

Planning Department Office Use Only

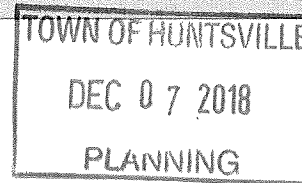
Application No. B/ 76/2018/HTE

Date Received: December 7, 2018

Roll #: 4442- 020-021 06100

Deemed Complete: _____, 2018

Receipt: 103881



Application for Consent

Complete this form to apply for the division of land, right-of-way, easement, or boundary adjustment through the Town of Huntsville Planning Committee.

Applicants are advised to request a pre-consultation with Planning Department staff prior to the submission of the application to gain preliminary planning review and direction. Detailed information of the proposed development, lot characteristics, surrounding land uses and natural features are required at the pre-consultation stage. Pre-consultation can improve application processing times. Delays in processing the application may result if the application is determined to be incomplete and/or inaccurate.

Requirements

Please ensure that your application contains the following information. Insufficient information will result in the application being returned to you.

- ☒ Completed application form, along with a digital or scanned copy, emailed with attachments to planning@huntsville.ca
- ☒ Commissioned signatures of Owner and/or Agent
- ☐ Title Abstract (dated within 14 days of submission of application)
- ☒ **Fees:**
 - New lot creation** \$1,475.00 ☐
 - Right-of-way or easement** \$975.00 ☒
 - Lot addition** \$975.00 ☐
 - Title validation** \$400.00 ☐

- ✓ Written description under separate attachment summarizing the proposal and planning justification
- ✓ Two (2) copies of applicable drawings. Plans must be to scale and include:
 - The boundaries and dimensions of any lands abutting the subject land that is owned by the owner;
 - The approximate distance between the subject land and the nearest township lot line or landmark;
 - The boundaries and dimensions of the subject land, detailing the part that is to be severed and the part that is to be retained;
 - The location of all land previously severed from the parcel originally acquired by the current owner of the lands;
 - The approximate location of all natural and artificial features (buildings, roads, watercourses, drainage ditches, wooded areas, etc.), that are located on the subject land and on land adjacent to it, and that may affect the application;
 - The current uses of land that is adjacent to the subject land;
 - The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;
 - If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
 - The location and nature of any easement affecting the land.

Supplemental information, as noted in Section 13.23 of the Huntsville Official Plan, may be requested upon further review of the application.

The undersigned hereby applies to the Planning Committee for the Corporation of the Town of Huntsville for consent under Section 53 of the *Planning Act*, RSO 1990, c.P. 13, and as described in this application.

Personal information on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, and will be used in processing this application. Questions regarding the collection of this information should be directed to: Manager of Planning, Corporation of the Town of Huntsville, 37 Main Street East, Huntsville, Ontario, P1H 1A1, (705) 789-1751 or planning@huntsville.ca.

1. Applicant/Agent Information

Name of Applicant: Wayne Simpson and Associates
Address: 3-76 King Ave Street, Humber, Ont Postal Code: P1H 1E4
Telephone: 705 789 9092 Cell: 705 646 7466 Email: wayne@simplanning.ca
Name of Owner: Subarna Kundan, Keith Bull & Gayle Garlits
Address: [REDACTED] Postal Code: [REDACTED]
Telephone: [REDACTED] Cell: [REDACTED] Email: [REDACTED]

2. Type and Purpose of Proposed Transaction

Check the applicable box:

- ☐ New lot creation
☒ Grant of easement or right-of-way
☐ Lot addition (boundary adjustment)
☐ Other (mortgage, partial discharge of mortgage, lease, etc.): _____

Name of Person (if known) to whom the land or interest is to be transferred, leased or charged:

3. Location of Subject Land

Civic (911) Address: 207 West Waseosa Lake Road
Concession: 11 Lot: 10 Former Geographic Township: Chaffey
Reference Plan: 35R-7737 Part(s): 4
Assessment Roll Number: 4442- 020-021-06100

4. Description of Severed Lands

lands subject to proposed easement
Frontage (road): +/- 7m (23') Frontage (water): n/a.
Depth: +/- avg 30m (100') Area: +/- 0.14 acres (0.05ha)
Existing Use: vacant
Proposed Use: parking lot in favour of 100 and 200 Treasure Island.

Provide details about structures on severed lot: n/a

5. Description of Retained Lands *lands not subject to proposed easement*

Frontage (road): ± 30 m (100') Frontage (water): n/a

Depth: ± 58 m (190') Area: ± 0.15 ha (0.4 acres)

Existing Use: vacant

Proposed Use: dwelling / parking

Provide details about structures on retained lot: n/a

6. Restrictive Covenants

Are there any restrictive covenants or easements affecting the subject lands (i.e. rights-of-way, utility easements, etc.)? Explain and show location on the sketch plan:

Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____

7. Services

Check the appropriate box for each category:

Access	Severed	Retained
• Municipal Road (Year-round maintained)	<input type="checkbox"/>	<input type="checkbox"/>
• Municipal Road (Seasonally maintained)	<input type="checkbox"/>	<input type="checkbox"/>
• District Road	<input type="checkbox"/>	<input type="checkbox"/>
• Existing Private Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
• Other _____	<input type="checkbox"/>	<input type="checkbox"/>
• Water*	<input type="checkbox"/>	<input type="checkbox"/>

*If access is by water only, please indicate the parking and docking facilities to be used and the approximate distance of those facilities from the subject land and nearest public road.

n/a

Water Supply

Severed

Retained

- Municipally owned and operated piped water
- Private (well or lake)
- Other _____

☐☐☐☒☐☐**Sewage Disposal**

Severed

Retained

- Municipally owned and operated sanitary sewer
- Private (septic tank and tile field, privy)
- Other _____

☐☐☐☒☐☐**8. Provincial Policy Statements, Official Plan and Zoning Information**Huntsville/ Muskoka Official Plan Designations: WaterfrontDoes the application conform with the Official Plans? Yes ☒ No ☐Please explain: Please see attached cover letterIs the application consistent with Provincial Policy Statements issued under subsection 3(1) of the Planning Act? Yes ☒ No ☐Please explain: Please see attached cover letter.Existing Zoning: Shoreline Residential 5 (SR5)**9. History of the Subject Lands**

Has the present Owner previously severed any land from the parcel originally acquired?

Yes ☐ No ☒

If yes, please provide the following information:

Number of Lots Created: n/a Year: _____

Name of Transferee: _____

Use: _____

Is or has the subject land ever been the subject of an application for Official Plan Amendment, Zoning By-law Amendment, Consent, Minor Variance, Plan of Subdivision or Condominium under the Planning Act? Yes ☐ No ☐ Unknown ☒

If yes, provide file numbers and status of the decision: _____

9. Authorizations

The applicant hereby acknowledges and agrees:

- 1) to reimburse the Municipality for any costs incurred in processing this application which are above and beyond the amount of the application fee;
- 2) if required by the Municipality to pay a deposit in addition to the application fee, prior to the processing of the application to cover anticipated professional and other processing costs beyond normal application requirements;
- 3) to pay all costs, legal and otherwise, that may be incurred by the Municipality with respect to a Local Planning Appeal Tribunal Hearing that may be held as a result of this application;
- 4) that the subject lands shall have the required public notification sign posted for the legislated time frame of a minimum of 20 days prior to the Public Meeting;
- 5) to grant the Town permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either online or through other means for the purpose of application review, pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, s.1.0.1 and the *Municipal Freedom of Information and Protection of Privacy Act*;
- 6) there may be additional approvals (i.e., site plan application, building permit, etc.) and additional fees and charges (i.e., building permit fees, parkland dedication fees, development charges) associated with any development approved in conjunction with this application; and
- 7) they may be required to provide additional information that will assist the Town in assessing this application. Applicants and agents acknowledge that the Town may not be able to process the application unless the additional information is submitted.

Consent of Owner for Use and Disclosure for Personal Information

x. Barbara Rowland, Gayle Gaults & Keith Ball am the Owner of the land that is the subject of this application and for the purposes of the Municipal Freedom of Information and Protection of Privacy Act I authorize and consent to the use by of the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

x. G. Gaults

Date Dec. 06 / 18

Consent

x. Barbara Rowland

Signature of Owners

Keith Ball

Authorization of Owner for Agent

If the Applicant is not the Owner of the land that is subject of this application, the written authorization of the Owner that the applicant is authorized to make the application must be completed below.

I, Barbara Rowland, Gayle Gaults & Keith Ball am the Owner of the land that is the subject of this application and I authorize Wayne Simpson and Associates to make this application on my behalf and to provide any personal information that will be included in this application or collected during the process of this application.

x Dec 06/18
Date

x Barbara Rowland
Signature of Owner's
Keith Ball & Gayle Gaults

Authorization of Owner for Access

I, Barbara Rowland, Gayle Gaults & Keith Ball hereby authorize Town of Huntsville staff, and its representatives, to enter upon the premises for the purpose of evaluating the merits of the application for the time this application is under consideration by the Town.

x Dec 06/18
Date

x Barbara Rowland
Signature of Owner's
Keith Ball & Gayle Gaults

Affidavit or Sworn Declaration

I, Lanny Dennis do solemnly affirm and declare that all of the statements contained in this application and in all exhibits and attachments transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the

Town of Huntsville
in the County of Muskoka
this 6th day of December, 2018.

Brenda Norina Van Haaster
A Commissioner, etc.

[Signature]
Signature of Applicant, Agent or Owner
Brenda Norina Van Haaster, a Commissioner, etc.,
Province of Ontario, for
Wayne Simpson & Associates.
Expires December 12, 2020

Consent

Planning Department Office Use Only

Application No. Z/ 66 /2018/HTE

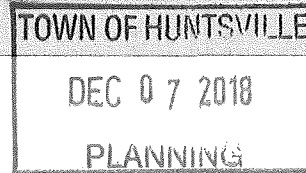
Date Received: December 7, 2018

Roll #: 4442- 020-023-062001-06400

Deemed Complete: _____, 2018

020-021-05501

Receipt: 103881



Application for Zoning By-law Amendment / Re-zoning

Complete this form to request changes to the zoning of a property in order to amend permitted uses or lot requirements.

Applicants are advised to request a pre-consultation with Planning Department staff prior to the submission of the application to gain preliminary planning review and direction. Detailed information of the proposed development, lot characteristics, surrounding land uses and natural features are required at the pre-consultation stage. Pre-consultation can improve application processing times. Delays in processing the application may result if the application is determined to be incomplete and/or inaccurate.

Requirements

Please ensure that your application contains the following information. Insufficient information will result in the application being returned to you.

- ☒ Completed application form, along with a digital or scanned copy, emailed with attachments to planning@huntsville.ca
- ☒ Commissioned signatures of Owner and/or Agent
- ☒ Title Abstract (dated within 14 days of submission of application)
- ☒ **Fee:** \$1,900.00
- ☒ Written description under separate attachment summarizing the proposal and planning justification
- ☒ A proposed strategy for consulting with the public with respect to the application
- ☒ Two (2) copies of applicable drawings. Plans must be to scale and include:
 - The boundaries and dimensions of the lands;

- The location, size and type of all existing and proposed buildings and structures on the land, indicating their distance from the front lot line, rear lot line and side lot lines;
- The approximate location of all natural and artificial features (buildings, roads, watercourses, drainage ditches, wooded areas, etc.), that are located on the subject land and on land adjacent to it, and that may affect the application;
- The current uses of land that is adjacent to the subject land;
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way;
- If access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- The location and nature of any easement affecting the land.

Supplemental information, as noted in Section 13.23 of the Huntsville Official Plan, may be requested upon further review of the application.

The undersigned hereby applies to the Council of the Corporation of the Town of Huntsville under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, for an amendment to Zoning By-law 2008-66P, as amended, as described in this application.

Personal information on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, and will be used in processing this application. Questions regarding the collection of this information should be directed to: Manager of Planning, Corporation of the Town of Huntsville, 37 Main Street East, Huntsville, Ontario, P1H 1A1, (705) 789-1751 or planning@huntsville.ca.

1. Applicant/Agent Information

Name of Applicant: Wayne Simpson & Associates

Address: 376 King Wm. Street, Auckland, Oat. Postal Code: PIH 1E4

Telephone: 78 789 9092 Cell: 78 646 7466 Email: lanny@wspplanning.ca

Name of Owner: Barbara Lowland, Keith Bull and Gayle Gailits

Address: [REDACTED] Postal Code: [REDACTED]

Telephone: [REDACTED] Cell: [REDACTED] Email: [REDACTED]

Name and address of the holders of any mortgages, charges or other encumbrances in respect of the subject land: as above

2. Location of Subject Land

Civic (911) Address: 100 and 200 Treasure Island and 143 West Waseosa

Concession: 10/11 Lot: 10/11 Former Geographic Township: Lake Road Chaffey

Reference Plan: 3R-7737 Part(s): 4 (207 West Wacker Dr. Rd.)

Assessment Roll Number: 4442- 020 - 023 - 06200 7 and 8 (143 West Waseox Lk. Pl.)
020 - 023 - 06400, 020 - 021 - 05501 and 020 021 06100

3. Description of Land to be Re-zoned

Frontage (road): NK Frontage (water): Please see attached cover letter.

Depth: _____ Area: _____

Existing Use(s): vacant

Length of time, if known, that existing use(s) have existed: 1/2

Are there any buildings or structures on the lands? Yes ☐ No ☒

If yes, complete table on following page:

vacant n/a

Existing Structures	Footprint Area	Gross Floor Area	Number of Stories	Date Constructed	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Height	Dimensions	Zone Compliance
Example: Dwelling										

4. Services

Check the appropriate box for each category:

Access

- ☐ Municipal Road (Year-round maintained)
- ☐ Municipal Road (Seasonally maintained)
- ☐ District Road
- ☒ Existing Private Road
- ☐ Provincial Highway
- ☐ Other _____
- ☒ Water*

*If access is by water only, please indicate the parking and docking facilities to be used and the approximate distance of those facilities from the subject land and nearest public road.

143 West Waseosa Lake Rd for docking +/- 500m, and 1km from South Waseosa Lake Road, 267 West Waseosa Lake Rd for parking +/- 800m from South Waseosa Lake Rd.

- ☐ Municipally owned and operated piped water
- ☒ Lake/River
- ☒ Well
- ☐ Other (specify) _____

Sewage Disposal

- ☐ Municipally owned and operated sanitary sewers
- ☒ Septic Tank and Tile Field
- ☐ Privy Pit
- ☐ Other (specify) _____

Storm Water Drainage

- ☐ Municipally owned and operated sewers
- ☐ Ditches
- ☐ Swales
- ☒ Other (specify) natural

5. Official Plan and Provincial Policy Statements

Huntsville/ Muskoka Official Plan Designations: Waterfront

Does the application conform with the Official Plans? Yes ☒ No ☐

Please explain: Please see attached cover letter.

Is the application consistent with Provincial Policy Statements issued under subsection 3(1) of the Planning Act? Yes ☒ No ☐

Please explain: Please see attached cover letter

6. Zoning

Existing Zoning: Conservation (C) Holding (C-H) on 100 and 200 Treasure Island, Shoreline Residential 5 Holding (SR5-H) on 143 West Wascona Lake Rd and
Nature and Extent of Rezoning: Shoreline Residential 5 (SR5) on 207 West Wascona Lake Rd.

Request rezoning from C-H to Shoreline Residential 5, and from Shoreline Residential 5 (Holding) to Shoreline Residential SR5 with an exception to reduce the anterior side lot line setback from 6m to 3m.
Reason for zoning amendment: _____

To reestablish the previous development rights on 100 and 200 Treasure Island to permit a detached dwelling on each of these respective lots.

Proposed Uses: residential, boat launch/dock and parking lot.

Are there any proposed buildings or structures on the lands?

Yes ☐ No ☒ If yes, complete table: Concept only please see attached site plans.

Proposed Structures	Footprint Area	Gross Floor Area	Number of Stories	Date Constructed	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Height	Dimensions	Zone Compliance
Example: Cabin										

Number of Parking Spaces being provided: 8

Are the parking spaces being provided in compliance with the zoning by-law provisions?

Yes ☒ No ☐ If no, explain: _____

7. History of the Subject Lands

Date that the Owner acquired the lands: 100 Treasure Island circa 1940's, other properties 2017/18
Is or has the subject land ever been the subject of an application for Official Plan Amendment, Zoning By-law Amendment, Consent, Minor Variance, Plan of Subdivision or Condominium, or Minister's Order under the Planning Act?

Yes ☐ No ☐ Unknown ☒

If yes, please provide file numbers and the status of the decisions: _____

Are there any restrictive covenants or easements affecting the subject lands (rights-of-way, utility easements, etc.)? Explain and show location on the sketch plan.

Yes ☒ No ☐ Unknown ☐

If yes, please explain: hydro line 143 West Waseosa Lake Rd. and will be
Parking Easement on 207 West Waseosa Lake Rd.

8. Public Consultation

Outline a proposed strategy for consulting with the public with respect to this application (i.e. signage posted on property, letter to neighbours, etc.):

Encourage discussions between owners and abutting owners/
neighbours and Lake Association. Post two larger signs
to advertise for Public info. One at 143 and 207
West Waseosa Lake Road.

9. Authorizations

The applicant hereby acknowledges and agrees:

- 1) to reimburse the Municipality for any costs incurred in processing this application which are above and beyond the amount of the application fee;
- 2) if required by the Municipality to pay a deposit in addition to the application fee, prior to the processing of the application to cover anticipated professional and other processing costs beyond normal application requirements;
- 3) to pay all costs, legal and otherwise, that may be incurred by the Municipality with respect to a Local Planning Appeal Tribunal Hearing that may be held as a result of this application;
- 4) that the subject lands shall have the required public notification sign posted for the legislated time frame of a minimum of 20 days prior to the Public Meeting;
- 5) to grant the Town permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either online or through other means for the purpose of application review, pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, s.1.0.1 and the *Municipal Freedom of Information and Protection of Privacy Act*;
- 6) there may be additional approvals (i.e., site plan application, building permit, etc.) and additional fees and charges (i.e., building permit fees, parkland dedication fees, development charges) associated with any development approved in conjunction with this application; and
- 7) they may be required to provide additional information that will assist the Town in assessing this application. Applicants and agents acknowledge that the Town may not be able to process the application unless the additional information is submitted.

Consent of Owner for Use and Disclosure for Personal Information

x. Barbara Rowland, Gayle Garlick & Keith Ball am the Owner of the land that is the subject of this application and for the purposes of the Municipal Freedom of Information and Protection of Privacy Act I authorize and consent to the use by of the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

x. B. Garlick

Date Dec. 06 / 18

x. Barbara Rowland

Signature of Owners

Keith Ball

Authorization of Owner for Agent

If the Applicant is not the Owner of the land that is subject of this application, the written authorization of the Owner that the applicant is authorized to make the application must be completed below.

I, Barbara Rowland, Gayle Gault & Keith Ball am the Owner of the land that is the subject of this application and I authorize Wayne Simpson and Associates to make this application on my behalf and to provide any personal information that will be included in this application or collected during the process of this application.

x Dec. 06 / 18
Date

Barbara Rowland
Signature of Owner's
Keith Ball Gayle Gault

Authorization of Owner for Access

x Barbara Rowland, Gayle Gault & Keith Ball hereby authorize Town of Huntsville staff, and its representatives, to enter upon the premises for the purpose of evaluating the merits of the application for the time this application is under consideration by the Town.

x Dec. 06 / 18
Date

Barbara Rowland
Signature of Owner's
Keith Ball & Gault

Affidavit or Sworn Declaration

I, Lanny Dennis do solemnly affirm and declare that all of the statements contained in this application and in all exhibits and attachments transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the

Town of Huntsville

in the District of Muskoka

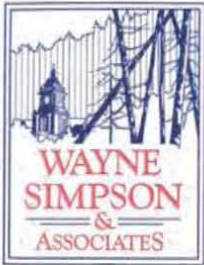
this 6th day of December, 2018.

[Signature]

A Commissioner, etc.

[Signature]

Brenda Norina Van Hest, Commissioner, Agent or Owner
Province of Ontario, for
Wayne Simpson & Associates.
Expires December 12, 2020



November 28, 2017

Planning and Development Consultants

Ms Kirstin Maxwell, MCIP, RPP
Manager of Planning,
Town of Huntsville
37 Main Street East
Huntsville, Ontario
P1H 1A1

Dear Ms Maxwell:

RE: Rezoning and Severance Applications (easement only for mainland parking) – Part of Lots 10 and 11, Concessions 11 and 12, Chaffey, Town of Huntsville,

As authorized agent, we are submitting the enclosed Application for Zoning Amendment and Severance Application in respect to four properties, in the former Township of Chaffey, municipally known as 100 and 200 Treasure Island and 143 and 207 West Waseosa Lake Road. The respective assessment roll numbers are 020-023-06200, 020-023-06400, 020-021-05501 and 020-021-06100. Accompanying the application is a cheque in the amount of \$2875.00 made payable to the Town of Huntsville, a copy of a Scoped Environmental Impact Study, prepared by FRiCorp Ecological Services, dated November 2018 and a concept sketch of the proposed development. A copy of a legal opinion regarding mainland access provided by lots 143 and 207 West Waseosa Lake Road was previously submitted to you under separate cover.

Introduction

The water access lands are located on Treasure Island at the north end of Lake Waseosa. 143 West Waseosa Lake Road is located on the west shore of Lake Waseosa just to the south west of Treasure Island. 207 West Waseosa Lake Road is located inland to the south west of 143 West Waseosa Lake Road fronting on West Waseosa Lake Road (**Appendix A**). Each of the four properties consist of the following:

100 Treasure Island

It consists of roughly 20 acres and 3150 feet contour frontage on Lake Waseosa. It is presently vacant. It is presently zoned Conservation (C) Holding (C-H) (**Appendix B**).

200 Treasure Island

It consists of roughly 2.2 acres and 1100 feet contour frontage on Lake Waseosa. It is presently vacant. It is presently zoned Conservation (C) Holding (C-H) (**Appendix B**).

An unopened unmaintained municipal road allowance separates these two parcels. Both are water access properties.

143 West Waseosa Lake Road

It consists of roughly 4000 sq. ft of lot area and 25 feet frontage on Lake Waseosa. It is presently vacant. It is presently zoned Shoreline Residential 5 Holding (SR5-H) (**Appendix C**).

207 West Waseosa Lake Road

It consists of roughly 0.41 acres of lot area and 187 feet frontage on West Waseosa Lake Road. It is presently vacant. It is presently zoned Shoreline Residential 5 (SR5) (**Appendix C**). An easement for mainland parking would be secured on this lot through the severance process, in accordance with the site plan attached hereto under **Appendix D – site plan**.

Both the above noted properties have a registered right of way from South Waseosa Lake Road.

Purpose

The purpose of the applications is to change the zoning on 100 Treasure Island and 200 Treasure Island from Conservation (C) Holding (C-H) to Shoreline Residential Five (SR5) to permit only one single detached dwelling on each of the lots.

A zoning exception would also be required on 143 West Waseosa Lake Road to reduce the minimum side yard setbacks from 6m to 3m from each side lot line to permit the construction of an approximately 1.6m wide x 8m long dock and to remove the "H" symbol.

The zoning application is to restore the previous development rights enjoyed by 100 Treasure Island and 200 Treasure Island by permitting a detached dwelling on each of the lots.

It is noted that 100 Treasure Island and 200 Treasure Island are identified with a "H" symbol, which requires a phase 2 water Quality Impact assessment be completed to the satisfaction of the District of Muskoka. I suspect the "H" was applied when Lake Waesosa was considered an "at capacity lake". Since this time the water quality has improved and Lake Waseosa is no longer considered an "at capacity lake". In fact, the District of Muskoka in their Lake System Health recreational water quality monitoring program considers Lake Waseosa moderate sensitivity and not over threshold lake with respect to phosphate loading. Basically, it is considered a healthy lake that can sustain additional development. Regardless, because 100

Treasure Island and 200 Treasure Island are both existing lots of record that assumes a new dwelling and septic will be developed on the lot, they have been included as part of the modelling analysis.

In order to address The District of Muskoka Lake System Health program on lakes that are identified as being moderate sensitivity and not over threshold as per section F.25 site plan control is required to implement the development of the site. The Town of Huntsville requires site plan control before development can proceed on these lots. Further, according to Section F.29 and 30 a Phase 2 Water Quality Assessment is required on a high sensitivity lake or new lot creation is proposed. Lake Waseosa is not designated high sensitivity and new lot creation is not proposed, so the requirement to prepare a phase 2 Water Quality Assessment to remove the "H" is not required. In fact, there have been recent severances for new lot creation that did not warrant a water quality assessment. As part of this application, a request is being made to remove the "H" symbols.

Provincial Policy Statement (PPS) 2014

The Provincial policy led system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning and its vision is to have **"Strong, liveable, and healthy communities that enhance social well-being and are economically and environmentally sound."** It is important to note that while the PPS requires a proposal to address the social and environmental variables, it also recognizes that economic growth is as equally important for a community to have a sound economic base necessary to sustain a healthy community.

From an environmental perspective the proposal will not have an adverse impact on the Lake or surrounding area as addressed in the FRICORP report as it states, **"development on Treasure Island can proceed in any of the recommended building envelopes while minimizing or eliminating potential impacts to natural heritage features and functions on and adjacent the scoped lands."**

Socially the proposal will provide for two new cottages which provides an opportunity for additional people to enjoy the recreational amenities in the Town of Huntsville.

The zoning by-law amendment to re-establish the properties as building lots facilitating two new cottages will increase the tax base, promote immediate and long-term spin-off spending, and create construction jobs which are as equally important.

Section 1 of the PPS is entitled Building Strong Healthy Communities and primarily deals with efficient use land use and development patterns that ensure Ontario's long-term prosperity, environmental health and social well-being.

The subject lands are in the Rural Area and considered Rural Lands in the PPS which include those in the waterfront. While the PPS promotes development and growth in the "settlement" areas, it

also permits and encourages development in the Rural areas. Section 1.1.5.2 in the PPS states that **"On rural lands located in municipalities, permitted uses are b) resource based recreational uses (including recreational dwellings)" and c) "limited residential development."**

As noted above the lands are identified as Rural which permits resource based recreational uses including recreational dwellings.

The proposal to permit two new cottages (a recreational dwelling) that will be self-sufficient on private services including access and septic systems will not require the use of any existing or expansion of municipal services, so the idea of "sprawl" is not an issue.

The subject lands are presently vacant, and the intent is to construct a cottage on each intended to be used for the recreational enjoyment of the waterfront. This would not be a permanent home and should not be considered as such because it is water access which does not provide year-round access. As such the proposed cottages are considered recreational dwellings and is a permitted use.

Since there are only two new cottages it is considered not only a **"resource based recreational use but also limited residential development."**

While resource based recreational tourism related development is a permitted use in the Rural area, the PPS is attempting to ensure the same level of density does NOT occur in the rural area that can occur in the urban settlement area as noted in Section 1.1.5.5 **"Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure."**

The Province envisions not having to extend or provide municipal water and sewer services or roads to remote areas as a result of congestion and density. The Province wants the high density and intensification to occur in the urban areas where the existing municipal water, sewer and road infrastructure can be optimized. Having to build new municipal water, sewer and roads to rural areas is extremely expensive and a cost that the Province is trying to avoid.

The proposal is located on two lots 100 Treasure Island and 200 Treasure Island each with about 20 acres and 2.25 acres respectively on suitable ground to accommodate a new cottage, private water and septic system – the most reliable and proven historical systems to service rural development and accessed via water and a private road. As such there will be no need to expand municipal infrastructure.

The PPS also indicates under section 1.1.5.4) **"Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted."**

As noted above the subject lands are located along the shoreline of Lake Waseosa being developed for recreational tourism purposes and limited residential development.

Key word in this section in my opinion is "promoted".

The existing lots will be accessed via water and an existing private road which is not uncommon on waterfront properties in the Town of Huntsville, thus no new municipal road is required. This allows the peace, tranquility and recreational enjoyment of the waterfront as the very nature of the private road and water access curtails high speeds and reduces noise.

There will be no financial obligation or responsibility on behalf of the municipality or school board to provide road maintenance, garbage or school bus pick up since it is water access.

The subject lands being in an area where there are other cottages located on linear freehold lots will be compatible with the existing recreational waterfront character and can be sustained by the existing private services.

Since the lands can sustain the development, this type of use should be promoted as noted in the PPS. Section 1.1.5.3 further states that **"Recreational, tourism and other economic opportunities should be promoted."**

The Province is encouraging and promoting economic opportunities in the Rural area.

The infusion of additional dollars (i.e. spending money on building materials) generating local employment in the construction sector as a result of this project reflects the objectives of the PPS in terms of promoting "other" economic opportunities.

The proposal to permit two new cottages as a recreational tourist-oriented development providing other economic opportunities is not only permitted but should be promoted by the Province and as such is consistent with the PPS.

Section 2 primarily deals with the environmental health including fish habitat, deer wintering yards, provincially significant wetlands, wildlife including species at risk, ground/surface/lake water, streams, agriculture, aggregate and archaeology of an area.

The report prepared by FRiCorp Ecological Services, dated November 2018 addresses the natural heritage features and Species at Risk. It provides mitigation measures and subject to these being implemented it concludes **"development within the scoped study area is consistent with Section 2.1 of the Provincial Policy Statement and applicable official plans as it relates to natural heritage features and areas."**

Section 3 of the PPS is entitled Protecting Public Health and Safety and addresses the health and safety issues and property damage that could result from natural and man-made hazards. Primarily this section deals with flooding, contaminated sites and mining/petroleum operations.

The PPS states "Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage..."

No areas of flooding have been identified. There are no existing or former man-made hazards adjacent or on the subject lands.

No natural heritage features/SAR or public health safety features were identified in the Town of Huntsville planning documentation.

The proposal is consistent with the PPS.

Background

Circa 2016 the owners of 100 Treasure Island discovered that their property was rezoned from Rural (RU1) to Conservation (C) (**Appendix E**). It is uncertain when the rezoning occurred but may have been during the Town's comprehensive zoning by-law update in 2008. The lot located at 200 Treasure Island appears to have been rezoned from Rural (RU1) to Conservation (C) at the same time as 100 Treasure Island. In any event their island property and 200 Treasure Island were originally zoned Rural (RU1) which permitted the construction of a detached dwelling, among other uses. Mainland access was left up to the owner of the land to establish how they would travel back and forth. There were no stipulations regarding water access properties in the Official Plan or Comprehensive Zoning By-Law for a property that was zoned with existing development rights.

In 2006 when the Town adopted its new Official Plan a requirement was introduced regarding the securing of access from the mainland to the satisfaction of the Town in order to develop island properties where development triggered a zoning by-law amendment or severance, or subdivision application had to provide evidence for long term mainland access. Prior to this typically for new water access properties (i.e. new lot creation) a letter from a local marina operator indicating they had enough docking and parking space was all that was required. The new policy in 2006 states in Section 8.4.3 **"Development of shoreline lots with only water access may be permitted where:**

- a) road access is not available;**
- b) road access cannot be provided by way of an extension from an existing road in the vicinity; and**
- c) adequate docking and vehicle parking facilities are secured by the property owner on the mainland to the satisfaction of the Town.**

Section 8.4.4 in the 2006 Official Plan goes on to state, **"Mainland parking and docking facilities for water access properties may be provided through commercial marinas, individual access points serving one property, or waterfront landings serving more than one property."** The policy pertaining to commercial mainland marinas continued in the new Official

Plan, but it was left to the satisfaction of the Town. In the absence of a commercial marina on Lake Waseosa the owners have purchased additional land from the Town through a "tax sale" to secure mainland access for their property on Treasure Island. Further to discussions with Town staff, long term mainland access will be secured through this application and the provision of appropriate easements.

In my opinion the proposal conforms with the Official Plan.

The logistics and mechanics of securing long term mainland access would as follows:
The owners of 100 and 200 Treasure Island would use 143 West Waseosa Lake Road as a location to launch and dock a boat. The idea would be to allow both recreational watercraft and construction equipment to launch and dock from this lot (**Appendix D – site plan**). Physical and legal mainland access is provided to this lot via West Waseosa Lake Road, which is a private road, from South Waseosa Lake Road which is a year-round municipally maintained road. No parking would occur on this lot.

An easement would be granted on this lot in favour of 100 and 200 Treasure Island for a dock and launch. I understand that a formal Planning Act consent is not required as the lot already has a legal description and there is no structural development proposed on the lot.

Once the boat is launched and docked those using this lot would drive their vehicle over to 207 West Waseosa Lake Road to park their boat trailer and vehicles (**Appendix D – site plan**). They would then walk back to 143 South Waseosa Lake Road to boat over to 100 or 200 Treasure Island. 207 West Waseosa Lake Road has both physical and legal mainland access provided to this lot via West Waseosa Lake Road, which is a private road from South Waseosa Lake Road which is year-round municipally maintained road.

The owners have taken these steps over the past two years in their effort to have the Town restore the previous development rights enjoyed by Treasure Island and have worked diligently to secure long-term mainland access for 100 and 200 Treasure Island.

Merits

100 and 200 Treasure Island

The rezoning is intended to permit a single detached dwelling on each of these lots.

- Based on the Scoped Environmental Impact Study development envelopes and dock locations have been identified that will minimize ecological impacts by avoiding any possible natural heritage or Species at Risk habitat. There is no reason ecologically that development can not occur on either of these two lots;
- The proposed development envelopes are located below the top of the hill on 100 Treasure Island and on lower more level terrain on both lots (**Appendix D – site plan**).

This in tandem with the intention to retain the balance of the lot in a natural state, thereby minimizing any potential visual impacts;

- This proposal will provide a greater degree of environmental protection than would have been permitted on the properties under the (RU1) zone permissions that existed prior to 2008, as the Town does not have a tree protection by-law or site alteration by-law. It is notable that with this proposal, most of Treasure Island will remain in its natural state outside of the building envelopes and path to the shoreline;
- These lands are existing, and the owners have been paying municipal taxes as waterfront building lots. As such their development rights should be reestablished;
- It is difficult to rationalize and reconcile the Conservation (C) zone and the "H" symbol particularly when the ecological report indicates that there are no concerns with natural heritage features or Species at Risk. Furthermore, the District of Muskoka in their Lake System Health recreational water quality monitoring program considers Lake Waseosa moderate sensitivity and not an over threshold lake with respect to phosphate loading. Basically, it is considered a healthy lake that can sustain additional development. Under District of Muskoka policy, a Phase 2 water quality assessment is not a requirement and therefore the "H" symbol should be removed;
- The zoning on most waterfront properties on Lake Waseosa is Shoreline Residential 5 (SR5). This zone recognizes the existing lot area and frontage to be the minimum. As such any further land division would trigger a rezoning. The SR5 zone has a 30m setback from the shoreline. The main difference between the Conservation (C) zone and the SR5 zone is that the SR5 zone permits a single detached dwelling. This rezoning is requesting the same development rights as were previously permitted on the properties and the same treatment as other waterfront properties on Lake Waseosa;
- The rezoning of these lands permitting a single detached dwelling and securing long term mainland access through Planning Act approvals is an improvement over what was in place prior to 2008 when the property was zoned Rural (RU1) and a building permit was available for a single detached dwelling, without any requirement for long term mainland access;
- There is no further division of 100 Treasure Island intended. The original 20 acres will remain as is. To put this context, with this much area and frontage under the Town's Official Plan new lot creation can occur with a minimum of 200 feet frontage and 2.5 acres in lot area, a maximum of 8 new lots could be created. The zoning of this property is to restore it back to its original development rights is certainly not unreasonable; and;

- Since there is no intention for further land division, the request for the Shoreline Residential 5 (SR5) is appropriate as it would be in place to recognize the existing lot area and frontage as the minimum. Further it also maintains the 30m setback from the shoreline in line with the zoning on other properties on Lake Waseosa that require a 30m setback.

143 West Waseosa Lake Road

This lot will be used only for boat docking and a launch.

- A previous Town planning approval permitted a dock presumably for access to 200 Treasure Island, **(Appendix F)** since both properties were in the same name;
- Also noted on the attached site plan two parking spaces are shown. This proposal does not contemplate parking on this lot;
- Because of its size it appears that the only potential use of this lot is for a dock with a small turnaround area for vehicles and trailers to launch a boat, as it would be challenging to develop a cottage and a septic system on the lot due to required setbacks;
- There is minimal environmental disruption since most of the vegetation on the lot has been cleared and maintained to accommodate a hydro line passing overhead;
- The lot is very level making for an excellent approach to launch boats and minimizing erosion;
- There is adequate water depth close to shore minimizing dock length;
- The proposed dock is approximately 1.6m wide which is a modest size just enough for stability and functionality;
- The proposed location minimizes tree removal and disturbance along the shoreline;
- Tree cover is intended to remain on both sides of the lot to assist with compatibility from abutting lots; and;
- The lands have good and direct access from South Waseosa Lake Road via West Waseosa Lake Road. The lot is immediately adjacent to West Waseosa Lake Road making for convenient legal access.

207 West Waseosa Lake Road

This lot is intended for the parking of vehicles and trailers after the boat has been launched.

- Given the frontage, area and zoning it is an existing lot of record eligible for a building permit to construct a dwelling;
- The lot is very flat with good drainage making it ideal for the development of a parking lot and future dwelling;
- It is surrounded by private driveways and roads on all sides. The development of the site should have negligible impact on abutting properties;
- It has physical and legal mainland access immediately from West Waseosa Lake making for a convenient entrance; and;
- There are no ecological concerns that would preclude development from occurring. Given this lot has existing development rights the work by the ecologist is more than what would typically be done for protection of the environment.

Your consideration of the zoning by-law amendment and severance application for a parking easement on 207 West Waseosa Lake Road at the next regularly scheduled Planning Committee meeting is greatly appreciated. If you have any further questions or comments, please do not hesitate to contact this office.

Yours truly,
WAYNE SIMPSON & ASSOCIATES



Lanny Dennis, MCIP, RPP
Associate Planner

Pc owner

APPENDIX A

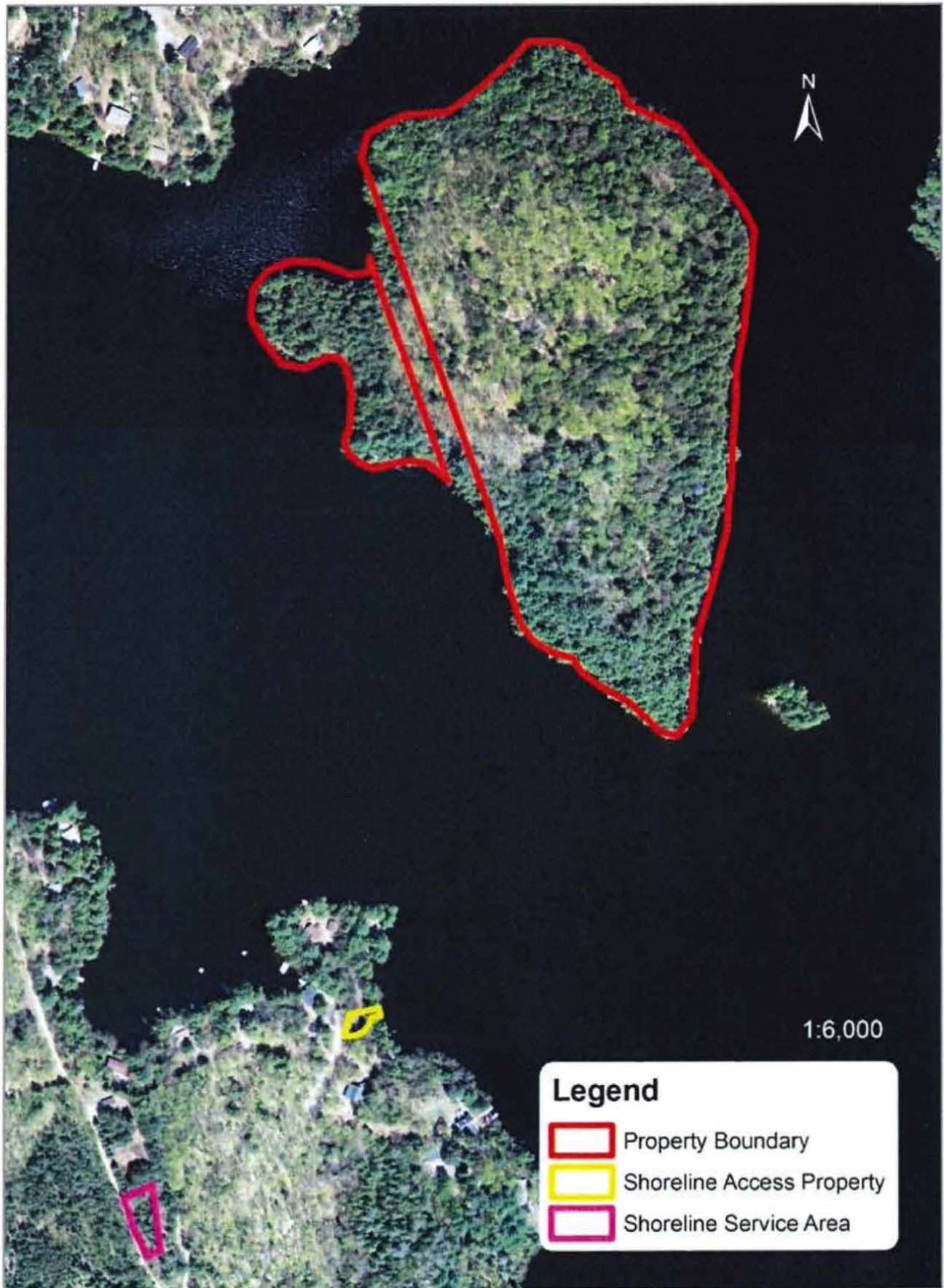
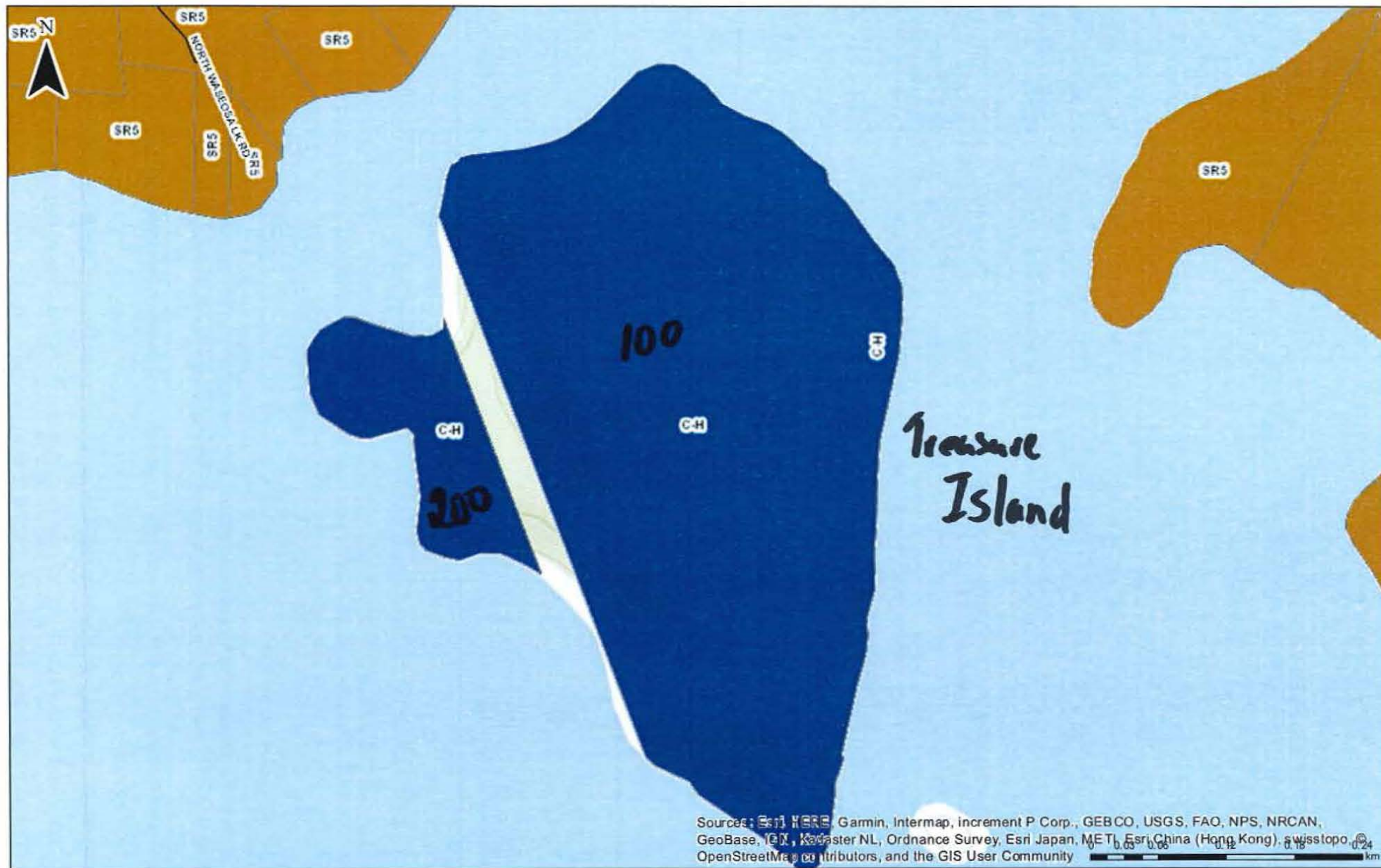


Figure 1: Location Map

APPENDIX B

Huntsville Public Map



- | | | | | | |
|--|------------|--|-----------|--|-------|
| | Provincial | | Municipal | | Parks |
| | District | | Private | | |

UTM Zone 17 NAD 83

Airphoto Data Captured: Spring 2013, 2008
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APPENDIX C

Huntsville Public Map



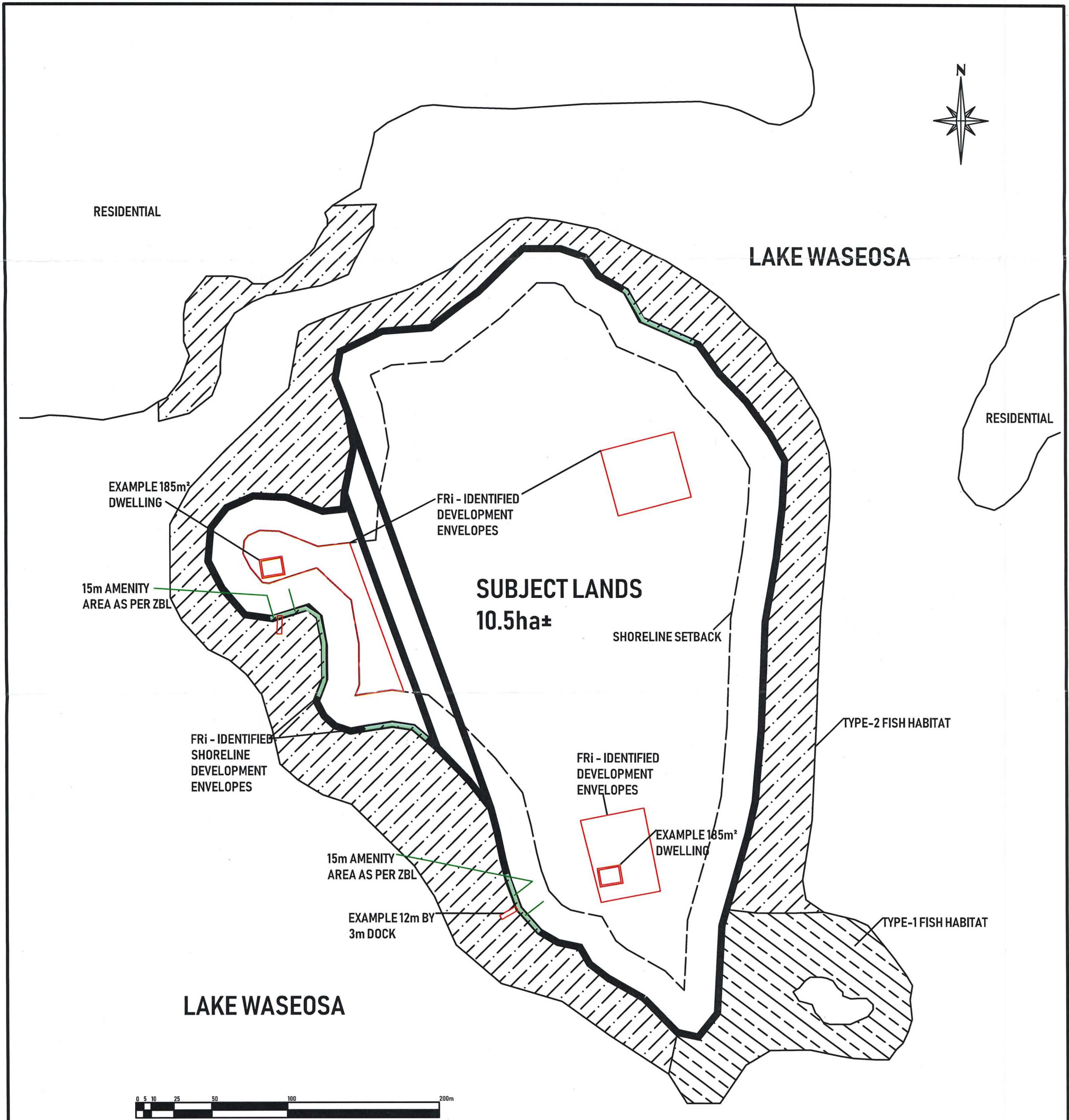
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|--|------------|--|-----------|--|-------|
| | Provincial | | Municipal | | Parks |
| | District | | Private | | |

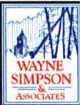
UTM Zone 17 NAD 83

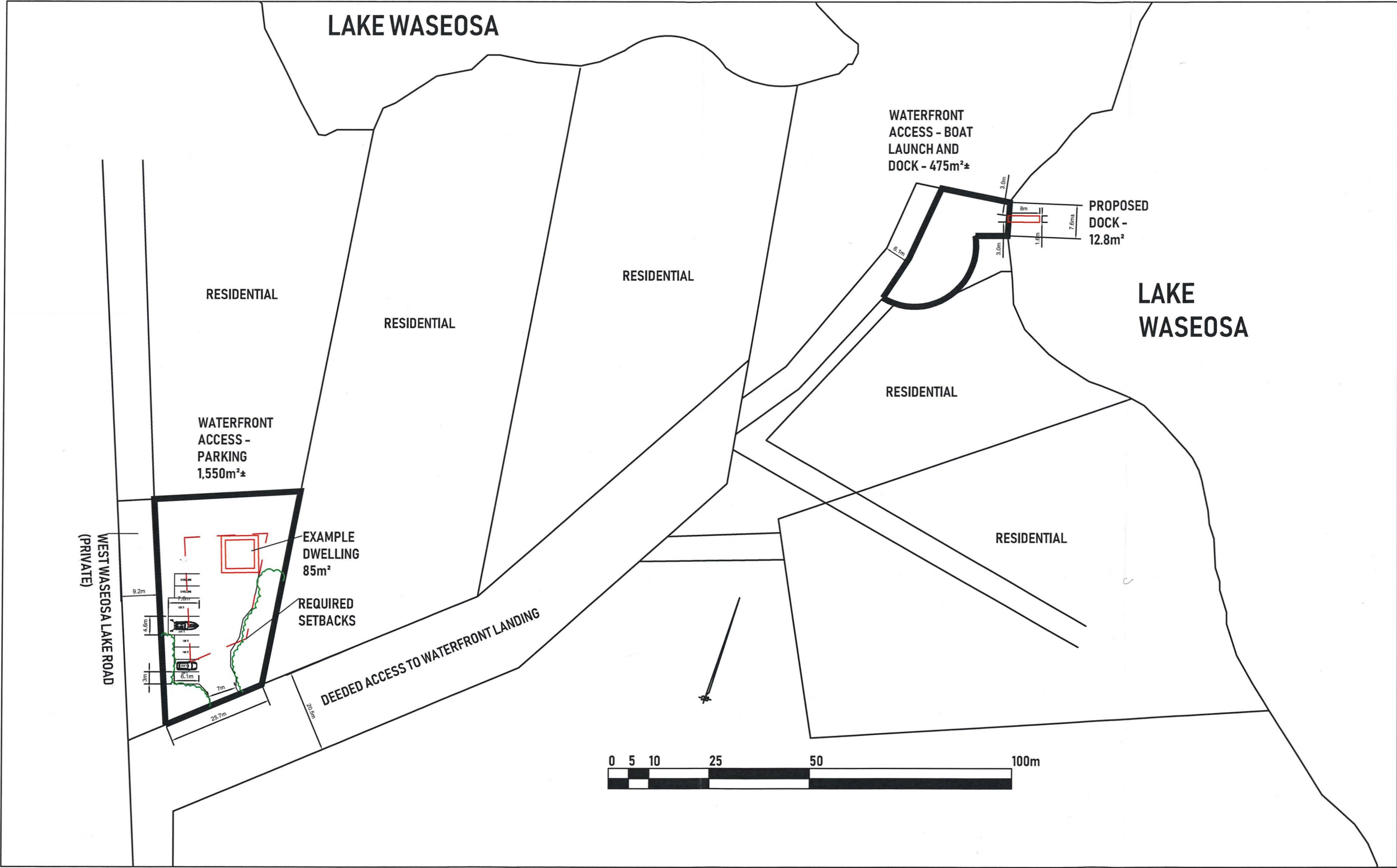
Town of Huntsville
 Alpha Data Captured: Spring 2013, 2008

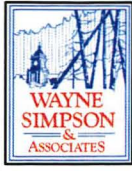
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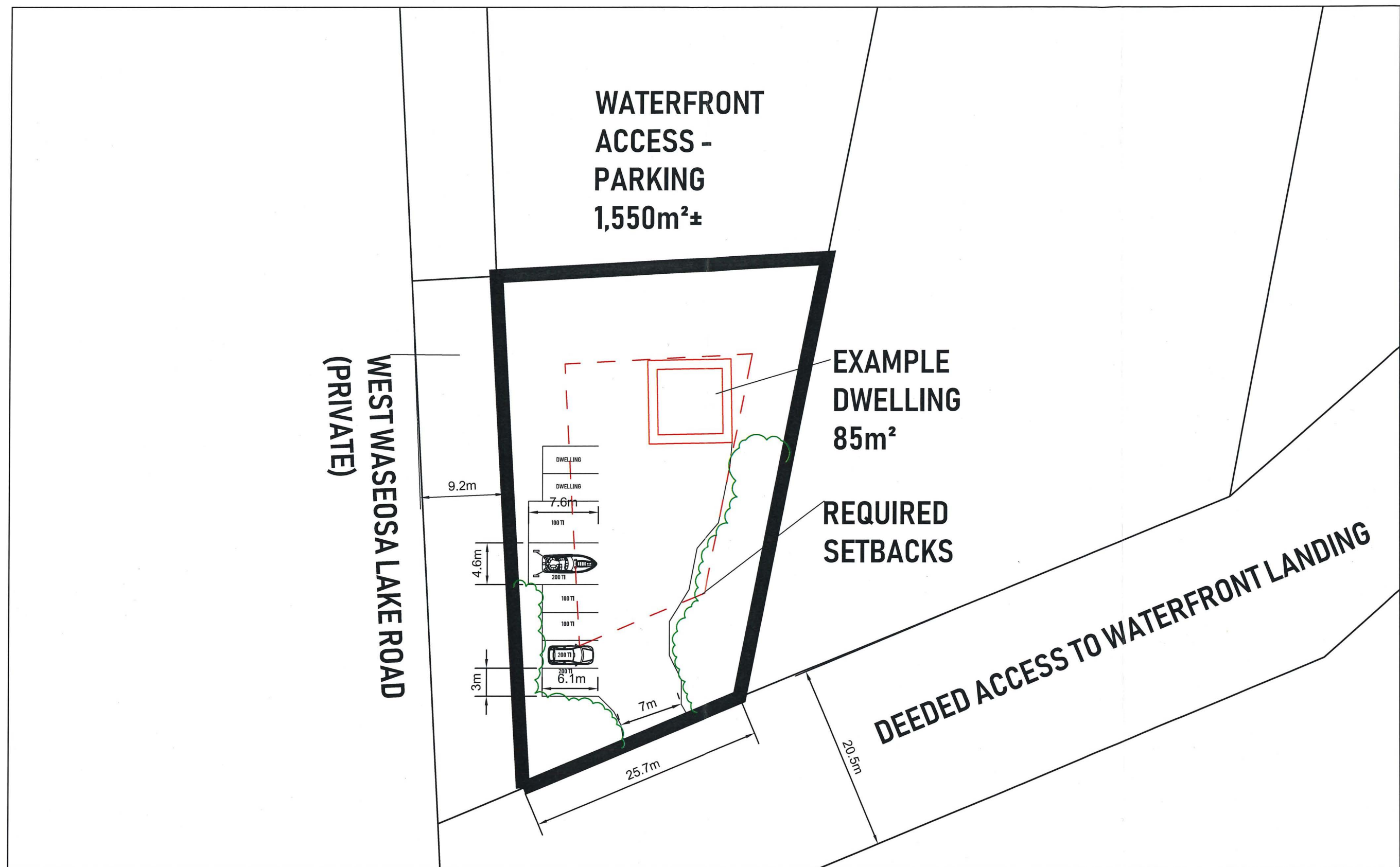
APPENDIX D

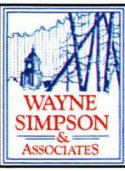


PROJECT: CONCEPTUAL SKETCH	LEGAL DESCRIPTION: PART OF LOT 11, CONCESSION 11 & 12 FORMER TOWNSHIP OF CHAFFEY TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA	 WAYNE SIMPSON & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS 3-76 KING WILLIAM STREET HUNTSVILLE, ONTARIO P1H 1E4 TEL: (705) 789-9082 FAX: (705) 789-9084 info@wsoplanning.ca	DATE: NOVEMBER 26, 2018
			SCALE: METRIC
CLIENT: ROWLAND	LOCATION: TREASURE ISLAND	WSA FILE No.: 1650	REVISION No.:
			FILE NAME: TREASUREISLANDACCESS.dwg

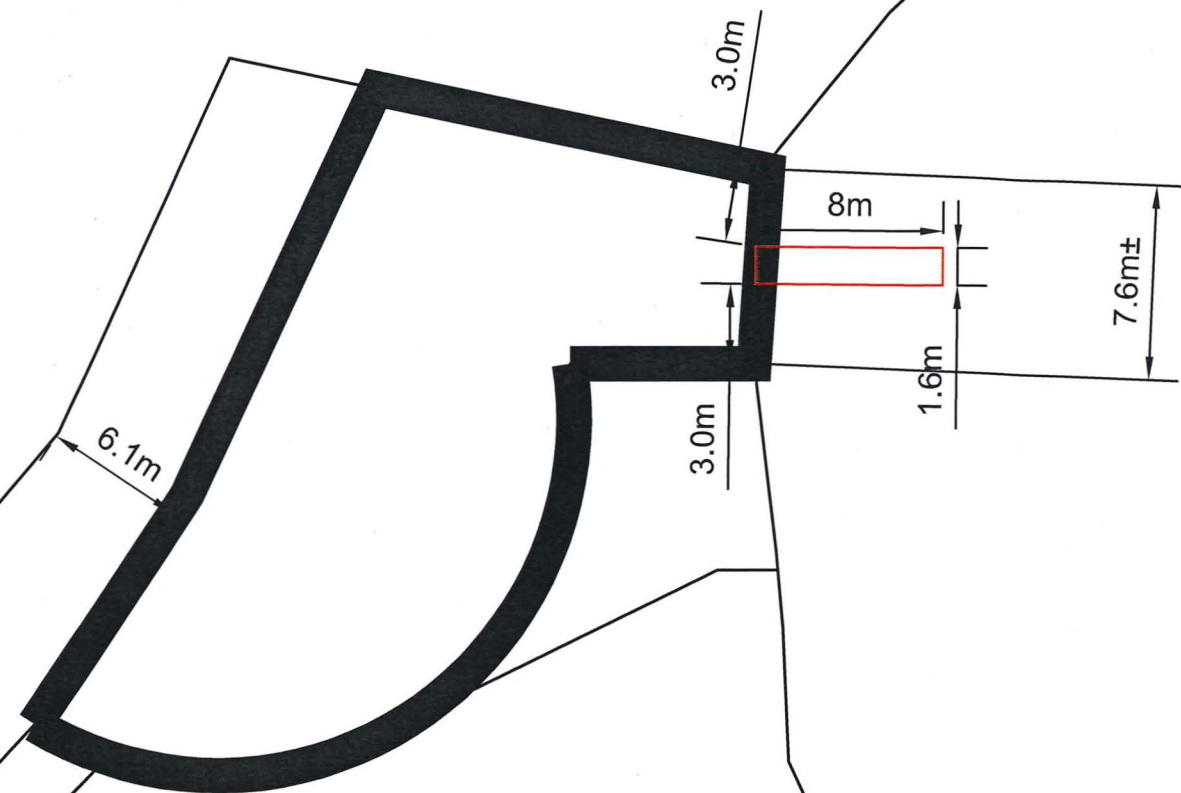


PROJECT: CONCEPTUAL SKETCH	LEGAL DESCRIPTION: PART OF LOT 10, CONCESSION 11 FORMER TOWNSHIP OF CHAFFEY TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA	 WAYNE SIMPSON & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS 3-76 KING WILLIAM STREET HUNTSVILLE, ONTARIO P1H 1E4 TEL: (705) 789-9092 FAX: (705) 789-9094 info@wsaplanning.ca	DATE: NOVEMBER 26, 2018 SCALE: METRIC REVISION No.:
CLIENT: ROWLAND	LOCATION: 143 AND 207 WEST WASEOSA LAKE ROAD	WSA FILE No.: 1650	FILE NAME: TREASUREISLANDACCESS.dwg



PROJECT: DETAIL 1 – PARKING AREA	LEGAL DESCRIPTION: PART OF LOT 10, CONCESSION 11 FORMER TOWNSHIP OF CHAFFEY TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA	 WAYNE SIMPSON & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS 3-76 KING WILLIAM STREET HUNTSVILLE, ONTARIO P1H 1E4 TEL: (705) 789-9092 FAX: (705) 789-9094 info@wsaplanning.ca	DATE: NOVEMBER 26, 2018
CLIENT: ROWLAND	LOCATION: 143 AND 207 WEST WASEOSA LAKE ROAD		SCALE: METRIC
			REVISION No.: 1
		WSA FILE No.: 1650	FILE NAME: TREASUREISLANDACCESS.dwg

**WATERFRONT
ACCESS - BOAT
LAUNCH AND
DOCK - 475m²±**



**PROPOSED
DOCK -
12.8m²**

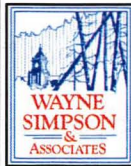
**LAKE
WASEOSA**

PROJECT:

**DETAIL 2 -
WATER ACCESS**

LEGAL DESCRIPTION:

PART OF LOT 10, CONCESSION 11
FORMER TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA



WAYNE SIMPSON & ASSOCIATES
PLANNING AND DEVELOPMENT CONSULTANTS

3-76 KING WILLIAM STREET
HUNTSVILLE, ONTARIO P1H 1E4
TEL: (705) 789-9092 FAX: (705) 789-9094
info@wsaplanning.ca

DATE:

NOVEMBER 26, 2018

SCALE:

METRIC

REVISION No.:

CLIENT:

ROWLAND

LOCATION:

143 AND 207 WEST WASEOSA LAKE ROAD

WSA FILE No.:

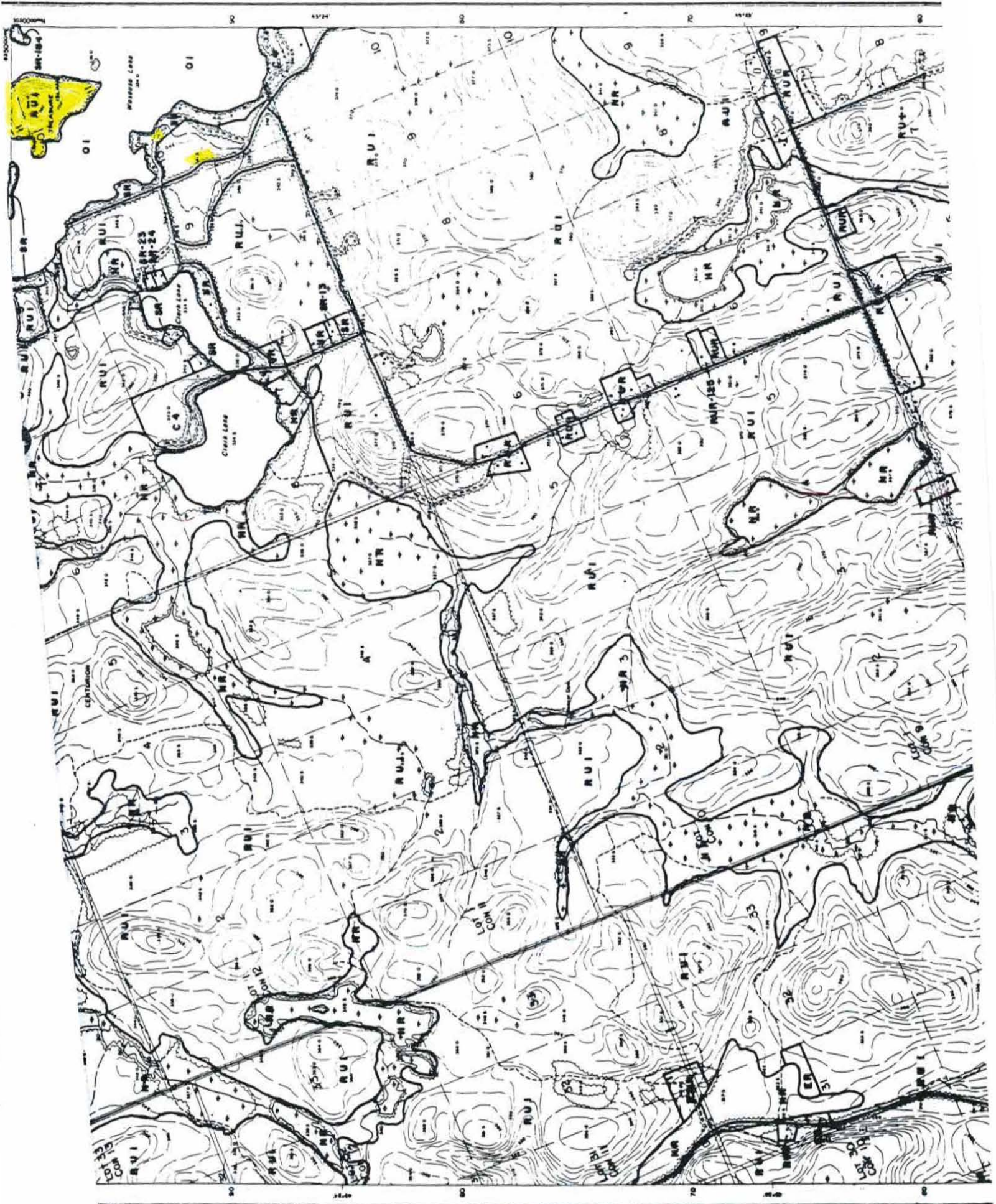
1650

FILE NAME:

TREASUREISLANDACCESS.dwg

APPENDIX E

subject lands



APPENDIX F

THIS AGREEMENT made in duplicate the 12th day of January, 1999

BETWEEN: [REDACTED]
hereinafter called and referred to as the "Owner"
OF THE FIRST PART

-and-

THE CORPORATION OF THE TOWN OF HUNTSVILLE
hereinafter called and referred to as the "Town"
OF THE SECOND PART

WHEREAS, the Owner has applied to the Town to permit the development of Part Lot 10, Concession 11, geographic township of Chaffey, Town of Huntsville, designated as Parts 9 & 10 on Plan 35R-7737,

AND WHEREAS, the Owner has agreed with the Town to do, furnish and perform the works, material matter and things required to be done, furnished and performed in the manner hereafter described in connection with the proposed use of land.

AND WHEREAS, pursuant to By-law 95-76P (which was registered in the Land Registry Office as Instrument No 287312 and in the Land Titles Office as Instrument No. 193416), the Town, as a condition of the development, has required the following development control items.

AND WHEREAS, the Town of Huntsville has enacted By-law 95-76P designating the entire Town as a site plan control area pursuant to Section 41 of the Planning Act, R.S.O., 1990, as amended.

NOW THEREFORE, THIS AGREEMENT WITNESSES THAT, in the consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada now paid by the Owner to the Town, the receipt whereof is hereby acknowledged, and other good and valuable consideration, the parties hereto agree as follows:

1. The Town agrees that subject to compliance by the Owner with all relevant municipal by-laws, provincial statutes and regulations that the Owner may proceed the construction of a detached dwelling, on Part 10, Plan 35R-7737, and the development of mainland parking for the associated residential lot on Treasure Island, on Part 9, Plan 35R-7737, geographic township of Chaffey, Town of Huntsville, in accordance with the Site Plan, being Schedule "B", attached hereto. BA
BA
BA
2. The Owner undertakes, covenants and agrees to provide a private septic system to the respective development, in the area shown on Schedule "B", attached hereto and that the native iron rich soils be maintained beneath and downgradient of the leaching beds unless otherwise approved.
3. The Owner undertakes, covenants and agrees to provide on-site parking areas as shown on Schedule "B", attached hereto.
4. The Owner agrees to develop the lot in accordance with the following recommendations:
 - 32 metre setback from the water for the dwelling;
 - the parking area be graded and all roof drains be designed to deflect the water away from the lake to the rear of the building;
 - retention of natural vegetation within the 30 metre setback from the water, save and except:
 - clearing of dead/decaying trees;
 - provision of a 2metre wide walkway;
 - clearing minimal amounts of trees to obtain views of the lake; and,
 - provision of a small cleared area near the shoreline around the dock/boathouse
 - the dock shall be either floating or cantilevered; and,
 - a boathouse must receive necessary approvals of all agencies

5. The Owner agrees to register this agreement upon the title of the following lands owned by the Owner:

"Lands in the Town of Huntsville, in the District Municipality of Muskoka and being composed of on Part of Lot 10, Concession 11, geographic township of Chaffey, Town of Huntsville, designated as Parts 9 & 10, Plan 35R-7737.

6. Both parties agree that the definitions set out in Schedule "A" attached hereto are applicable in the interpretation of the agreement.

7. The Owner agrees to pay to the Town of Huntsville any realty and business taxes which may be outstanding against the lands described herein before making application for building permits for the said land and that the Town will not issue a building permit until all taxes have been paid in full.

8. The Owner shall not call into question, directly or indirectly, in any proceedings whatsoever, in law or in equity or before any administrative tribunal, the right of the Town to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceeding.

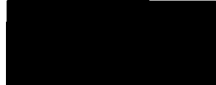
9. The Owner undertakes, covenants and agrees that all approvals required as set out in Schedule "D" attached hereto shall be approved by the persons or agencies names and submitted to the Town before use or occupancy of any portion of the newly constructed buildings shall be permitted.

10. The Owner undertakes, covenants and agrees to pay to The District Municipality of Muskoka and the Town of Huntsville the development charge applicable at the time of obtaining a building permit.

11. The Owner undertakes, covenants and agrees to provide appropriate construction mitigation materials and techniques to prevent any siltation and/or other materials from entering Lake Waseosa, during construction.

12. Any notice required to be given pursuant to the terms hereto shall be in writing and mailed or delivered to the other at the following addresses.

Kathleen Gilchrist
Clerk, Town of Huntsville
37 Main Street East
Huntsville, Ont. P1H 1A1



BH

Any notice so delivered shall be deemed to have been received by other party forty-eight hours after the same has been posted in a prepaid envelope addressed as aforesaid.

20. This Agreement shall enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of each of the Parties hereto.

IN WITNESS WHEREOF the Parties of the First Part have hereunder set their hand and seal and the Party of the Second Part has hereto affixed its Corporate Seal attested by the hands of its duly authorized officers this 12th day of January, 1999.

Signed, Sealed and Delivered
in the Presence of:

OWNER



THE CORPORATION OF THE TOWN OF HUNTSVILLE

Per: Mayor, Len Clarke

Per: Clerk, Kathleen Gilchrist



SCHEDULE "A"

DEFINITIONS

- A.1 "BUILDING INSPECTOR" shall mean the building inspector of the Town of Huntsville.
- A.2 "FIRE CHIEF" shall mean the Chief of the Huntsville Fire Department.
- A.3 "HYDRO INSPECTOR" shall mean the Inspector of Ontario Hydro having jurisdiction in the Town.
- A.4 "OWNER" shall mean the present owner of the subject lands
- A.5 "TOWN" shall mean the Corporation of the Town of Huntsville.

SCHEDULE "C"

SPECIFICATIONS

- C.1 Unless otherwise provided, all work to be completed by the Owner under this agreement shall be according to the requirements of the Ontario Building Code.
- C.2 Prior to the Town issuing a building permit, the Owner shall have all preliminary drawings approved by the Town Building Inspector, all in accordance with current Town standards, requirements and specifications.
- C.3 The approvals in paragraph 2 above shall not absolve the Owner of the responsibility for errors in or omissions from such plans.
- C.4 All solid waste disposal shall meet the standards of the Ontario Ministry of the Environment and/or the Ontario Building Code.

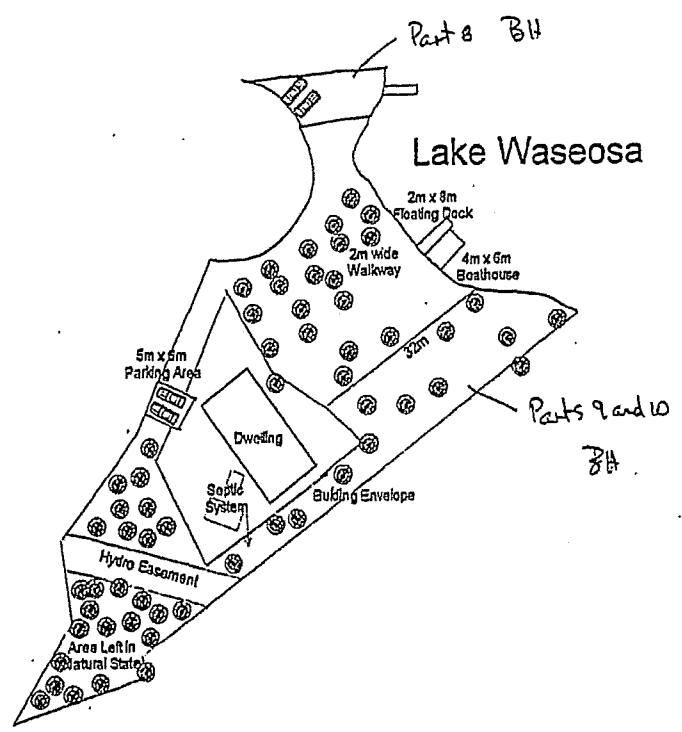
SCHEDULE "D"

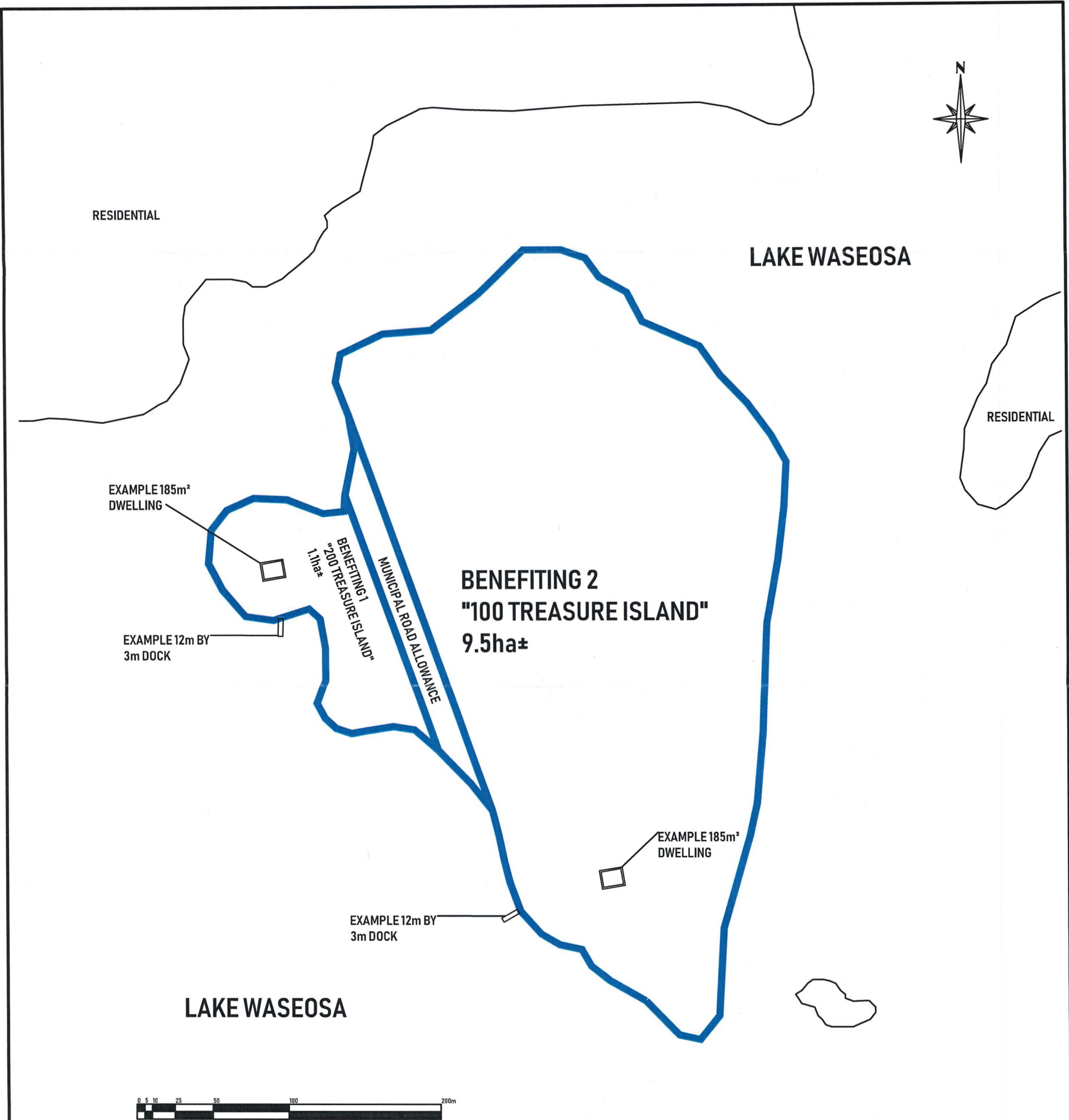
APPROVALS REQUIRED

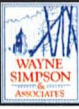
- D.1 Building Inspector
Building permit issued before commencement of construction.
Building Permit Issued for Septic System.
- D.2 Fire Chief - Huntsville
Certification of compliance with all fire regulations issued before use.
- D.3 Ontario Hydro
Hydro Inspection certificate before certificate of completion in D.1.
- D.5 Dock / Boat House Permits, if required.

B
BH
SCHEDULE "A"

Site Plan of
Part of Lot 10, Concession XI,
geographic Township of Chaffey,
Town of Huntsville
Scale 1" = 60'





PROJECT:	SKETCH FOR CONSENT	LEGAL DESCRIPTION: PART OF LOT 11, CONCESSION 11 & 12 FORMER TOWNSHIP OF CHAFFEY TOWN OF HUNTSVILLE DISTRICT MUNICIPALITY OF MUSKOKA	 WAYNE SIMPSON & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS 3-78 KING WILLIAM STREET HUNTSVILLE, ONTARIO P1H 1E4 TEL: (705) 789-9092 FAX: (705) 789-9094 info@wesopanning.ca	DATE:	NOVEMBER 26, 2018
				SCALE:	METRIC
				REVISION No.:	
CLIENT:	ROWLAND	LOCATION:	TREASURE ISLAND	WSA FILE No.:	1650
				FILE NAME:	TREASUREISLANDACCESS.dwg

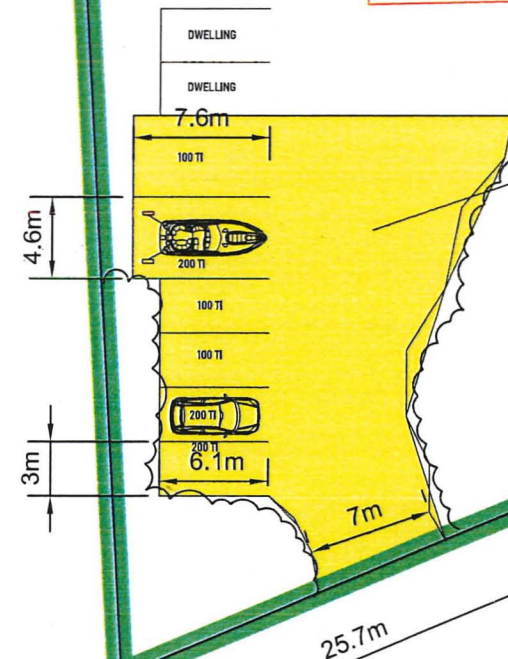
WEST WASEOSA LAKE ROAD
(PRIVATE)

RETAINED
LANDS
1,550m²±

EXAMPLE
DWELLING
85m²

PROPOSED
EASEMENT FOR
ACCESS

DEEDED ACCESS TO WATERFRONT LANDING

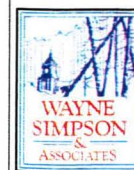


PROJECT:

SKETCH FOR
CONSENT

LEGAL DESCRIPTION:

PART OF LOT 10, CONCESSION 11
FORMER TOWNSHIP OF CHAFFEY
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA



WAYNE SIMPSON & ASSOCIATES
PLANNING AND DEVELOPMENT CONSULTANTS

3-76 KING WILLIAM STREET
HUNTSVILLE, ONTARIO P1H 1E4
TEL: (705) 789-9092 FAX: (705) 789-9094
info@wsaplanning.ca

DATE:

NOVEMBER 26, 2018

SCALE:

METRIC

REVISION No.:

1

CLIENT:

ROWLAND

LOCATION:

143 AND 207 WEST WASEOSA LAKE ROAD

WSA FILE No.:

1650

FILE NAME:

TREASUREISLANDACCESS.dwg

Torkin Manes LLP
Barristers & Solicitors
151 Yonge Street, Suite 1500
Toronto, Ontario M5C 2W7

Tel: 416-863-1188
Fax: 416-863-0305
www.torkinmanes.com

Sidney H. Troister
Direct Tel: 416-777-5432
Direct Fax: 1-888-312-0072
stroister@torkinmanes.com

Our File No. 40756.1

An international
member of

AllyLaw

Torkin|Manes
Barristers & Solicitors

November 12, 2018

The Town of Huntsville
Town Hall
2nd Floor, 37 Main Street East
Huntsville, ON P1H 1A1

Attention: Kirstin Maxwell, MCIP, RPP, Manager of Planning

Dear Sirs/Mesdames:

**Re: Title opinion re access to property on Lake Waseosa being 143 and 207 West
Waseosa Lake Road.**

I am writing to provide you with my title opinion regarding the access of the owners of the property to the South Waseosa Lake Road.

Background

Barbara Rowland, Gayle Gailits and Keith Ball own two properties on the west side of Lake Waseosa, one being described as part 7 on plan 35R-7737 and the other being part 4 on the same plan. At issue is the rights of access from the properties to South Waseosa Lake Road.

In preparing this report, I assume that South Waseosa Lake Road is located on the road allowance between concessions 10 and 11 as shown and identified on the attached extract from the township map.

As will be noted in great detail below, both of the properties owned by the owners Barbara Rowland, Gayle Gailits and Keith Ball have good and legal access by deeded rights of way over parts identified on reference plan 35R-7737 and which I understand is referred to as West Waseosa Lake Road.

All of the properties reported in this letter are recorded in the Land Titles system and I include in this report a copy of the PIN or parcel registers for each of the owners' properties. The PINs essentially state what your title is. In the case of rights referred to in other instruments (and in particular, the rights of way affecting part 4 and parts 7 and 8 on plan 35R-7737), copies of those instruments are also attached.

The parking property. Part 4 plan 35R-7737; 207 West Waseosa Lake Road

By transfer registered on November 15, 2017 as instrument MT192260, Barbara Rowland, Gayle Gailits and Keith Ball as tenants in common became the registered owner of Part 4, plan 35R-7737 as set out on PIN 48077-0205 (LT) recorded in the land titles office for Muskoka.

The parcel register or PIN for this property indicates that it is together with a right of way as described in instrument DM319811. Instrument DM319811 was a transfer of Part 4, plan 35R-7737 from John Bryan Haigh to Stephen Kidani registered February 14, 2000 that also granted a right of way over parts 1, 2, 5, 6, and 7 plan 35R-7737 and those rights are included in the transfer of part 4 to you. Parts 1 and 2 at least appear to be also called West Waseosa Lake Road.

To summarize, Part 4 has access to South Waseosa Lake Road over parts 1 and 2 on plan 35R-7377.

The boat launch property. Parts 7 and 8 plan 35R7737;143 West Waseosa Lake Road

By transfer registered on November 15, 2017 as instrument MT192237, Barbara Rowland, Gayle Gailits and Keith Ball as tenants in common became the registered owners of Parts 7 and 8, plan 35R-7737 as set out on PIN 48077-0212 (LT) recorded in the land titles office for Muskoka.

The parcel register or PIN for this property indicates that it is together with a right of way as described in instrument DM319810. Instrument DM319810 was a transfer of Parts 7 and 8, plan 35R-7737 from John Bryan Haigh and others to Stephen Kidani registered February 14, 2000 that also granted a right of way over parts 1, 2, 5, and 6 plan 35R-7737 and those rights are included in the transfer of parts 7 and 8 to you. That instrument also indicates that the title to part 7 is subject to a right of way. My search indicates that the right of way over part 7 is in favour of your property being part 4.

I note from the reference plan that part 8 abuts the natural and original high water mark of Waseosa Lake and as a result, the property would appear to have direct access to Lake Waseosa.

To summarize, Parts 7 and 8 have access to South Waseosa Lake Road over parts 1, 2, 5, and 6 on plan 35R-7377.

Conclusion

Taken together, based on my review of registered title, the owners are the registered owners of parts 4, 7 and 8 on plan 35R7737 and have unlimited rights of way over parts 1, 2, 5 and 6 for access to part 4 and parts 7 and 8.

Enclosures

1. Reduced copy of Plan 35R-7737;

2. Extract from Township map;
3. Part 4, plan 35R-7737: PIN 48077-0205 (LT) instrument MT192260; DM319811; and
4. Parts 7 and 8 plan 35R7737: PIN 48077-0212 (LT); instrument MT192237; DM319810.

I hope the above information is of assistance.

Yours truly,

TORKIN MANES LLP

Per:

per Sidney H. Troister /rs
Sidney H. Troister

SHT/rs

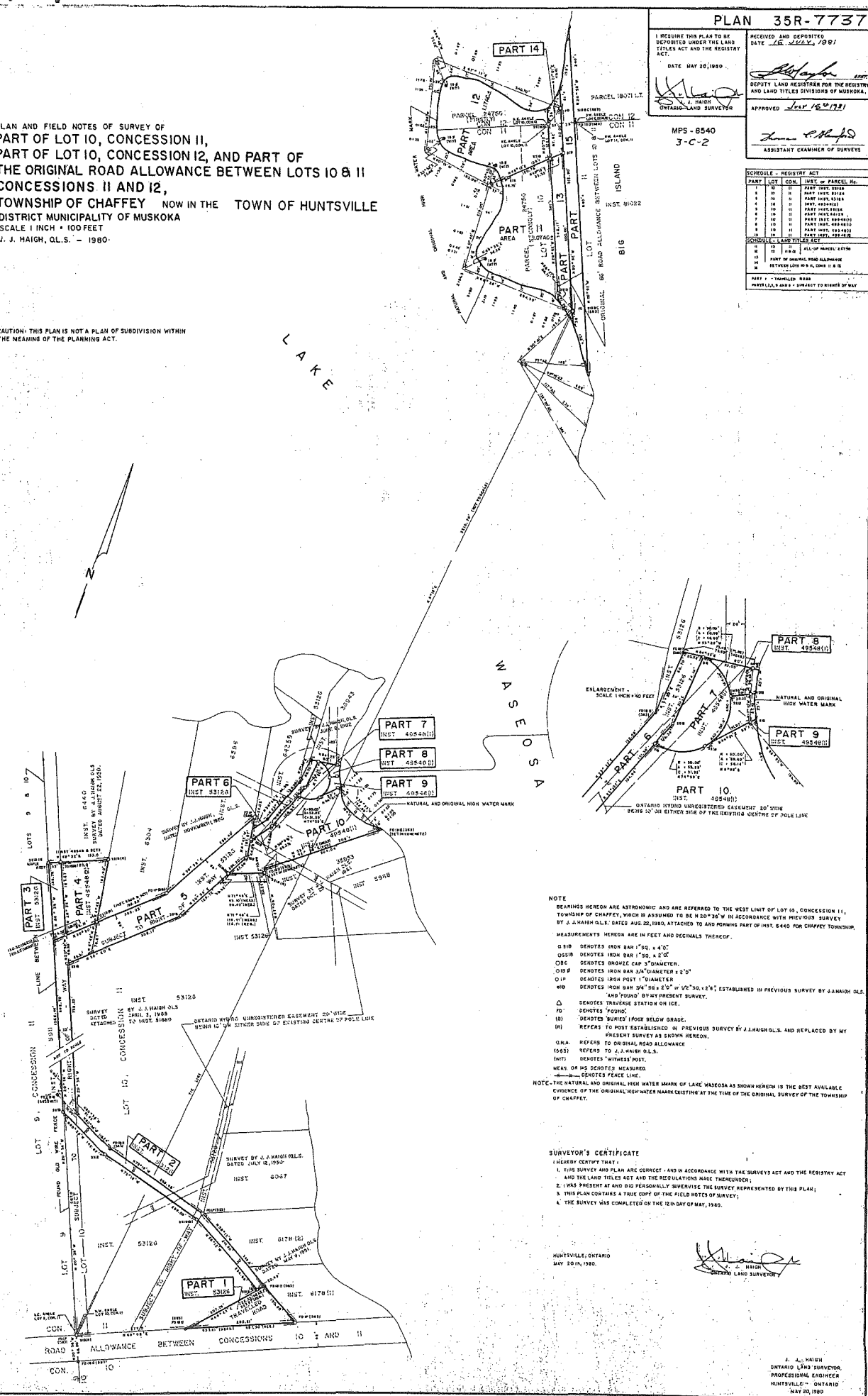
Enclosures

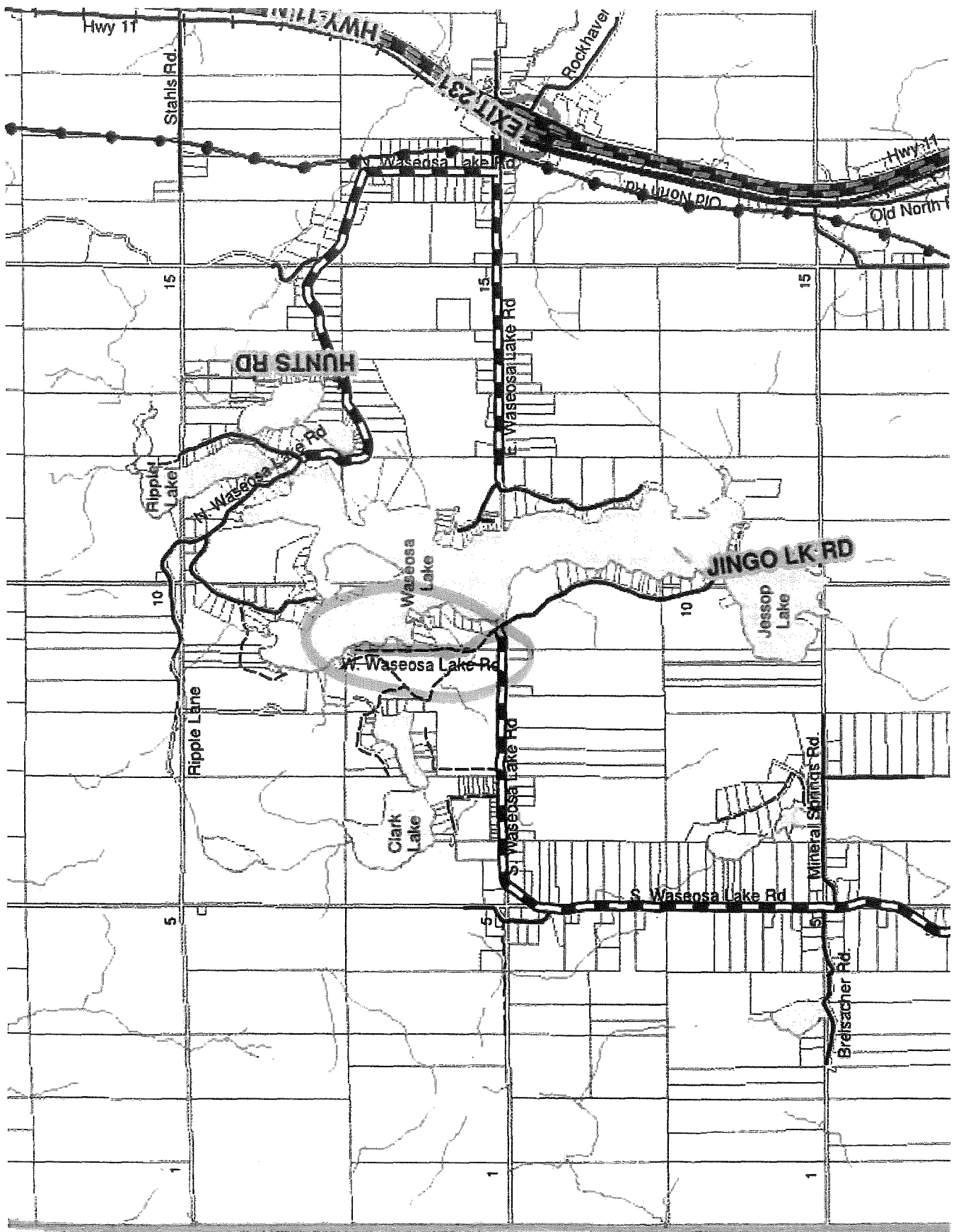
40756.0001/11873946_.1

7731

PLAN AND FIELD NOTES OF SURVEY OF
PART OF LOT 10, CONCESSION 11,
PART OF LOT 10, CONCESSION 12, AND PART OF
THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 10 & 11
CONCESSIONS 11 AND 12,
TOWNSHIP OF CHAFFEY NOW IN THE TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE 1 INCH = 100 FEET
J. J. HAIGH, O.L.S. - 1980

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN
THE MEANING OF THE PLANNING ACT.





STISTE



Ontario

ServiceOntario

LAND
REGISTRY
OFFICE #35

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

48077-0205 (LT)

PAGE 1 OF 1
PREPARED FOR sidney01
ON 2018/10/10 AT 11:21:39

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 10 CON 11 CHAFFEY PT 4 35R7737 T/W DM319811; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2004/10/18

OWNERS' NAMES

ROWLAND, BARBARA
GAILITS, GAYLE
BALL, KEITH

CAPACITY SHARE

TCOM
TCOM
TCOM

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2004/10/18 **						
DM70304	1969/06/09	ORDER				C
35R7737	1981/07/16	PLAN REFERENCE				C
MT192260	2017/11/15	TRANSFER	\$8,100	THE CORPORATION OF THE TOWN OF HUNTSVILLE	ROWLAND, BARBARA GAILITS, GAYLE BALL, KEITH	C
REMARKS: TAX DEED						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Properties

PIN 48077 - 0205 LT **Interest/Estate** Fee Simple
Description PT LT 10 CON 11 CHAFFEY PT 4 35R7737 T/W DM319811; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA
Address 207 W WASEOSA LK RD
HUNTSVILLE

Consideration

Consideration \$ 8,100.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name THE CORPORATION OF THE TOWN OF HUNTSVILLE
Address for Service 37 Main Street East
Huntsville ON P1H 1A1

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation Julia McKenzie, Manager of Finance/Treasurer.

Transferee(s)**Capacity****Share**

Name ROWLAND, BARBARA **Capacity** Tenants In Common

Date of Birth

Address for Service

Name GAILITS, GAYLE **Capacity** Tenants In Common

Date of Birth

Address for Service

Name BALL, KEITH **Capacity** Tenants In Common

Date of Birth

Address for Service

Statements

Schedule: See Schedules

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Jeffrey Frank Oberman

350 Davis Drive, PO Box 95501
Newmarket
L3Y 2N6

acting for
Transferor(s)

Signed

2017 11 15

Tel

Fax 905-853-5885

I have the authority to sign and register the document on behalf of all parties to the document.

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd

Page 2 of 4

Signed By

Jeffrey Frank Oberman

350 Davis Drive, PO Box 95501
Newmarket
L3Y 2N6acting for
Transferee(s)

Signed

2017 11 15

Tel

Fax 905-853-5885

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

REALTAX INC.

350 Davis Drive, PO Box 95501
Newmarket
L3Y 2N6

2017 11 15

Tel

Fax 905-853-5885

Fees/Taxes/Payment

Statutory Registration Fee \$63.65

Provincial Land Transfer Tax \$40.50

Total Paid \$104.15

File Number

Transferor Client File Number :

44 42 020 021 06100 0000 MAHV16-21

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 48077 - 0205 PT LT 10 CON 11 CHAFFEY PT 4 35R7737 T/W DM319811; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

BY:	THE CORPORATION OF THE TOWN OF HUNTSVILLE		
TO:	ROWLAND, BARBARA	Tenants In Common	%(all PINs)
	GAILITS, GAYLE	Tenants In Common	%(all PINs)
	BALL, KEITH	Tenants In Common	%(all PINs)

1. ROWLAND, BARBARA AND GAILITS, GAYLE AND BALL, KEITH

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for ____ described in paragraph(s) () above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ____ described in paragraph(s) () above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of ____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	8,100.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	8,100.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	8,100.00

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- Other remarks & explanations: The Non-Resident Speculation Tax (NRST) does not apply to this transfer because the property is not in the specified region.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 35 Registration No. MT192260 Date: 2017/11/15

B. Property(s): PIN 48077 - 0205 Address 207 W WASEOSA LK Assessment 4442020 - 021061000000
RD Roll No
HUNTSVILLE

C. Address for Service:



D. (i) Last Conveyance(s): PIN 48077 - 0205 Registration No. DM319811

(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Jeffrey Frank Oberman
350 Davis Drive, PO Box
95501
Newmarket L3Y 2N6

School Tax Support (Voluntary Election)

- All individual transferees wish to vote for English-Public.



Province
of
Ontario

Municipal Act, 2001
S.O. 2001, c. 25
O. Reg. 181/03 Schedule 3

Schedule
Form 6 — Land Registration Reform Act

Realtax Inc. 2009

S

Page 2

Additional Property Identifier(s) and/or Other Information

Statement of Compliance

By virtue of the *Municipal Act, 2001*, the registration of this tax deed vests in the transferee an estate in fee simple in the land described in this document, together with all rights, privileges and appurtenances and free from all estates and interests except:

- (i) easements and restrictive covenants that run with the land;
- (ii) any estates and interests of the Crown in right of Canada or Ontario, other than an estate or interest acquired by the Crown in right of Ontario due to an escheat or forfeiture under the *Business Corporations Act* or the *Corporations Act*; and
- (iii) any interest or title acquired by adverse possession by abutting landowners before registration of this tax deed.

The registration of this tax deed vests in the transferee any interest in or title to adjoining land acquired by adverse possession before the registration of this tax deed if the person originally acquiring the interest or title did so as a consequence of possession of the land described in this tax deed.

I, Julia McKenzie, Manager of Finance/Treasurer of The Corporation of the Town of Huntsville, hereby verify that:

- (i) a tax arrears certificate was registered as Instrument No. MT166424 with respect to the land at least one year before the said land was advertised for sale;
- (ii) notices were sent and statutory declarations were made in substantial compliance with the applicable provisions of the *Municipal Act, 2001*, the *Municipal Tax Sales Act*, as it read before January 1, 2003, and the regulations under those Acts;
- (iii) the cancellation price was not paid within one year following the date of the registration of the tax arrears certificate;
- (iv) there was no subsisting extension agreement when the land was advertised for sale; and
- (v) the land was advertised for sale in substantial compliance with the *Municipal Act, 2001* and the regulations under that Act.

Municipality or Board

Signature(s)

Date of Signature

Y M D

THE CORPORATION OF THE TOWN OF
HUNTSVILLE

Julia McKenzie

2017 11 07

Julia McKenzie
Manager of Finance/Treasurer
Treasurer or Authorized Officer or
Employee of the Municipality or Board

Roll No. 44 42 020 021 06100 0000
File No. MAHV16-21

FOR OFFICE
USE ONLY

Additional Property Identifier(s) and/or Other Information

This transaction is not subject to any writs of execution.

Execution search completed on 15-November-2017.

Clear execution certificate No(s) 32803408-4956364B ; Party searched: KIDANI, STEPHEN

Transfer/Deed of Land

Form 1 - Land Registration Reform Act

A

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold;">319811</p> <p style="font-size: 0.8em;">CERTIFICATE OF REGISTRATION CRADBRIDGE 35 LAND REGISTRY</p> <p style="font-size: 0.8em;">00 FEB 14 PM 11 05</p> <p style="font-size: 0.8em;">New Property Identifiers</p> <p style="font-size: 0.8em;">Additional See Schedule <input type="checkbox"/></p> <p style="font-size: 0.8em;">Executions</p> <p style="font-size: 0.8em;">Additional See Schedule <input type="checkbox"/></p>		(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 2 pages MCC											
		(3) Property Identifier(s) Block _____ Property _____		Additional See Schedule <input type="checkbox"/>											
		(4) Consideration <u>ONE FOUR THOUSAND 31,400.00</u> THIRTY-FIVE THOUSAND Dollars \$ <u>35,000.00</u>													
		(5) Description This is a Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Lot 10, Concession 11, Ward of Chaffey, Town of Huntsville, in the District Municipality of Muskoka, being designated as Part 4, on Reference Plan 35R-7737, together with a right of way over Parts 1, 2, 5, 6 & 7 on Reference Plan 35R-7737													
(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		(7) Interest/Estate Transferred Fee Simple													
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that the property transferred is not ordinarily occupied by me and my spouse who is not separated from me, as our family residence <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Name(s) <u>HAIGH, John Bryan</u> </div> <div style="width: 35%;"> Date of Signature Y M D <u>2000</u> <u>01</u> <u>27</u> </div> </div>															
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Name(s) _____ </div> <div style="width: 35%;"> Date of Signature Y M D </div> </div>															
(10) Transferor(s) Address for Service <u>c/o 4195 Dundas Street West, Suite 329, Toronto, Ontario, M8X 1Y4</u>															
(11) Transferee(s) <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Name(s) <u>KIDANI, Stephen</u> </div> <div style="width: 35%;"> Date of Birth Y M D <u>1968</u> <u>03</u> <u>04</u> </div> </div>															
(12) Transferee(s) Address for Service _____															
(13) Transferor(s) I, the undersigned, declare that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Signature <u>B. Haigh</u> Date of Signature Y M D <u>2000</u> <u>01</u> <u>27</u> </div> <div style="width: 45%;"> Signature _____ Date of Signature Y M D _____ </div> </div> Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. Name and Address of Solicitor <u>R. J. Elliott, 4195 Dundas Street West, Suite 329, Toronto, Ontario, M8X 1Y4</u> Signature <u>R. J. Elliott</u> Date of Signature Y M D <u>2000</u> <u>01</u> <u>27</u>															
(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (2) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing. Name and Address of Solicitor <u>MARK REID Box 5337 HUNTSVILLE PIHAK7</u> Signature <u>M. Reid</u> Date of Signature Y M D <u>2000</u> <u>02</u> <u>11</u>															
(15) Assessment Roll Number of Property City: <u>44</u> Mun: <u>42</u> Map: <u>020</u> Sub: <u>021</u> Par: <u>0550</u>															
(16) Municipal Address of Property Not assigned		(17) Document Prepared by: BIRKS, LANGDON & ELLIOTT Barristers and Solicitors Suite 329 4195 Dundas Street West Huntsville, Ontario M8X 1Y4 <u>M. Reid</u>		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Fees and Tax</th> </tr> </thead> <tbody> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%; text-align: right;">50</td> </tr> <tr> <td>Land Transfer Tax</td> <td style="text-align: right;">PA# 212583</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </tbody> </table>		Fees and Tax		Registration Fee	50	Land Transfer Tax	PA# 212583			Total	
Fees and Tax															
Registration Fee	50														
Land Transfer Tax	PA# 212583														
Total															

Affidavit of Residence and of Value of the Consideration Form 1 - Land Transfer Tax Act

all instructions on reverse side.

THE MATTER OF THE CONVEYANCE OF (insert brief description of land)
Part of Lot 10, Concessions 11 & 12, Township of Chaffey, Being part 4, on Plan 35R-7737

Town of Huntsville, District Municipality of Muskoka

BY (print names of all transferors in full) John Bryan Haigh

TO (see instruction 1 and print names of all transferees in full) Stephen Kidani

1. (see instruction 2 and print name(s) in full) Mark Reid

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

☐

(a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

☐

(b) A trustee named in the above-described conveyance to whom the land is being conveyed;

☒

(c) A transferee named in the above-described conveyance;

☒

(d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s))

Stephen Kidani

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraph(s))

☐

(e) The President, Vice-President, Manager, Secretary, Director or Treasurer authorized to act for (insert name(s) of corporation(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraph(s))

☐

(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance

☐

contains at least one and not more than two single family residences.

☐

does not contain a single family residence.

☐

contains more than two single family residences. (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) Stephen Kidani

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	<u>31,400.00</u>
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>Nil</u>
(ii) Given back to vendor	\$	<u>Nil</u>
(c) Property transferred in exchange (detail below)	\$	<u>Nil</u>
(d) Securities transferred to the value of (detail below)	\$	<u>Nil</u>
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>Nil</u>
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>Nil</u>
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>31,400.00</u>
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c.454, as amended)	\$	<u>Nil</u>
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>Nil</u>
(j) TOTAL CONSIDERATION	\$	<u>31,400.00</u>

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. Notwithstanding consideration specified above, Land Transfer Tax paid on

Instrument No. 212583 LT

Sworn before me at the Town of Huntsville
in the District Municipality of Muskoka
this 11th day of February 2000

A Commissioner for taking Affidavits, etc.

Suzanne Margaret Drane, a Commissioner, etc.,
District Municipality of Muskoka, for
Mark A. Reid, Barrister and Solicitor
Expires April 17, 2001

Mark Reid

(signature)

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land
- B. (i) Address of property being conveyed (if available) not assigned
- (ii) Assessment Roll No. (if available) 44 42 020 021 06100
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being
- D. (i) Registration number for last conveyance of property being conveyed (if available)
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☐
- E. Name(s) and address(es) of each transferee's solicitor
Mark A. Reid, 2 Caroline St. E., Box 5339
Huntsville, Ontario, P1H 2K7
File 200021

For Land Registry Office Use Only

Registration No.

Registration Date

Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
- (c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).

04450 (04-01)



Ontario

ServiceOntario

LAND
REGISTRY
OFFICE #35

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

48077-0212 (LT)

PAGE 1 OF 1
PREPARED FOR sidney01
ON 2018/10/10 AT 08:52:10

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 10 CON 11 CHAFFEY PT 7 & 8 35R7737 S/T & T/W DM319810; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2004/10/18

OWNERS' NAMES

ROWLAND, BARBARA
GAILITS, GAYLE
BALL, KEITH

CAPACITY SHARE

TCOM
TCOM
TCOM

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2004/10/18 **						
DM70304	1969/06/09	ORDER				C
35R7737	1981/07/16	PLAN REFERENCE				C
DM311955	1999/02/23	AGREEMENT			TOWN OF HUNTSVILLE	C
MT192237	2017/11/15	TRANSFER	\$15,100	THE CORPORATION OF THE TOWN OF HUNTSVILLE	ROWLAND, BARBARA GAILITS, GAYLE BALL, KEITH	C
REMARKS: TAX DEED						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Properties

PIN 48077 - 0212 LT Interest/Estate Fee Simple
Description PT LT 10 CON 11 CHAFFEY PT 7 & 8 35R7737 S/T & T/W DM319810; HUNTSVILLE ;
THE DISTRICT MUNICIPALITY OF MUSKOKA
Address HUNTSVILLE

Consideration

Consideration \$ 15,100.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name THE CORPORATION OF THE TOWN OF HUNTSVILLE
Address for Service 37 Main Street East
Huntsville ON P1H 1A1

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation Julia McKenzie, Manager of Finance/Treasurer.

Transferee(s)**Capacity****Share**

Name ROWLAND, BARBARA Tenants In Common

Date of Birth

Address for Service

Name GAILITS, GAYLE Tenants In Common

Date of Birth

Address for Service

Name BALL, KEITH Tenants In Common

Date of Birth

Address for Service

Statements

Schedule: See Schedules

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Jeffrey Frank Oberman

350 Davis Drive, PO Box 95501
Newmarket
L3Y 2N6

acting for
Transferor(s)

Signed

2017 11 15

Tel

Fax 905-853-5885

I have the authority to sign and register the document on behalf of all parties to the document.

Signed By

Jeffrey Frank Oberman

350 Davis Drive, PO Box 95501
Newmarket
L3Y 2N6acting for
Transferee(s)

Signed

2017 11 15

Tel

Fax 905-853-5885

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

REALTAX INC.

350 Davis Drive, PO Box 95501
Newmarket
L3Y 2N6

2017 11 15

Tel

Fax 905-853-5885

Fees/Taxes/Payment

Statutory Registration Fee \$63.65

Provincial Land Transfer Tax \$75.50

Total Paid \$139.15

File Number

Transferor Client File Number :

44 42 020 021 05501 0000 MAHV16-20

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 48077 - 0212 PT LT 10 CON 11 CHAFFEY PT 7 & 8 35R7737 S/T & T/W DM319810;
HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

BY:	THE CORPORATION OF THE TOWN OF HUNTSVILLE		
TO:	ROWLAND, BARBARA	Tenants In Common	%(all PINs)
	GAILITS, GAYLE	Tenants In Common	%(all PINs)
	BALL, KEITH	Tenants In Common	%(all PINs)

1. ROWLAND, BARBARA AND GAILITS, GAYLE AND BALL, KEITH

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for ____ described in paragraph(s) ____ above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ____ described in paragraph(s) ____ above.
- ☐ (f) A transferee described in paragraph ____ and am making these statements on my own behalf and on behalf of ____ who is my spouse described in paragraph ____ and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	15,100.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	15,100.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	15,100.00

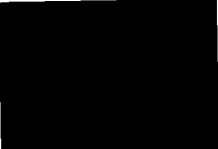
6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. Other remarks & explanations: The Non-Resident Speculation Tax (NRST) does not apply to this transfer because the property is not in the specified region.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 35 Registration No. MT192237 Date: 2017/11/15

B. Property(s): PIN 48077 - 0212 Address HUNTSVILLE Assessment 4442020 - 021055010000 Roll No

C. Address for Service: 

D. (i) Last Conveyance(s): PIN 48077 - 0212 Registration No. DM319810
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Jeffrey Frank Oberman
350 Davis Drive, PO Box
95501
Newmarket L3Y 2N6

School Tax Support (Voluntary Election)

1. All individual transferees wish to vote for English-Public.



Additional Property Identifier(s) and/or Other Information

Statement of Compliance

By virtue of the *Municipal Act, 2001*, the registration of this tax deed vests in the transferee an estate in fee simple in the land described in this document, together with all rights, privileges and appurtenances and free from all estates and interests except:

- (i) easements and restrictive covenants that run with the land;
- (ii) any estates and interests of the Crown in right of Canada or Ontario, other than an estate or interest acquired by the Crown in right of Ontario due to an escheat or forfeiture under the *Business Corporations Act* or the *Corporations Act*; and
- (iii) any interest or title acquired by adverse possession by abutting landowners before registration of this tax deed.

The registration of this tax deed vests in the transferee any interest in or title to adjoining land acquired by adverse possession before the registration of this tax deed if the person originally acquiring the interest or title did so as a consequence of possession of the land described in this tax deed.

I, Julia McKenzie, Manager of Finance/Treasurer of The Corporation of the Town of Huntsville, hereby verify that:

- (i) a tax arrears certificate was registered as Instrument No. MT166425 with respect to the land at least one year before the said land was advertised for sale;
- (ii) notices were sent and statutory declarations were made in substantial compliance with the applicable provisions of the *Municipal Act, 2001*, the *Municipal Tax Sales Act*, as it read before January 1, 2003, and the regulations under those Acts;
- (iii) the cancellation price was not paid within one year following the date of the registration of the tax arrears certificate;
- (iv) there was no subsisting extension agreement when the land was advertised for sale; and
- (v) the land was advertised for sale in substantial compliance with the *Municipal Act, 2001* and the regulations under that Act.

Municipality or Board

Signature(s)

Date of Signature

Y M D

THE CORPORATION OF THE TOWN OF
HUNTSVILLE

Julia McKenzie

2017 11 09

Julia McKenzie
Manager of Finance/Treasurer
Treasurer or Authorized Officer or
Employee of the Municipality or Board

Roll No. 44 42 020 021 05501 0000
File No. MAHV16-20

FOR OFFICE
USE ONLY

Additional Property Identifier(s) and/or Other Information

This transaction is not subject to any writs of execution.
Execution search completed on 15-November-2017.
Clear execution certificate No(s) 32803408-4956364B ; Party searched: KIDANI, STEPHEN

Transfer/Deed of Land

Form 1 — Land Registration Reform Act

A

<p>319810</p> <p>NEW PROPERTY IDENTIFICATION</p> <p>CERTIFICATE OF REGISTRATION</p> <p>LAND REGISTRATION</p> <p>20 FEB 14 PM 11 04</p> <p>Additional See Schedule <input type="checkbox"/></p> <p>Additional See Schedule <input type="checkbox"/></p>		<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>		<p>(2) Page 1 of 3 pages <i>MLCC</i></p>																			
		<p>(3) Property Identifier(s) Block Property</p>		<p>Additional See Schedule <input type="checkbox"/></p>																			
		<p>(4) Consideration <i>DATE FOUR THOUSAND 31,400.00</i></p> <p>THIRTY-FIVE THOUSAND----- Dollars \$ <i>35,000.00</i></p>																					
		<p>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p>Part of lot 10, Concession 11, Ward of <u>Chaffey</u>, Town of <u>Huntsville</u>, in the District Municipality of Muskoka, being designated as Parts 7 & 8 on Reference Plan 35R-7737, together with right of way over Parts 1, 2, 5, 6 and on Reference Plan 35R-7737, Subject to a right of way over Part 7, 35R-7737.</p>																					
<p>(6) This Document Contains</p>		<p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p>		<p>(b) Schedule for Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>		<p>(7) Interest/Estate Transferred Fee Simple <input checked="" type="checkbox"/> Together with subject to a right of way</p>																	
<p>(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:20%;">Date of Signature</th> </tr> <tr> <th></th> <th></th> <th>Y M D</th> </tr> </thead> <tbody> <tr> <td>HAIGH, John James, Estate</td> <td><i>B. Haigh</i></td> <td>2000 02 01</td> </tr> <tr> <td>HAIGH, John Bryan</td> <td><i>John Bryan Haigh</i></td> <td>2000 02 01</td> </tr> <tr> <td>MANLEY, Mary Elizabeth Haigh Estate Trustees</td> <td><i>Mary Elizabeth Haigh</i></td> <td>2000 02 01</td> </tr> </tbody> </table>								Name(s)	Signature(s)	Date of Signature			Y M D	HAIGH, John James, Estate	<i>B. Haigh</i>	2000 02 01	HAIGH, John Bryan	<i>John Bryan Haigh</i>	2000 02 01	MANLEY, Mary Elizabeth Haigh Estate Trustees	<i>Mary Elizabeth Haigh</i>	2000 02 01	
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HAIGH, John Bryan	<i>John Bryan Haigh</i>	2000 02 01																					
MANLEY, Mary Elizabeth Haigh Estate Trustees	<i>Mary Elizabeth Haigh</i>	2000 02 01																					
<p>(9) Spouse(s) of Transferor(s) I hereby consent to this transaction</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:20%;">Date of Signature</th> </tr> <tr> <th></th> <th></th> <th>Y M D</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>								Name(s)	Signature(s)	Date of Signature			Y M D										
Name(s)	Signature(s)	Date of Signature																					
		Y M D																					
<p>(10) Transferor(s) Address for Service</p> <p> </p>																							
<p>(11) Transferee(s)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:70%;">Name(s)</th> <th style="width:30%;">Date of Birth</th> </tr> <tr> <th></th> <th>Y M D</th> </tr> </thead> <tbody> <tr> <td>KIDANI, Stephen</td> <td>1968 03 04</td> </tr> </tbody> </table>								Name(s)	Date of Birth		Y M D	KIDANI, Stephen	1968 03 04										
Name(s)	Date of Birth																						
	Y M D																						
KIDANI, Stephen	1968 03 04																						
<p>(12) Transferee(s) Address for Service</p> <p>5201 Syklark Drive, Huntington Beach, California, 92649, U.S.A.</p>																							
<p>(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Signature</th> <th style="width:30%;">Date of Signature</th> <th style="width:20%;">Date of Signature</th> </tr> <tr> <th></th> <th>Y M D</th> <th>Y M D</th> </tr> </thead> <tbody> <tr> <td><i>B. Haigh</i></td> <td>2000 02 01</td> <td><i>Mary Elizabeth Haigh</i></td> </tr> <tr> <td><i>R. J. Elliott</i></td> <td>2000 02 01</td> <td><i>Frank</i></td> </tr> </tbody> </table> <p>Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.</p> <p>Name and Address of Solicitor: R. J. Elliott, 4195 Dundas Street West, Suite 329, Toronto, Ontario, M8X 1Y4</p>								Signature	Date of Signature	Date of Signature		Y M D	Y M D	<i>B. Haigh</i>	2000 02 01	<i>Mary Elizabeth Haigh</i>	<i>R. J. Elliott</i>	2000 02 01	<i>Frank</i>				
Signature	Date of Signature	Date of Signature																					
	Y M D	Y M D																					
<i>B. Haigh</i>	2000 02 01	<i>Mary Elizabeth Haigh</i>																					
<i>R. J. Elliott</i>	2000 02 01	<i>Frank</i>																					
<p>(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.</p> <p>Name and Address of Solicitor: MACKREID BOX 5337 HUNTSVILLE P1H2K7</p> <p>Signature: <i>[Signature]</i> Date of Signature: 2000 02 11</p>																							
<p>(15) Assessment Roll Number of Property</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>City</td> <td>Mun</td> <td>Map</td> <td>Sub</td> <td>Par</td> </tr> <tr> <td>44</td> <td>42</td> <td>020</td> <td>021</td> <td>05501</td> </tr> </table>				City	Mun	Map	Sub	Par	44	42	020	021	05501	<p>Fees and Tax</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Registration Fee</td> <td>50.-</td> </tr> <tr> <td>Land Transfer Tax</td> <td>Pd# 312585</td> </tr> <tr> <td>Total</td> <td>50.-</td> </tr> </table>				Registration Fee	50.-	Land Transfer Tax	Pd# 312585	Total	50.-
City	Mun	Map	Sub	Par																			
44	42	020	021	05501																			
Registration Fee	50.-																						
Land Transfer Tax	Pd# 312585																						
Total	50.-																						
<p>(16) Municipal Address of Property</p> <p>not assigned</p>				<p>(17) Document Prepared by:</p> <p>BIRKS, LANGDON & ELLIOTT</p> <p>Barristers and Solicitors</p> <p>Suite 329</p> <p>4195 Dundas Street West</p> <p>Etobicoke, Ontario</p> <p>M8X 1Y4 <i>m.elliott</i></p>																			

Additional Property Identifier(s) and/or Other Information

WHEREAS the lands and premises herein are registered in the name of John James Haigh, who died on July 24, 1986.

WHEREAS John Bryan Haigh and Mary Elizabeth Haigh Manley were appointed Executors of the Estate of the late John James Haigh by Letters Probate that issued out of the Surrogate Court of the District Municipality of Muskoka as Bracebridge, Ontario, on September 26, 1986 and were registered in the Land Registry Office herein on February 3, 2000, as Instrument No. 319613

**Affidavit of Residence and of Value of the Consideration
Form 1 – Land Transfer Tax Act**

or to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 10, Concessions 11 & 12, Township of Chaffey, Being parts 7 & 8, on Plan 35R-7737
Town of Huntsville, District Municipality of Muskoka
 BY (print names of all transferors in full) Estate of John James Haigh by Estate Trustees John Bryan Haigh and
Mary Elizabeth Manley
 TO (see instruction 1 and print names of all transferees in full) Stephen Kidani

1. (see instruction 2 and print name(s) in full) Mark Reid

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
☒ (c) A transferee named in the above-described conveyance;
☒ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) Stephen Kidani

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraph(s))

☐ (e) The President, Vice-President, Manager, Secretary, Director or Treasurer authorized to act for (insert name(s) of corporation(s)) _____

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraph(s))

☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences. **Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.**
☐ does not contain a single family residence.
☐ contains more than two single family residences. (see instruction 3)

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) Stephen Kidani

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

- (a) Monies paid or to be paid in cash \$ 31,400.00
 (b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ Nil
 (ii) Given back to vendor \$ Nil
 (c) Property transferred in exchange (detail below) \$ Nil
 (d) Securities transferred to the value of (detail below) \$ Nil
 (e) Loans, legacies, annuities and maintenance charges to which transfer is subject \$ Nil
 (f) Other valuable consideration subject to land transfer tax (detail below) \$ Nil
 (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ 31,400.00 \$ 31,400.00
 (h) VALUE OF ALL CHATTELS – items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1989, c.454, as amended) \$ Nil
 (i) Other consideration for transaction not included in (g) or (h) above \$ Nil
 (j) TOTAL CONSIDERATION \$ 31,400.00

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. Notwithstanding consideration specified above, Land Transfer Tax paid on Instrument No. 312583 LTD

Sworn before me at the Town of Huntsville
 in the District Municipality of Muskoka
 this 11th day of February 2000

[Signature]

A Commissioner for taking Affidavits, etc.

[Signature]
 I, Mark Reid, a Commissioner, etc.,
 District Municipality of Muskoka, for
 Mark A. Reid, Barrister and Solicitor
 Expires April 17, 2001

Mark Reid

signature(s)

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land
 B. (i) Address of property being conveyed (if available) not assigned
 (ii) Assessment Roll No. (if available) 43 42 020 021 05501
 C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) _____
 D. (i) Registration number for last conveyance of property being conveyed (if available) _____
 (ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☐
 E. Name(s) and address(es) of each transferee's solicitor
Mark A. Reid, 2 Caroline St. E., Box 5339
Huntsville, Ontario, P1H 2K7
File 200021

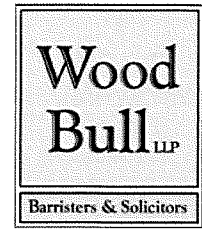
For Land Registry Office Use Only

Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
 (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
 (c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
 (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).



29 November 2018

Delivered

Ms. Kirstin Maxwell
Manager of Planning
Town of Huntsville
37 Main Street East
Huntsville, Ontario
P1H 1A1

Dear Ms. Maxwell:

Re: Applications - 100 and 200 Treasure Island and 143 and 207 West Waseosa Lake Road

We are the lawyers for Ms. Barbara Rowland, Ms. Gayle Gailits, and Mr. Keith Ball, with respect to their above-noted properties in the Town of Huntsville.

This letter is being provided to support the application filed by our clients' agent, Mr. Lanny Dennis, to amend the Town of Huntsville Zoning By-law ("ZBL 2008-66P") (the "Application"). Among other things, the Application seeks to permit a detached dwelling on each of our clients' properties located at 100 Treasure Island and 200 Treasure Island.

Background

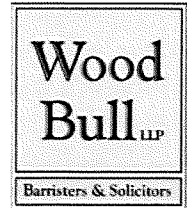
Under the former Zoning By-law for the Town of Huntsville, both 100 Treasure Island and 200 Treasure Island were zoned RU1 (Rural) Zone, which zone permitted a detached dwelling, among other uses, on each lot. Notwithstanding this permission in the former Zoning By-law, our clients recently discovered that ZBL 2008-66P, the Town's current Zoning By-law, zones these two properties Conservation Zone. This rezoning may have been inadvertent, and occurred without our clients' knowledge or involvement.

Our clients were understandably dismayed by the rezoning of Treasure Island in ZBL 2008-66P, and retained us and Mr. Dennis to work with the Town to rectify the situation.

Proposal

In order to correct this situation, and further to discussions with Town staff, Mr. Dennis is submitting the Application to amend ZBL 2008-66P to permit a detached dwelling on each of 100 and 200 Treasure Island.

29 November 2018



In addition to a planning letter report prepared by Mr. Dennis, the Application is supported by a Scoped Environmental Impact Study that demonstrates that there are no environmental or ecological concerns relating to our clients' proposal to reinstate the previously permitted uses on their properties.

We look forward to the early resolution of this matter through the processing of the Application by the Town. In the meantime, please do not hesitate to contact us or Mr. Dennis if you require any further information or material relating to the Application.

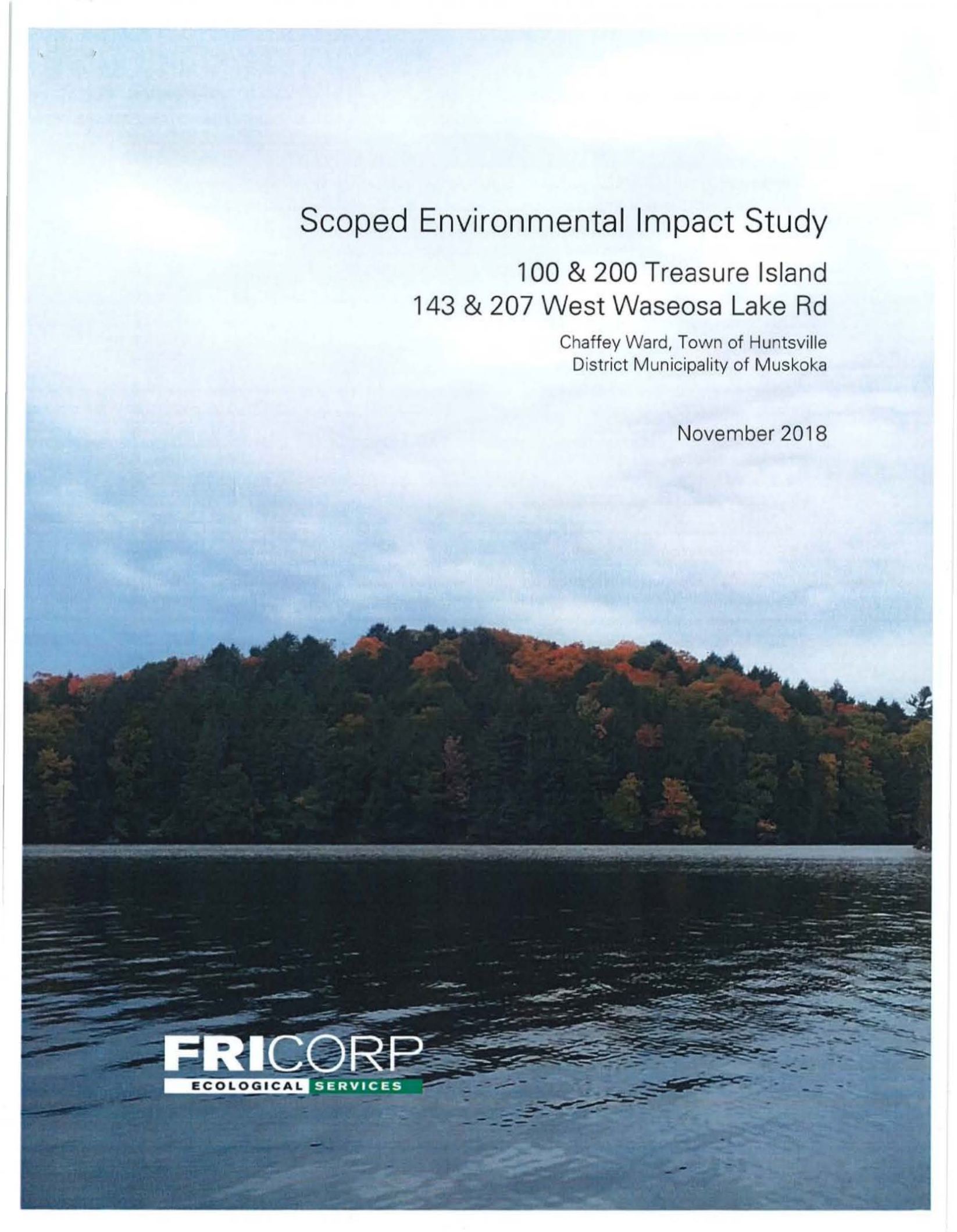
Yours very truly,

Wood Bull LLP

A handwritten signature in black ink, appearing to read "S. Mahadevan", is positioned below the firm name.

Sharmini Mahadevan

c. Mr. Lanny Dennis
Clients



Scoped Environmental Impact Study

100 & 200 Treasure Island
143 & 207 West Waseosa Lake Rd

Chaffey Ward, Town of Huntsville
District Municipality of Muskoka

November 2018

FRICORP
ECOLOGICAL SERVICES

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1.0 Introduction

FRi Ecological Services was retained to conduct a Scoped Environmental Impact Study Report (SEIS) for the two lots separated by a municipal road allowance located at 100 & 200 Treasure Island, hereby referred to in this report as "Treasure Island", situated in the north end of Waseosa Lake, Chaffey Ward, Town of Huntsville. The shoreline access and service area properties, located at 143 and 207 West Waseosa Lake Rd, respectively (Figure 1), southwest of the island, were also reviewed. Detailed field investigations were scoped to recommended building envelopes within each lot (Figure 2b).



Figure 1: Location Map

A desktop review of the available information related to natural heritage values on Treasure Island, the shoreline service property, and the shoreline access property. The following sources of information were consulted:

- District Species at Risk Tool – Chaffey Ward, MNRF (2015)
- Make-a-Map, Natural Heritage Values, MNRF
- Provincial Policy Statement (2014)
- Significant Wildlife Habitat Ecoregion 5E Criterion Schedule (2012)
- Town of Huntsville Map – Interactive Mapping
- Town of Huntsville Official Plan (2006)
- Muskoka Official Plan (2014)

Natural heritage categories were considered within each envelope to determine if Treasure Island would be suitable for development by the completion of a Scoped Environmental Impact Study that is consistent with the Provincial Policy Statement (2014) (PPS) and the Town of Huntsville and Muskoka Official Plan. Considerations included:

- Habitat of endangered and threatened species;
- Significant wetlands;
- Significant wildlife habitat;
- Areas of Natural and Scientific Interest;
- Fish habitat;
- Connectivity and corridors;
- Muskoka Heritage Areas;
- Narrow Waterbodies; and
- Ecological Land Classification

Building envelopes were proposed for each lot as mapped in Figure 2b. These locations were selected based on several factors such as topography; including slope to shoreline, vegetation type, avoidance of candidate habitat where/if present, and extent of clearing requirements. Envelope A is 0.65ha and located on Lot 1, 100 Treasure Island. On the second lot, known as 200 Treasure Island, envelope B (0.44ha) and envelope C (0.45ha) have been identified. Although two recommended locations are mapped and were investigated on 200 Treasure Island, only a single dwelling is proposed to be constructed on each respective lot.

2.0 Ecological Land Classification

To assess the presence of potential habitat, the ecosites were determined on Treasure Island (Figure 2a). Treasure Island itself is currently vacant and has been retained in a natural state. Field investigations determined that Treasure Island has relatively uniform, well-drained, sandy soils throughout and two unique ecosites:

- G036Tt Dry, Sandy: Hemlock – Cedar Conifer
- G042Tt Dry, Sandy: Maple Hardwood

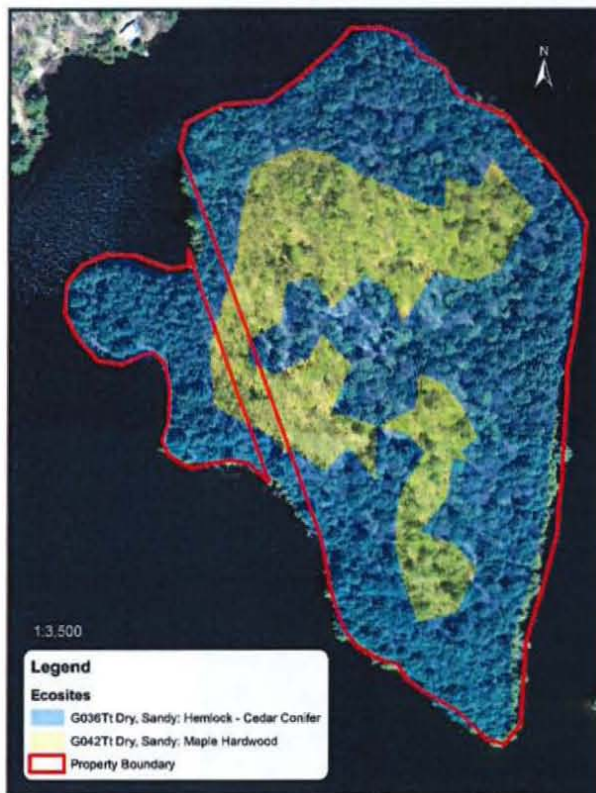


Figure 2a: Ecosites mapped on Treasure Island



Figure 2b: Location of proposed building envelopes

G036Tt Dry, Sandy: Hemlock – Cedar Conifer

This ecosite predominantly borders Treasure Island and is found growing along the entirety of the shoreline with a canopy that consists of eastern hemlock, eastern white cedar, balsam fir, white pine, yellow and white birch. The understory is moderately poor with balsam fir and sugar maple and a ground cover of mostly conifer and some deciduous litter.



Photo 1: Representative photo of the G036Tt ecosite

G042Tt Dry, Sandy: Maple Hardwood

Found towards the interior of the island, this hardwood canopy consists mainly of young sugar maple, red maple, and yellow birch and some balsam fir in the understory. The ground surface is mostly broadleaf litter and feathermoss with poor shrub and herbaceous vegetation.



Photo 2: Representative photo of the G042Tt ecosite

3.0 Habitat of Endangered and Threatened Species

The Species at Risk (SAR) Tool was reviewed for Chaffey Ward and the Natural Heritage Information Centre (NHIC) database was queried for any confirmed observations in or adjacent to the study area. There are no confirmed threatened or endangered species observations in or within 2km of the study area. The species at risk known to occur in the township (3 endangered, 7 threatened), as confirmed by Town of Huntsville staff, are summarized in **Table 1**.

Table 1: Species at Risk occurring in Chaffey Ward

Species	Designation	Presence in Township
Bank Swallow	Threatened	Known to Occur
Barn Swallow	Threatened	Known to Occur
Blanding's Turtle	Threatened	Known to Occur
Bobolink	Threatened	Known to Occur
Chimney Swift	Threatened	Known to Occur
Eastern Hog-nosed Snake	Threatened	Known to Occur
Eastern Meadowlark	Threatened	Known to Occur
Eastern Small-footed Myotis	Endangered	Presumed to Occur
Little Brown Myotis	Endangered	Presumed to Occur
Northern Myotis	Endangered	Presumed to Occur

3.1 Species at Risk Bats

Little Brown Myotis, Northern Myotis, and Eastern Small-footed Myotis are three bat species that were recently listed as Endangered species at risk in Ontario. They are experiencing significant population declines because of a disease called White Nose Syndrome.

During the active season, bats feed on insects at night and roost during the day. They roost either individually (males) or in groups (females with pups), usually in warm, elevated spaces. Bats often choose human-created roosts such as attics and abandoned buildings as they offer optimum habitat for summer roosts and are usually close to water and open areas for foraging. Natural roosts include large hollow trees and spaces behind loose bark. All three species hibernate in caves and abandoned mines in October through April where temperatures remain above freezing and humidity levels are high.

For Little Brown Myotis and Northern Myotis, the *Species at Risk (SAR) Bats Technical Note*¹ lists the following ecosites which could have maternity roosts: G015 – G019, G023 – G028, G039 – G043, G054 – G059, G069 – G076 and G087 – G092. According to a 2008 study by Johnson *et*

¹ Technical Note, Species at Risk (SAR) Bats, Little brown myotis and Northern myotis. Regional Operations Division, June 2015.

al., Eastern small-footed bats most commonly use ground level rocks, talus slopes, rock fields and vertical cliff faces for their summer roosts.²

Little Brown Myotis (*Myotis lucifugus*)

According to the Significant Wildlife Habitat Technical Guide, Appendix G4, Table G4, Little Brown Myotis use caves, quarries, tunnels, hollow trees or buildings for roosting. Maternity colonies are most often found in warm dark areas, like barns, attics and old buildings. They overwinter in caves and mine adits (horizontal mine shafts) in Ontario. This species forages mainly over open areas including wetlands and near forest edges where insect densities are greatest.

Northern Myotis (*Myotis septentrionalis*)

Northern myotis are documented to roost in hollow trees or under loose bark. Males roost individually while females are found in maternity colonies of up to 60 adults. They overwinter in mines and caves similar to other species which hibernate in Ontario. Unlike Little Brown Myotis, Northern Myotis hunt primarily in forested areas, below the canopy.

Eastern Small-footed Myotis (*Myotis leibii*)

According to Bat Conservation International, Small-footed Myotis generally roost on the ground under rocks and in crevices and occasionally under tree bark or in buildings. According to the Significant Wildlife Habitat Technical Guide, Appendix G, Table G4, Eastern Small-footed Myotis roost in caves, mine shafts, crevices or buildings that are in or near a woodland and they tend to hunt primarily in forests. They hibernate in cold dry caves or mines; maternity colonies are in caves or buildings.

Assessment

The proposed building envelopes are located within the G042Tt ecosite. This ecosite is listed as candidate habitat for tree roosting species at risk bats. An assessment was completed to identify potential maternal roost trees within all proposed envelopes. Although additional suitable trees are present on the island where no impacts are expected, only one candidate roost tree was identified in the proposed building envelopes (Figure 3). The super canopy sugar maple (*Acer saccharum*) tree identified (Photo 3) has a diameter at breast height (DBH) of 65cm and evidence of exfoliating bark and cavities throughout. The identification of a candidate tree does not indicate confirmed habitat, simply that the tree met some of the criteria outlined in MNR's technical note. Otherwise, the trees within the identified envelopes are relatively young and do not possess cavities or the qualities to provide suitable natural bat roosting habitat.



Photo 3: Candidate cavity tree

² Johnson, J.S., J.D. Kiser., K.S. Wareous., T.S. Peterson (2011) "Day-Roost of *Myotis leibii* in the Appalachian Ridge and valley of Western Virginia", "Northern Naturalist", 18(1):96-106.

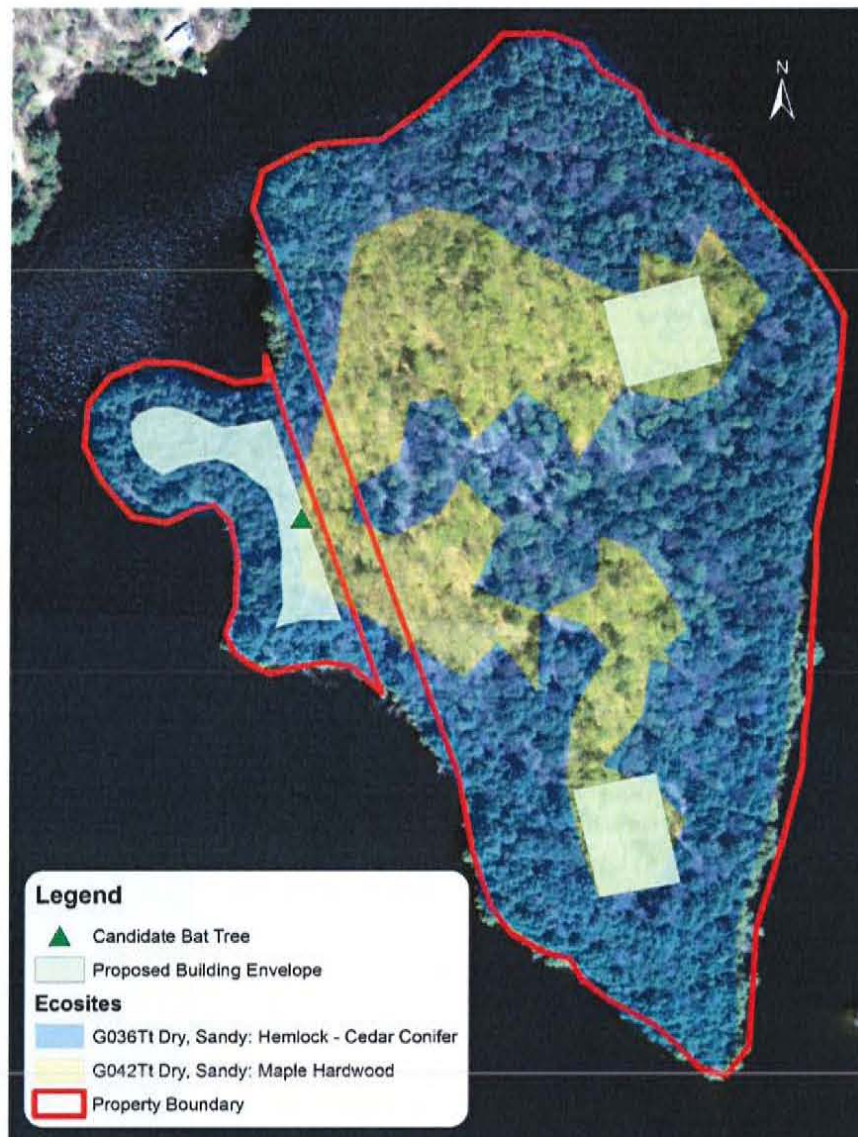


Figure 3: Location of mapped candidate bat tree

3.2 Bank Swallow (*Riparia riparia*)

As their Latin name suggests, Bank Swallows are most often found in riparian areas, specifically nesting along the steep, sandy banks of rivers. Less often, they use steep sandy slopes in aggregate pits/quarries and cut banks along roadways. They nest colonially, with males excavating a burrow prior to pair formation. Once pairs are formed, nest-building begins immediately in the excavated burrow.³

³ Garrison, Barrett A. 1999. Bank Swallow (*Riparia riparia*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/414>

They are an aerial insectivore, eating a variety of insects on the wing; though sometimes they take land and water-based insects when they are available.⁴ They forage in open areas, including lakes, ponds, rivers, meadows, fields, pastures, and bogs; occasionally over forests and woodlands. During the breeding season, adults are usually within 200 metres of their young for feeding purposes.

Assessment

Although the property is surrounded by open areas that could provide suitable foraging habitat, the shoreline is heavily treed and absent of sandy banks for nesting. There is no suitable nesting habitat on or near Treasure Island. No further studies are required.

3.3 Barn Swallow (*Hirundo rustica*)

Barn swallows are an aerial insectivore, known to build nests on barns, bridges and other buildings especially in open areas near water. Open habitats including grasslands, fields, rights-of-way, shorelines and wetlands are particularly important for foraging. They live in close association with humans, building their cup-shaped mud nests almost exclusively on human-made structures. Swallows prefer structures with rough-surfaced ledges where they can build their nests. The cup-shaped mud nests are the critical habitat feature used for egg laying, incubation, feeding, resting and rearing of young. Barn swallows will use artificial nest cups and ledges; and are known to use the same nests in subsequent years. They are often found in colonies; breeding takes place from May through August.^{5 6 7}

Assessment

Treasure Island is currently vacant with no historical structures present on the property that could support Barn Swallow nesting. Suitable habitat for this species is not present on the property and therefore no further studies are required.

3.4 Blanding's Turtle (*Emydoidea blandingii*)

The Blanding's turtle is a mostly aquatic turtle found in a variety of habitats, including lakes, ponds, marshes, ditches, creeks, rivers, and bogs. Within these habitats, the species generally prefers shallow water, organic substrates and dense submergent and/or emergent vegetation. Basking sites are a critical component of suitable habitat. These are characteristically floating

⁴ <http://www.ontario.ca/page/bank-swallow>

⁵ COSEWIC. 2011. COSEWIC assessment and status report on the Barn Swallow *Hirundo rustica* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. ix + 37 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

⁶ http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_BRN_SWLLW_EN.html

⁷ Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Barn Swallow *Hirundo rustica*. http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr_sar_ghd_brn_swllw_en.pdf

vegetation mats, hummocks, partially submerged logs, rocks, bog mats, or suitable shoreline areas with access to full sunlight.

Blanding's turtles hibernate from October through April, usually in permanent bodies of water, often the same wetlands they utilize during the active season. Recent studies confirm seasonally isolated wet areas, ditches for example, are used for hibernacula in some years. These turtles will travel up to 6 km or more to nesting sites that are usually within 250 m from the shore of some waterbody. Nesting activities generally occur at the end of June through the beginning of July. Nest sites are chosen in areas that offer suitable substrate for digging (e.g. loose soil), well-drained, open locations which increases the incubation temperatures because of sunlight exposure. This in turn increases nest success.

Upland areas adjacent to wetlands can be used for nesting, basking and travel between summer activity areas. Turtles regularly move up to 1 km between wetlands and will chose a 'wetted' corridor, rather than a direct route.^{8 9 10 11 12}

Assessment

All proposed development will be setback a minimum of 30m from the shoreline and this buffer will protect any turtles that may bask near the shoreline of Treasure Island. Treasure Island does not provide any suitable upland habitat for Blanding's Turtles, however, given the extensive shoreline of the property and the potential that turtles may forage in the adjacent waters, recommended mitigation for turtles is included in Table 4.

3.5 Bobolink (*Dolichonyx oryzivorus*)

Bobolinks are associated with open habitats, specifically grasslands, meadows and agricultural fields. They use fields with a mix of grasses and broad-leaved forbs like clover (*Trifolium* sp.); generally avoiding habitats with woody vegetation. A dense thatch layer is required for nests which are built out of sight close to the ground. Defended territories average 0.33 – 2 hectares, while much larger habitat patches are required to avoid predators and reduce brood parasitism by cowbirds. Literature suggests a minimum 5 hectares is required to support breeding, while sites 10 – 30 hectares are more likely to support successful nests. Areas that have little interior habitat, defined as 100 metres or more from an edge, are not likely to be suitable for breeding. Nesting occurs in mid-May and subsequent broods have usually fledged by early July. Nestlings

⁸ COSEWIC 2005. COSEWIC assessment and update status report on the Blanding's Turtle *Emydoidea blandingii* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. viii + 40 pp. (www.sararegistry.gc.ca/status/status_e.cfm)

⁹ Edge, C. B. 2008. Multiple Scale Habitat Selection by Blanding's Turtles (*Emydoidea blandingii*). Master's Thesis. School of Graduate Studies, Laurentian University.

¹⁰ Ontario Ministry of Natural Resources. 2012. Survey Protocol: Blanding's Turtle (*Emydoidea blandingii*). Policy Division, Species at Risk Branch. 15pp.

¹¹ Seburn, D. C. 2007. Recovery Strategy for Species at Risk Turtles in Ontario. Ontario Multi-Species Turtles at Risk Recovery Team. 83pp.

¹² Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Blanding's turtle (*Emydoidea blandingii*).

in July are likely a result of a second brood or renesting. Bobolinks have usually left Ontario by the end of July on their migration south for the winter.^{13 14 15 16 17}

Assessment

There is no suitable habitat for this species present on the property. No further studies required.

3.6 Chimney Swift (*Chaetura pelagica*)

Chimney swifts are an aerial insectivore; commonly seen foraging over open areas and wetlands. According to the Chimney Swift COSEWIC Status Report (2007), cavity trees with a diameter breast height (DBH) greater than 50 cm are required for nesting. Common tree species hosting nesting or roosting sites are white pine, yellow birch and sometimes aspen. While not common, pileated woodpecker cavities are sometimes used for nesting and roosting. Communities supporting trees >50 cm DBH and pileated woodpecker cavities are typical of old growth forests.

More typically, swifts nest and roost in human-created structures such as brick chimneys. At times, especially during migration and inclement weather, roosts may host hundreds or even thousands of birds. Structures functioning as nest features are usually occupied by a single breeding pair. Breeding pairs exhibit high site fidelity for structures used as nests and roosts and will continue to use these features as long as they are functional. In Ontario, swifts return in late April through early May and breed May through July. Migration begins in late August and is usually complete by mid-October.

¹³ Martin, Stephen G. and Thomas A. Gavin. 1995. Bobolink (*Dolichonyx oryzivorus*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/176>

¹⁴ McCracken, J.D., R.A. Reid, R.B. Renfrew, B. Frei, J.V. Jalava, A. Cowie, and A.R. Couturier. 2013. Recovery Strategy for the Bobolink (*Dolichonyx oryzivorus*) and Eastern Meadowlark (*Sturnella magna*) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources, Peterborough, Ontario. viii+ 88 pp.

¹⁵ Ontario Ministry of Natural Resources. 2011. Draft Survey Methodology under the Endangered Species Act, 2007: *Dolichonyx oryzivorus* (Bobolink). Ministry of Natural Resources Policy Division, Species at Risk Branch. 2pp.

¹⁶ http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_BBLNK_EN.html

¹⁷ Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Bobolink (*Dolichonyx oryzivorus*) http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr_sar_gd_bblnk_en.pdf

The loss of artificial nest features (brick chimneys) has resulted in significant population declines over a short time period. Secondly, the loss of old growth forests and large cavity trees has resulted in fewer natural nesting (and roosting) structures.^{18 19 20 21 22}

Assessment

The subject property and surrounding area do not support large cavity trees or anthropogenic structures which are required by Chimney Swifts for roosting and nesting. No suitable habitat is present for Chimney Swifts.

3.7 Eastern Meadowlark (*Sturnella magna*)

The Eastern Meadowlark is most often found in grasslands, pastures, hay fields, old fields and native prairies in Ontario. They prefer habitats with good grass and litter cover, with defended territories averaging 2.8 – 3.2 hectares and are not deterred by the presence of shrubs and low woody vegetation. They don't appear to be as area-sensitive as other grassland species like Bobolink. According to some researchers, Meadowlark breeding density doesn't seem to be influenced by patch size or edge density while others note that larger tracts of grasslands are preferred over smaller patches. Nesting begins in early May; females construct the nest, usually partly covered or roofed by woven vegetation. The last broods leave the nest in early August. Simultaneously and shortly following this, meadowlarks leave breeding habitat for southern wintering areas.^{23 24 25}

Assessment

There is no suitable habitat for this species. No further studies are required.

¹⁸ OMNR. 2013. General Habitat Description for the Chimney Swift. http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr_sar_gh_d_chmny_swft_en.pdf

¹⁹ http://www.sararegistry.gc.ca/species/speciesDetails_e.cfm?sid=951

²⁰

http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_CHMNY_SWFT_EN.html

²¹ Cink, Calvin L. and Charles T. Collins. 2002. Chimney Swift (*Chaetura pelagica*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/646>

²² COSEWIC 2007. COSEWIC assessment and status report on the Chimney Swift *Chaetura pelagica* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vii + 49 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

²³ Jaster, Levi A., William E. Jensen and Wesley E. Lanyon. 2012. Eastern Meadowlark (*Sturnella magna*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/160>

²⁴

http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR ESTRN MDWLRLK_EN.html

²⁵ Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Eastern Meadowlark (*Sturnella magna*) http://www.mnr.gov.on.ca/stdprodconsume/groups/lr/@mnr/@species/documents/document/mnr_sar_gh_d_est_mdwlrlk_en.pdf

3.8 Eastern Hog-nosed Snake (*Heterodon platirhinos*)

Eastern hog-nosed snakes are highly mobile and have large home ranges. This makes it especially challenging to define specific habitat as important. Features which are required by hog-nosed snakes are widespread and in relatively abundant supply at the northern edge of the species' range.^{26 27 28}

Ontario has adopted the federal recovery strategy for hog-nosed snakes and included an addendum which outlines the recommended areas to be considered for a habitat regulation. Oviposition and hibernation sites are the areas described as critical habitat; essential for the long-term persistence of the species. Habitat used for foraging, thermoregulating, mating and dispersal is also important. Contiguous natural habitat is generally described as open areas (meadow, sand, beach and beach dunes, open forest, brushland, rock barrens), wetlands, forest and forest edge in the species range.²⁹

As outlined in the Recovery Strategy for the Eastern Hog-nosed Snake in Canada, specific physical features are used to describe preferred habitat of hog-nosed snakes. These features include well-drained loose or sandy soil, open vegetative cover such as open woods, brush land or forest edge, proximity to water and climatic conditions typical of the eastern deciduous forest biome. Females lay eggs beginning in late June in sandy soils, sometimes under rocks and driftwood and tend to use the same general area for nesting in subsequent years. Hibernation sites are also found in sandy soils; and unlike other snakes, the Eastern hog-nosed usually hibernates alone. Hibernation takes place from October through April. The sites have been documented in upland intolerant forests below the frost line.

Assessment

The sandy soils, proximity to water, and open forested areas with blow-down present on the island may provide suitable general foraging habitat for hog-nosed snakes (Photo 4). There was no suitable hibernacula habitat present in any of the proposed envelopes or the remainder of the island such as wetland habitat where the water table is at or near the surface. Given their large home ranges and the lack of specific critical habitat on Treasure Island, it is unlikely that a small number of seasonal, shoreline-access only dwellings would impact the species or its potential use of the generally suitable foraging habitat on the property. In addition, the 30m shoreline setback will serve to further benefit Eastern hog-nosed snakes that forage close to shore if they are present on the property.

²⁶ Kraus, T. 2011. Recovery Strategy for the Eastern Hog-nosed Snake (*Heterodon platirhinos*) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources, Peterborough, Ontario. i + 6 pp + Appendix vi + 24 pp. Adoption of the Recovery Strategy for the Eastern Hog-nosed Snake (*Heterodon platirhinos*) in Canada Seburn, 2009).

²⁷ COSEWIC. 2007. COSEWIC assessment and update status report on the Eastern Hog-nosed Snake *Heterodon platirhinos* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. viii + 36 pp. (www.sararegistry.gc.ca/status/status_e.cfm)

²⁸ http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_ESTRN_HG_NSD_SNK_EN.html

²⁹ Ontario Ministry of Natural Resources and Forestry. January 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E. 45pp.



Photo 4: Representative photo of conifer blow-down and sandy soils on the island

4.0 Significant Wetlands

There are no provincially significant wetlands on or within 120m of the study area.

5.0 Significant Wildlife Habitat

No significant wildlife habitat was identified during the desktop review of available information. The site was investigated for significant wildlife habitat including seasonal concentration areas, rare vegetation communities and specialized habitats for wildlife, habitat for species of conservation concern, and animal movement corridors. The Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E was used to identify potential significant wildlife habitat.³⁰

Table 2: Potential Significant Wildlife Habitat

	Type	Significant Wildlife Habitat	Ecosite	Present
1	Seasonal Concentration Area	Bat Maternity Colonies	G042	No
2		Deer Yarding Areas	G036	No
4	Habitat for Species of Conservation Concern	Special Concern* and Rare Wildlife Species	G036, G042	Potential
5	Animal Movement Corridors	Cervid Movement Corridor	G036, G042	No

The summary of potential significant wildlife habitat in **Table 2** was evaluated using the Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E.

*The list of potential special concern species includes Canada Warbler, Common Nighthawk, Eastern Wood Pewee, Golden winged Warbler, Olive-Sided Flycatcher, Peregrine Falcon, Redheaded Woodpecker, and Snapping Turtle

5.1 Bat Maternity Colonies (G042Tt)

The potential for maternity colonies within the G042Tt ecosite was investigated and more specifically within each building envelope. The proposed envelope delineation was based on suitable terrain and a minimal requirement for vegetation clearing. Further, each proposed envelope was surveyed for potential roost trees. The candidate tree (Photo 3) will be assumed as habitat and retained until further investigation can determine otherwise. Approximately 7.5% of the total area of Treasure Island is encompassed in the combined area of the proposed envelopes, leaving a minimum of 92.5% of the island largely unimpacted which includes any potential bat habitat that may exist elsewhere on the island.

5.2 Deer Yarding Areas (G036Tt)

In addition to evidence of heavy browse and game trails concentrated on the east side of the island (Photos 5 and 6), white-tailed deer were also observed during field investigations. Anecdotal evidence from nearby cottagers also confirms the presence of deer in large numbers in the area. There are no identified deer yarding areas in the NHIC database or as part of the Town mapping. Designation of these deer yarding areas is the responsibility of MNR and the nearest identified deer yarding area is over 2.3km away. Regardless, all building envelopes for seasonal dwellings have been located outside of the G036Tt ecosite to retain the conifer cover that may serve to protect deer in the winter months. Cervid movement corridors typically follow riparian areas, woodlots, or ravines and ridges. Although game trails were present on Treasure Island, cervid movement corridors of significance occur where Deer Wintering Habitat has been confirmed as significant wildlife habitat by MNR. Given the lack of confirmed deer yarding habitat, no significant movement corridors are expected to occur on the island.



Photos 5 and 6: Evidence of deer: well-used game trail nearshore (left) and heavily browsed maple sapling on the east side of Treasure Island (right)

5.3 Special Concern Species

There were eight listed potential special concern species for the study area. Only two of the listed species, Canada Warbler and Eastern Wood-Pewee, have some potential to exist on Treasure Island based on the habitat present and are discussed in the following sections.

Canada Warbler (G042Tt)

Canada Warblers are most often found in cool, wet, low-lying areas; including swamps, sphagnum bogs and moist forest edges and openings. They are often associated with sites that have a dense understory near open water, vegetation associations including alder and willow.

Female Canada Warblers build a loosely constructed cup-shaped nest on or near the ground in early May. The nest is well-concealed, often in thickets or areas with dense ferns. These are typically wet, mossy areas within forest among ferns, stumps, and fallen logs. Nests have been documented in a variety of micro-habitats including within a recessed hole of upturned tree root mass, rotting tree stump or sphagnum moss hummock. They're less often reported within clump of grass, at base of tree stump, tucked under overhanging bank, beside fallen log, in rock cavity, at base of sedge tussock, under leaf on forest floor, at base of moss-covered logs/rocks, or in

brush pile. Eggs are laid at the end of May, fledglings leave the nest and are ready to migrate by the end of July, early August. Migration peaks at the end of August, beginning of September.

The loss of forested habitat on the wintering grounds is thought to be the primary reason for the Canada Warbler decline.^{31 32 33}

The G042Tt ecosite represents potentially suitable nesting habitat for the Canada Warbler. There will be no vegetation clearing occurring during the breeding bird season between April 5 and August 31 as per the Environment Canada Nesting Calendar for Zone C3-4.

Eastern Wood Pewee (G042Tt)

Eastern Wood Pewees are found in almost every forested ecosite in Ontario, usually associated with edge habitat and less often found in wetter sites. They are a medium-sized flycatcher with a signature 'pee-a-wee' call. Wood Pewees perch on dead branches in the mid-canopy and sally out after flying insects. Their diet includes flies, bugs, butterflies, moths, bees, wasps, beetles, grasshoppers, crickets, stoneflies, and mayflies. The pewee also eats small amounts of vegetable matter, including the berries and seeds of dogwood, blueberry, raspberry, and poison ivy.³⁴ They nest mainly in deciduous trees (saplings) including oak and maple, and less so in conifer, usually restricted to *Pinus* species. A small, inconspicuous cup nest is built along a branch, woven with grasses and other vegetation and covered with lichen. Their size and design provide superb camouflage. Pewees are territorial, averaging territories 2 – 8 hectares in size.

Significant population declines over the past 25 years are thought to be due to artificially high densities of white-tailed deer. No vegetation clearing is advised to take place during the breeding bird season between April 15 and August 31 as per the Environment Canada Nesting Calendar for Zone C3-4.

6.0 Significant Areas of Natural and Scientific Interest (ANSI)

There are no significant areas of natural and scientific interest on or within 120 metres of the site.

7.0 Muskoka Heritage Areas

There are no known Muskoka Heritage Areas on or within 120 metres of the site.

³¹ COSEWIC. 2008. COSEWIC assessment and status report on the Canada Warbler *Wilsonia Canadensis* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vi + 35 pp. (www.sararegistry.gc.ca/status/status_e.cfm).

³² Reitsma, Len, Marissa Goodnow, Michael T. Hallworth and Courtney J. Conway. 2010. Canada Warbler (*Cardellina canadensis*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: <http://bna.birds.cornell.edu/bna/species/421>

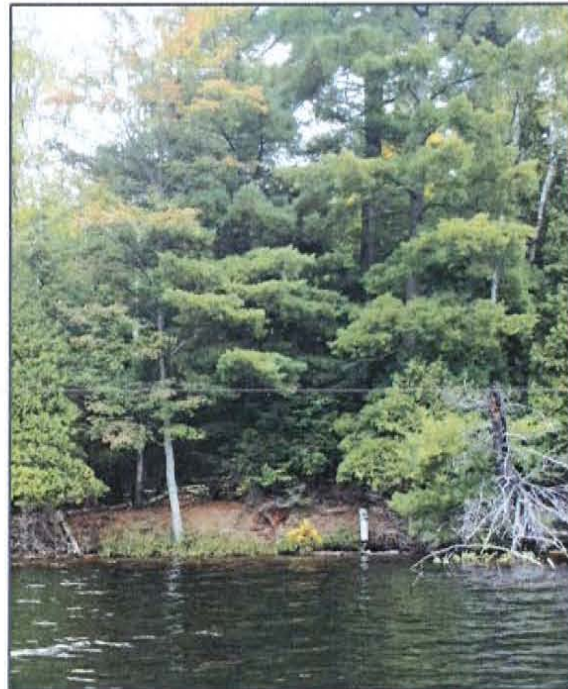
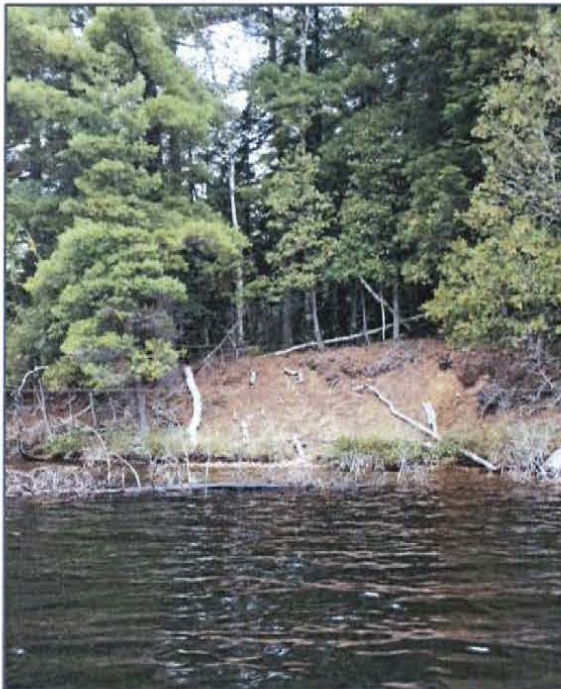
³³ http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/MNR_SAR_CND_WRBLR_EN.html

³⁴ http://www.allaboutbirds.org/guide/Eastern_Wood-Pewee/lifehistory

8.0 Fish Habitat

Treasure Island is located in the north part of Waseosa Lake which has been identified as a cold-water lake. Lake trout were introduced in 1951 although the population was never able to sustain itself. Subsequent stocking efforts of splake occurred in 1985 and again in 2014-2015 but these populations are likely limited by the lake size and depth³⁵. Waseosa Lake is not currently designated for lake trout management but a minimum 30 metre setback for all buildings and structures (except docks and boathouses) shall be required. Vegetation removal within the setback shall be restricted except to accommodate a footpath to the shore, water lines, shoreline structures, or to remove trees posing a hazard.

Fish habitat surrounding the island includes both non-critical (Type 2) and critical (Type 1), with the mapped critical fish habitat restricted to the south end of the island (Figure 4). Correspondence with MNRF staff confirmed that this critical habitat has been designated based on the occurrence of “submergent and emergent weeds” likely indicating nursery or spawning habitat. The entirety of the island’s shoreline was investigated from the water by canoe and recommended locations for dock placement were mapped (Figure 4). These shoreline areas were outside of any critical fish habitat, free of aquatic vegetation, and gradually slope to the water’s edge (Photos 7 and 8). Sandy substrates beneath a thin veneer of cobble were dominant in the suggested locations. The proposed mapped dock sites provide sufficient depth of water offshore appropriate for boat docking.



Photos 7 and 8: Representative shoreline photos of potential dock locations

³⁵ MNR Lake Fact Sheet (2016) - Waseosa Lake

http://www.muskokawaterweb.ca/images/mnr/Waseosa_Lake.pdf



Figure 4: Fish habitat mapping along the shoreline of Treasure Island

9.0 Shoreline Access and Service Properties

A site investigation was completed of the shoreline access property and the associated service area located at 143 and 207 West Waseosa Lake Rd (Figure 5).

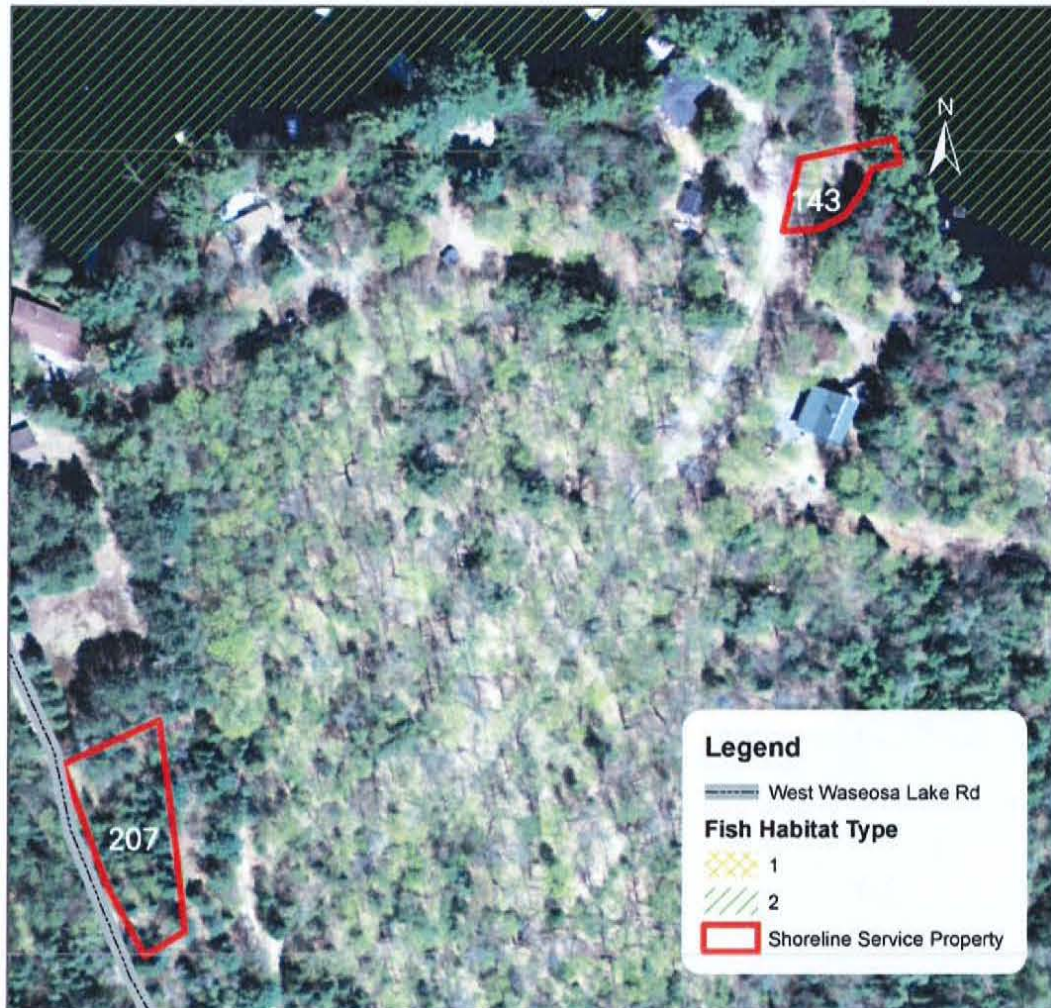


Figure 5: Proposed location of shoreline service area (west, #207) and the proposed shoreline access property, fronting on Waseosa Lake (east, #143)

143 West Waseosa Lake Rd

This property is approximately 0.04ha in size with 7.6m of frontage on Waseosa Lake. A boat launch and dock are proposed for this property to enable shoreline access to Treasure Island. An existing hydro easement passes overhead and thus most of the vegetation on the property is cleared and maintained as such (Photo 9). Private seasonal dwellings exist to the north and south sides of the property.

To create a turn around for vehicles launching boats, minimal additional site clearing would be required and likely only consist of removing approximately 10 trees (>10cm or greater DBH): 3 red maples, 2 sugar maples, 3 balsam firs, and 2 eastern hemlocks. The shoreline is treed,

shaded, and has been designated as Type 2 fish habitat. Sand and cobble substrate are predominant along the shoreline with some woody debris present. Water depths drop to approximately 1.2m roughly 8m out from shore.

A boat launch ramp with a maximum width of 2.6m is proposed for the north side of the lot shoreline. A narrow docking structure, south of the boat launch, no greater than 2m in width where it connects to the shoreline, is also proposed (Figure 6). Locating the ramp and docking structures to the north of the available shoreline where minimal vegetation removal will be required leaves the shoreline intact where mature eastern hemlocks are established and provide natural shoreline stabilization and shading. Any vegetation clearing on the site shall occur outside of the breeding bird window of April 15 – August 31 to comply with the Migratory Birds Convention Act.



Photos 9 and 10: Representative photo of property (left) and of shoreline (right)

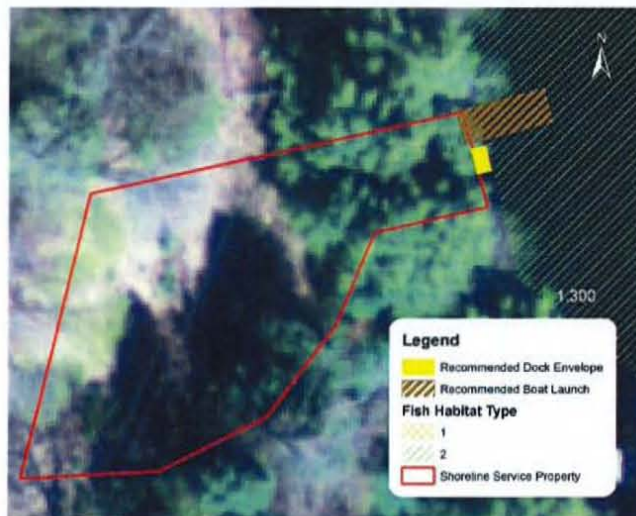


Figure 6: 143 West Waseosa Lake Rd and proposed envelopes boat ramp and dock

207 West Waseosa Lake Rd

The associated service area located at 207 West Waseosa Lake Rd is approximately 0.17ha in size. This vacant, naturally vegetated property has a sandy, level terrain that hosts a young mixed forest ecosite with balsam fir, eastern hemlock, white pine, white birch, and ironwood with sugar maple and balsam fir saplings in the understory (Photo 11 and 12). The property is surrounded by well-traveled existing driveways and corridors on its east, west, and south sides. General recommended mitigation for site clearing is included below.



Photo 11 and 12: Representative photos of 207 West Waseosa Lake Rd.

10.0 Summary of Recommendations

The purpose of this SEIS is to assess the suitability of development on Treasure Island from a natural heritage perspective. This assessment is based on the ecosite determinations, site investigations and background information.

Based on our evaluation, the following general mitigation measures are recommended:

- Vegetation clearing shall occur outside of the breeding bird window of April 15 – August 31 to comply with the Migratory Birds Convention Act;
- Where the breeding bird vegetation clearing window cannot be respected, a qualified avian professional may evaluate the road corridor to ensure there are no active nests within the area to be cleared;
- The identified candidate bat maternal roost tree shall be retained;
- Delineation and isolation of natural heritage features, e.g. candidate bat roost tree, and setbacks prior to construction to ensure these areas are maintained

- Erosion and sediment controls to be employed during construction activities
- Temporary storage and excess materials used for construction should be managed such that they do not impact any identified natural heritage features

Table 3: Summary of Potential Natural Heritage Features and Recommendations

Natural Heritage Category	Species/Habitat	Presence	Recommendations
Habitat of Endangered/Threatened Species	Little Brown Myotis	Potential	<ul style="list-style-type: none"> • All cavity trees >25cm DBH should be retained • Where retention is not possible, candidate habitat can be confirmed through the monitoring of individual trees during the appropriate timing window • These ultrasonic recordings obtained through monitoring assist in determining the type and amount of usage by individual bat species, if any • In the event large cavity trees providing confirmed habitat must be removed, bat boxes can provide an alternative to natural roosts. Bat box best practices include establishing alternate roosting habitat (the box) prior to removing any existing habitat on site. Erecting a bat box or bat condo in an elevated location that receives maximum sunlight hours is advised
	Northern Myotis		
	Eastern Small-Footed Myotis		
	Eastern Hog-nosed Snake	Potential	<ul style="list-style-type: none"> • See Table 4
Habitat for Species of Conservation Concern	Canada Warbler, Eastern Wood Pewee	Potential	<ul style="list-style-type: none"> • Vegetation clearing shall occur outside of the breeding bird window of April 15 – August 31 to comply with the Migratory Birds Convention Act and protect any nesting special concern birds • Where the breeding bird vegetation clearing window cannot be respected, a qualified avian professional may evaluate the development envelopes to ensure there are no active nests within the area to be cleared.
Fish Habitat	Small/largemouth bass, splake, rainbow	Confirmed	<ul style="list-style-type: none"> • 30m setback from Waseosa Lake and maintained naturally vegetated buffer (30m minimum) measured from the shoreline

	trout, burbot, lake herring, yellow perch, sculpin, etc.	<ul style="list-style-type: none"> • Erosion and sediment control during construction • Septic systems should be set back a minimum of 30m from the shoreline and maintained regularly
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Table 4: Recommended Mitigation to Eliminate Risk to SAR Reptiles

PRE-CONSTRUCTION		
Potential Risk	Recommended Mitigation	Outstanding Risk
Snakes and turtles moving over land to access aquatic and terrestrial habitats	<ul style="list-style-type: none"> • Isolate and sweep work areas if working during the active season; • If found, relocate reptiles outside of work area (safe place within 500 metres); alternately, allow turtle/snake to move away on its own 	<ul style="list-style-type: none"> • If work areas are properly isolated, little to no risk of harm
Disturbance of recommended setbacks	<ul style="list-style-type: none"> • Clearly delineate recommended 30 metre setback from Waseosa Lake on the ground • No temporary material storage on or other use of setback areas 	<ul style="list-style-type: none"> • If boundaries are clearly marked and setbacks are respected, very little to no risk of impairing or eliminating habitat
CONSTRUCTION		
Potential Risk	Recommended Mitigation	Outstanding Risk
Harm to individuals	<ul style="list-style-type: none"> • As above, delineate work areas and setback from Waseosa Lake • Isolate work areas where appropriate; sediment fencing can function to isolate the work area • Sweep the work area immediately prior to work 	<ul style="list-style-type: none"> • Turtles - Little to none – overland movements aren't frequent and tend to follow shortest, wettest path; not expected in any development area • Snakes – low, suitable foraging habitat within setbacks, excluded
Creation of suitable nest sites through imported aggregate	<ul style="list-style-type: none"> • Isolate any imported aggregate stockpiles to prohibit use by turtles and snakes – sediment fencing works well for this • 'Fresh' aggregate should be dealt with at once e.g. graded/ installed/ covered, if not, it should be isolated as above 	<ul style="list-style-type: none"> • Little to none • No suitable nest sites were observed within the proposed building envelopes; turtles and snakes demonstrate nest site fidelity so are less likely to use a 'new' site (recently placed aggregate)

In conclusion, development on Treasure Island can proceed in any of the recommended building envelopes while minimizing or eliminating potential impacts to natural heritage features and functions on and adjacent the scoped lands. Treasure Island has deep mineral soils and established, native upland vegetation with minimal understory. Although variability exists in elevation and vegetation density, this does not preclude construction from occurring elsewhere within either lot. However, it is recommended that consideration be given to all natural heritage categories, as noted in section 1.0 of this study, where construction is proposed outside of the recommended envelopes. If the recommended mitigation measures are implemented, development within the scoped study area is consistent with section 2.1 of the Provincial Policy Statement and applicable official plans as it relates to natural heritage features and areas.

Respectfully submitted,



Hannah Wolfram

Biologist

