Nafziger
68.	Ruby-throated Hummingbird <i>Archilochus colubris</i>	1	17 Aug 2021	Matthew Tobey
69.	Ring-billed Gull <i>Larus delawarensis</i>	1	17 Aug 2021	Matthew Tobey
70.	Eastern Kingbird <i>Tyrannus tyrannus</i>	1	17 Aug 2021	Matthew Tobey
71.	American Redstart <i>Setophaga ruticilla</i>	1	17 Aug 2021	Matthew Tobey
72.	Black-throated Blue Warbler <i>Setophaga caerulescens</i>	2	9 May 2021	Mike Stiel
73.	Spotted Sandpiper <i>Actitis macularius</i>	1	5 May 2021	Scott McKinlay
74.	Ruby-crowned Kinglet <i>Corthylio calendula</i>	1	5 May 2021	Scott McKinlay
75.	Brown-headed Cowbird <i>Molothrus ater</i>	1	5 May 2021	Scott McKinlay

76.	Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	1	5 May 2021	Scott McKinlay
77.	Pine Grosbeak	<i>Pinicola enucleator</i>	2	19 Feb 2021	Marilyn Hubrey
78.	Bohemian Waxwing	<i>Bombycilla garrulus</i>	20	13 Feb 2021	Gis Segler
79.	Wild Turkey	<i>Meleagris gallopavo</i>	1	12 Feb 2021	David Beeby
80.	House Sparrow	<i>Passer domesticus</i>	* 6	12 Feb 2021	David Beeby
81.	House Finch	<i>Haemorhous mexicanus</i>	* 4	12 Feb 2021	David Beeby
82.	Evening Grosbeak	<i>Coccothraustes vespertinus</i>	1	10 Feb 2021	C Douglas
83.	Pine Siskin	<i>Spinus pinus</i>	2	10 Feb 2021	C Douglas
84.	Wood Duck	<i>Aix sponsa</i>	1	17 Sep 2020	Kevin Gevaert
85.	American Pipit	<i>Anthus rubescens</i>	1	17 Sep 2020	Kevin Gevaert
86.	Nashville Warbler	<i>Leiothlypis ruficapilla</i>	1	5 Sep 2020	Scott Gibson
87.	Northern Parula	<i>Setophaga americana</i>	2	5 Sep 2020	Scott Gibson
88.	Bay-breasted Warbler	<i>Setophaga castanea</i>	2	5 Sep 2020	Scott Gibson
89.	Blackburnian Warbler	<i>Setophaga fusca</i>	1	5 Sep 2020	Scott Gibson
90.	Double-crested Cormorant	<i>Nannopterum auritum</i>	2	29 Sep 2019	C Douglas
91.	Blue-headed Vireo	<i>Vireo solitarius</i>	2	29 Sep 2019	C Douglas
92.	Yellow-rumped Warbler	<i>Setophaga coronata</i>	3	29 Sep 2019	C Douglas
93.	Sharp-shinned Hawk	<i>Accipiter striatus</i>	2	17 Sep 2019	Henrique Pacheco
94.	Philadelphia Vireo	<i>Vireo philadelphicus</i>	1	17 Sep 2019	Henrique Pacheco
95.	Black-billed Cuckoo	<i>Coccyzus erythrophthalmus</i>	1	24 Jul 2019	Ken Fulsang
96.	Common Nighthawk	<i>Chordeiles minor</i>	1	19 Jul 2019	Lynne Cotton
97.	American Kestrel	<i>Falco sparverius</i>	1	23 Apr 2018	C Douglas

ATTACHMENT C
Township of Cavan Monaghan Record of Pre-consultation
(Meeting Date – October 13, 2022)



Record of Pre-Consultation



Prepared by the Township of
Cavan Monaghan Planning Department

Name: Roy Murad

Agent: Bob Clark

Lot: 8 & 9

Concession: 2

Municipality: Cavan Ward

Township of Cavan Monaghan

Municipal Address: 401 Elgar Dr.

Roll No.(s) 1509-010-010-11100

Phone: 416-709-5465

Email: rmurad@linkrp.com

Office Phone:
NA

Communication Sent To:

Owner: ☒

Agent: ☒

Meeting Date: 2022-10-13 (yyyy-MM-dd)

Meeting Location:

☒ Municipal Office
988 County Rd. 10
Millbrook, ON

☒ Virtual by Zoom
Hybrid Option

Attendees:

John Connolly – Executive Director of Planning and Development, Township of Cavan Monaghan
Karen Ellis – Director of Planning, Township of Cavan Monaghan
Frick Heillingbrunner – Deputy Chief Building Official, Township of Cavan Monaghan
Iain Mudd – Director of Planning, Peterborough County
Ken Scullion – Planner, Peterborough County
Marnie Guindon – Planning and Regulations Officer, ORCA
Bob Clark – Planning Consultant, Clark Consulting Services
Roy Murad – Proponent (by zoom)
Jessica Auchterlonie – Building, Planning and By-law Administrator, Township of Cavan Monaghan

A copy of the complete Record of Pre-Consultation will be sent to all attendees

Municipal O.P. Designation	Oak Ridges Moraine – Natural Linkage Area
Municipal Zoning	Oak Ridges Moraine Country Side (ORMCO), Oak Ridges Moraine Environmental (ORME), Oak Ridges Moraine Environmental Plan Review Overlay (ORMEPR)
Area/Lot Dimensions	159.02 Acres

Existing Use/Buildings	SFD – 1990, Type III Uninsulated Barn – 1930, Type III Uninsulated Barn – 1960, Shed: Types 1-2 – 1950, Attached Garage – 1990, Misc. Shed - 2003

Pre-consultation completed for:

- ☐ Plan of Subdivision (*Application submitted to County*)
- ☐ Plan of Condominium (*Application submitted to County*)
- ☐ Official Plan Amendment for
 - ☐ County Official Plan (*Application submitted to County*)
 - ☐ Local Component of County Official Plan (*Application submitted to County*)
 - ☒ Municipal Official Plan (*Application submitted to Township*)
- ☒ Zoning By-law Amendment (*Application submitted to Township*)
- ☐ Severance (Consent) (*Application submitted to County*)
- ☐ Site Plan (*Application submitted to Township*)
- ☐ Part Lot Control (*Application submitted to Township*)

Proposal Summary/Description:

The proponent provided the following background information on the property and buildings on the property.

The proponent indicated that the septic tank serviced all three buildings, however it was noted in the purchase agreement that the septic tank was unusable. The proponent upgraded the existing septic system to 3 separate septic systems and weeping beds. According to the proponent, each building now has a separate septic system.

The proponent indicated that 3 buildings existed on the property and is of the opinion that occupancy is permitted in all of them. The proponent further explained this was an existing use at the time of purchase of the property. The proponent also indicated that while the barn and cottage had the right to be occupied they had ceased to be used due to the prior owners age.

The proponent also highlighted the building footprints did not change. The barn went from a T-shape with slab on grade foundation to a rectangular shape. At the time the foundation was upgraded the interior works were undertaken to include the kitchen, bathrooms and bedrooms.

The proponent indicated there is a large capacity transformer on site and suggests that this indicates previous intention to develop the property into a subdivision.

The proponent maintains that all uses were existing and the works done have only been to upgrade the property.

The Executive Director, Planning and Development confirmed that the building and renovations as well as other site grading and landscaping has taken place on the property

without permits.

Discussion:

1. ORCA

ORCA conducted a site visit. ORCA and the Proponent have worked together to complete the Compliance Permit around the pond. Remediation works were done to the filler layer and the entrance way had a culvert replaced. A buffer has been established around the ponds. Currently, the Proponent is in compliance with ORCA.

The structures on the property are just outside of the Regulated Area by ORCA.

There are new concrete pads near the pond. Development on the concrete pads are in the Regulated Area and as such, would require permits from ORCA.

ORCA has reviewed the planning documents and site plan provided. The property is within the Oak Ridges Moraine Core Area, a Category 1 Landform and an area of High Aquifer Vulnerability. This area contains some of the most restrictive policies for the Oak Ridges Moraine Plan. Policies support the need for a Natural Heritage Evaluation to be undertaken. The Natural Heritage Evaluation will need to identify the key features and identify negative effects on the key features.

Regulated features include the steep slope, wetland, and floodplain related to the wetland.

A topographical survey will need to be undertaken by the proponent to demonstrate that safe access is achievable on the site from the 401 Elgar Dr. entrance. If works are required for safe access, these works will require a permit from ORCA.

The proponent indicated that about 4 inches of gravel have already been added to the driveway to raise it. The proponent also indicated that the Fire Chief had attended the property and installed a lock box at the gated entrance on Elgar.

The pre-consultation meeting noted the application will require an Official Plan Amendment, Zoning and Site Plan Approval. The review fee will be assessed as an Intermediate application, current 2023 OPA Amendment fee is \$1,470.

The property appears to be impacted by flooding, steep slopes, wetlands and a watercourse.

Flooding

The Flooding Hazard from the Baxter Creek has been evaluated at the highest elevation of 270.57 metres (CGVD2013). LiDAR Mapping indicates that the current residence at the property appears to be outside the flooding hazard. However, the roadway leading into the property is subject to flooding. A topographical survey is required to demonstrate safe access is present (no more than .3 meters of flooding) consistency with Section 3.1.2 of the Provincial Policy Statement (PPS). Depending on the results of the survey potential road upgrades and/or flood study (depending on the amount of filling to upgrade the road) may be required.

Erosion

The property appears to have steep slopes. However, the development as described is not

in an area of a known erosion hazard. The property is within 120m of a Significant Landform Feature which is associated with steep slopes, valley lands and an area mapped for Species at Risk. The barn is the closest building to a slope feature and is approximately 22 meters away.

Natural Heritage

A Natural Heritage Evaluation (NHE) should be submitted to demonstrate conformity to Provincial Plans. The NHE should be undertaken to: 1) inventory any Key Features on the site; and, 2) assess if the development has any negative effects of the features. Please arrange for your environmental consultant to contact our office to confirm the scope of the study prior to the study commencing.

Otonabee Conservation Regulatory Permits

The wetland, watercourse, flooding, and erosion hazards is subject to Ontario Regulation 167/06. Development Permits from this agency will be required if the access route requires upgrading or any other development proposed in the ORCA regulated portions.

Source Water Protection

The application was also reviewed in consideration of the SPP. It was determined that the subject property is not located within an area that is subject to the policies contained in the SPP.

2. Building Discussion

If all required Planning Amendments are approved, Otonabee Conservation Authority regulations must be met, permits for septic systems from Peterborough Public health must be obtained and building permits for all new and renovated structures must be applied for.

At this time, there is to be no occupancy of the new structures on the property.

3. Planning Options

Township staff maintain that an Official Plan Amendment and Zoning By-law Amendment will be required. These applications will include a planning justification report. The Director of Planning for the County discussed the need to clearly show how the development meets the policies set out in the Oak Ridges Moraine Conservation Plan for the Natural Core Area. The policies in this section clearly state that only legally existing uses are permitted and low-intensity recreation uses are permitted.

The proponent should provide additional historical documentation and information to the Township, such as affidavit to ascertain the status of the buildings and properties at the time of purchase.

4. Next Steps

A planning study is required.

Communication with the Peterborough Public Health Unit is required to obtain permits for the septic tanks.

A Natural Heritage Evaluation is required by ORCA. ORCA will provide the scope for the Natural Heritage Evaluation once a final site plan and drawings are received from the proponent.

A topographic survey is required by ORCA. The proponent must retain a surveyor to create this document to investigate the safe access to the site through the floodplain.

The Township require applications for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA).

County Council will be the approving body for an OPA. The Township Council will be the approving body for the ZBA.

The cost for an OPA is \$5000 and \$1700 for a ZBA.

Fees: A copy of the current Township User Fee By-law is attached with applicable planning fees emphasized (i.e. highlighted or circled). ☐

Other applicable fees should be confirmed through staff at the County of Peterborough, Conservation Authority and/or Peterborough Public Health.

Record Completed By: Jessica Auchterlonie