



# Michalski Nielsen

ASSOCIATES LIMITED

February 12, 2019

Ms. Geri Cale, Planner  
The Township of Adjala-Tosorontio  
7855 Sideroad 30, R.R. #1  
Alliston, Ontario  
L9R 1V1

**Re: Addendum to a Previously Completed Natural Heritage Evaluation under the Oak Ridges Moraine Conservation Plan: Small Severed Lot on West Side of Concession Road 4, Just North of Highway 9, within Larger Property with Municipal Address of 10258 Highway 9, Township of Adjala-Tosorontio (Jonathan Auger); Our File 6018**

Dear Ms. Cale:

Michalski Nielsen Associates Limited is pleased to provide you with our Natural Heritage Evaluation Addendum for the above-noted property, to assess the conformity of building a house on this small, currently vacant lot with the Oak Ridges Moraine Conservation Plan (ORMCP).

The property in question is shown on **Figures 1 and 2**. It is a small (approximately 1 acre) lot that was severed off a larger agricultural property several years ago, for the purposes of allowing for a home. That severance was supported by a comprehensive Natural Heritage Evaluation, completed by Krystawyn Environmental Consulting, in April 2005. Although that earlier study did not look at the specific details of what would be constructed, it did select a parcel without natural environment constraints, and recommended the approval of the severance on the basis that constructing a home on the lot would have appropriate regard for the natural heritage policies of the ORMCP. Although my office was not involved in that earlier severance application, we are very familiar with the larger property from which the subject lot was severed, having completed a Natural Heritage Evaluation for construction of an in-ground pool and patio in 2014, then an addendum report for two drive sheds/outbuildings in 2017. We undertook a site inspection as part of that earlier work, and also completed a detailed background review. Accordingly, with the information we have on file, and given the nature of the previously created lot on which a residence is being proposed (open agricultural lands, which have been maintained as active pasture), we have been able to prepare the present report as an Addendum, and did not need to undertake a site inspection in support of it.

16 Robert Boyer Lane, Bracebridge, Ontario P1L 1R9  
(705) 645-1413 Facsimile: (705) 645-1904 [www.mnal.ca](http://www.mnal.ca) E-mail: [info@mnal.ca](mailto:info@mnal.ca)



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

### Figure 1. Auger Property, Con. Rd. 4, Adjala - Tosorontio

Notes: Enter map notes



#### Legend

- Assessment Parcel
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Ecotone
- Wetland**
  - Provincially Significant Wetland Disturbance
  - Non-Provincially Significant Wetland Disturbance
  - Unassessed Wetland
- Area of Natural Heritage & Scientific Interest (ANHSI)**
  - Provincially Significant Life Sciences ANHSI
  - Provincially Significant Earth Science ANHSI
- Greenbelt Plan**
  - Boundary
  - River Valley Connections
- Land Use Designations**
  - Protected Countryside
  - Towns and Villages
  - Hamlets
  - Urban River Valley
  - Specialty Crop Area
- Niagara Escarpment Plan (NEP)**
  - Boundary
  - Parks and Open Space System
- Land Use Designations**
  - Escarpment Natural Area
  - Escarpment Protection Area
  - Escarpment Rural Area
  - Major Resource Ecosystem Area
  - Escarpment Recreation Area
  - Urban Area
  - Metro Urban Core
- Oak Ridges Moraine Conservation Plan (ORM)**
  - Boundary
  - Land Use Designations**
    - Natural Core Area
    - Natural Linkage Area
    - Countryside Area
    - Rural Settlement
    - Polynesian Estates
    - Residential Community
    - Settlement Area

0.0 0 0.02 0.0 Kilometers



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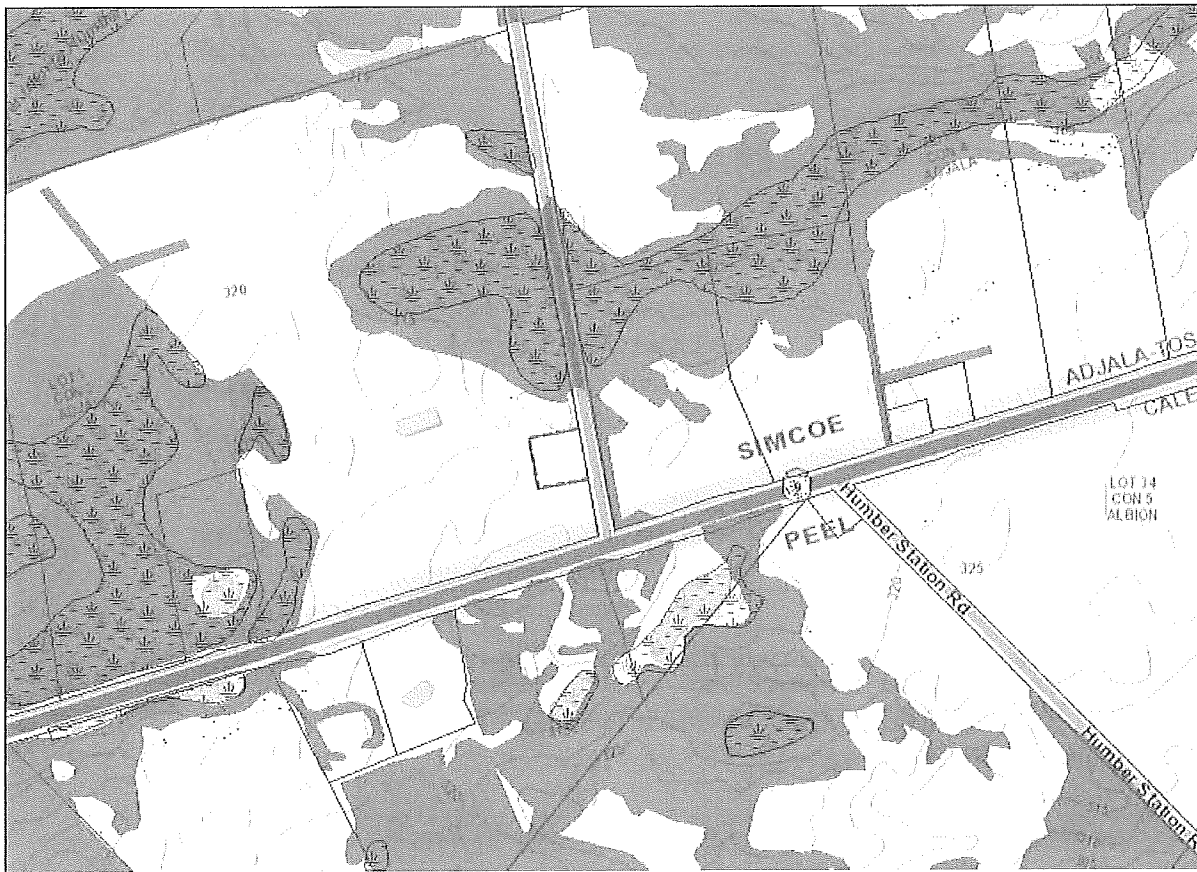




Ministry of Natural Resources and Forestry  
Make-a-Map: Natural Heritage Areas

**Figure 2. Auger Property, Con. Rd. 4, Adjala - Tosorontio**

Notes: Enter map notes



**Legend**

- Assessment Parcel
- Wardens
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Ecotone
- Wetland**
  - Previously Significant Wetland Evaluation
  - Non-Previously Significant Wetland Evaluation
  - Unassessed Wetland
- Area of Natural Heritage & Scientific Interest (ANHSI)**
  - Previously Significant Earth Science ANHSI
  - Previously Significant Earth Science ANHSI
- Greenbelt Plan**
  - Boundary
  - Road Valley Corridors
- Land Use Designations**
  - Protected Countryside
  - Towns and Villages
  - Historic
  - Urban River Valley
  - Specialty Crop Area
- Niagara Escarpment Plan (NEP)**
  - Boundary
  - Parks and Open Space System
- Land Use Designations**
  - Escarpment Natural Area
  - Escarpment Protection Area
  - Escarpment Rural Area
  - Mineral Resource Evaluation Area
  - Escarpment Recreation Area
  - Urban Area
  - Minor Urban Corridor
- Oak Ridges Moraine Conservation Plan (ORM)**
  - Boundary
  - Land Use Designations**
    - Natural Core Area
    - Historic Core Area
    - Countryside Area
    - Rural Settlement
    - Religious Heritage
    - Recreational Community
    - Settlement Area

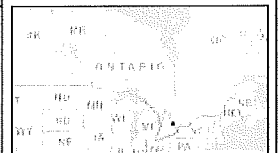


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**Appendix A** includes plans for the new home. **Appendix B** provides additional background mapping for the subject lot and adjacent lands.

### General Site Characteristics

As illustrated in **Figure 1**, the proposed home, and indeed all of the subject lot, are within an area of open field that has been maintained over the last many years as active horse pasture. This area has very gentle terrain.

### Background Review

To complete this Natural Heritage Evaluation to the parameters set out by the ORMCP Reg. 140/02 Part III, 23(1), the following information was collected and reviewed for the site.

Information Source	Data Description
County of Simcoe GIS Mapping (2018)	Evaluated and unevaluated wetlands, watercourses, woodlands, greenlands, ANSIs, wellhead protection areas.
County of Simcoe Official Plan (2007) including the Council resolution (January 22, 2013)	Environmental protection and ORM key natural heritage features schedules.
Adjala-Tosorontio OP (2000) and Amendment No. 3 to the Official Plan under the ORMCP(2006)	OP amendment No. 3 ORM, ORM Zoning By-law 03-56, Land use, Wetlands, Streams, and wellhead protection areas, ANSIs, and ORM key natural heritage features schedules.
Oak Ridges Moraine Conservation Plan Regulation 140/02 (2002)	ORM Conservation Plan policy, land use designation mapping.
Ministry of Natural Resources and Forestry (MNR) “Make a Make” online, website information and County of Simcoe SAR scoping tool (V1, 2012)	Rare species occurrences, plant communities, wetlands, and natural areas information.
Toronto Region Conservation Authority (TRCA) Online Mapping	Conservation Authority Regulation Limits.

A review of the Adjala-Tosorontio Official Plan, By-law 03-56 / 03-57, associated schedules, and the additional materials listed above (**Appendix B**) identified the following for the property:

- land use designation – the property lies within the of boundaries of the **Oak Ridges Moraine Natural Core Area** (County of Simcoe Schedule 5.3.2, Adjala-Tosorontio OP Schedule E-2);

- the property is zoned as **Oak Ridges Moraine Natural Core Area (ORM N)** (Adjala-Tosorontio, bylaw 03-56 Schedule A-1). This has important planning implications under the ORMCP, which describes Natural Core Area lands as follows:
  - (1) The purpose of Natural Core Areas is to maintain and, where possible, improve or restore the ecological integrity of the Plan Area by,
    - a. maintaining and, where possible, improving or restoring the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions;
    - b. maintaining and, where possible, improving or restoring the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions;
    - c. maintaining the quantity and quality of groundwater and surface water;
    - d. maintaining groundwater recharge;
    - e. maintaining natural stream form and flow characteristics; and
    - f. protecting landform features. O. Reg. 140/02, s. 11 (1).
  
- all of the subject lot is within an **Oak Ridges Moraine Landform Conservation Area 2** area, (County of Simcoe Schedule 5.3.2.2, Adjala-Tosorontio Schedule E-7). According to MNRF, *“Landform conservation is the protection and wise use of the land base including its form, soils and associated biophysical processes. It is an approach that encourages planning, design and construction practices which: minimize disruption to natural form and related ecological processes; and enhance protection of biophysical features in a natural state and keep a greater portion of a site in an open-space character”* (MNRF Technical Paper 4 Final Draft –February, 2004);
  
- while there are no **significant woodlands, wetlands** or **watercourses** within the property in question, these features are present in adjacent lands (i.e., within 120 m of this lot and proposed development activities);
  
- although present mapping information from MNRF does not indicate the presence of a provincially significant ANSI in proximity of the subject lot, earlier mapping suggests the presence of a portion of an ANSI within adjacent lands;
  
- no portion of the severed lot is within the **Toronto Region Conservation Authority’s (TRCA’s) Regulated Areas** under Ontario Regulation 166/06.

Development or site alteration proposed within the minimum area of influence that relates to a Key Natural Heritage Feature or a Hydrologically Sensitive Feature requires the preparation of a Natural Heritage Evaluation and/or a Hydrological Evaluation.

Lands within and adjacent to the subject property contain identified Key Natural Heritage Feature and Hydrologically Sensitive Features. The presence of such features triggers a need for examination of their boundaries in relation to the proposed works, and on the compatibility of site changes under the Minimum Area of Influence and Minimum Vegetation Protection Zone, as defined in the ORMCP. These features are discussed further below.

## **Key Natural Heritage and Hydrologically Sensitive Features**

Key Natural Heritage and Hydrologically Sensitive Features are described in the paragraphs following.

### **1. Wetlands**

There is an unevaluated wetland on the adjacent lands to the north, this being a treed swamp which forms part of the headwater of a watercourse. This wetland is located a minimum 50 m from the lot in question, and a minimum approximately 70 m from the proposed home. There are additional wetland areas to the south and west, all located more than 120 m away. There are no concerns that development on the subject lot will negatively impact on wetlands, although the presence of such features within the area does highlight the importance of proper attention to construction best management practices during construction.

### **2. Significant Portions of the Habitat of Endangered, Rare and Threatened Species**

The MNRF “Make Natural Heritage Area Map” tool (<https://www.ontario.ca/environment-and-energy/make-natural-heritage-area-map>) was used to identify Species at Risk records for the general vicinity of the subject property. It should be noted that the MNRF database has limitations as it relies on individuals to report species. Therefore, the MNRF website (**Species at Risk in Ontario List**) as well as the Simcoe County SAR Scoping tool (V1) were also used to review habitat potential for Species of Conservation Concern and those having protection under the *Endangered Species Act* (2007).

Bobolink and meadowlark, two grassland nesting birds, have been identified as occurring in the broader area. These two species are the most relevant to this proposal. Bobolink and meadowlark nest, on the ground, within open grassland areas, such as hayfields. While they could also take advantage of grasslands which are occasionally pastured, they would not be expected within small horse pastures, as the nests would likely be trampled by horses. These birds are in decline largely because of changes in agricultural practices, with a cut of hay earlier in the summer destroying nests which may still have eggs or fledglings in them. There are provisions under the *Endangered Species Act* which recognize that small-scale losses of potential habitat are often necessary, and which allow for limited habitat losses outside of a permitting process. There are no concerns in the present instance that the removal of one acre of lands actively used as horse pasture will negatively impact on the habitat of bobolink and meadowlark.

In addition to the records for bobolink and meadowlark, there is a record for northern map turtle, a Special Concern species (not protected under the *Endangered Species Act*). This species inhabits rivers and the nearshore of lakes, features not found on, or within 120 m of, the subject lot. There is a further restricted record (species unknown), located over a kilometre away and dating back to 2001; that record is not considered relevant to the present assessment.

### **3. Fish Habitat**

The treed swamp area originating a minimum 50 m north of the subject lot serves as the headwater of a small watercourse to the east. The origins of a defined watercourse providing potential fish habitat would not appear to originate within 120 m of proposed development activities, and there are no concerns that development of this lot will otherwise negatively impact on fish habitat.

### **4. Areas of Natural and Scientific Interest**

The MNRF mapping database for this area does not identify any provincially significant ANSIs within or adjacent to the subject property. However, mapping undertaken by our office in 2014, which is included in **Appendix B**, did identify portions of the Humber Headwater's ANSI, which we then understood was provincially significant, to the north. The boundary of that ANSI corresponds to the limits of wetland (i.e., a minimum 50 m north of the lot in question, and 70 m north of proposed home construction). It may be that this ANSI was simply a regional ANSI or candidate provincial ANSI, and not one that was designated as provincially significant, at the time of our earlier work. Regardless, as previously noted there are no concerns that the construction of a home on this lot will negatively impact on wetland resources to the north, so by the same token there are no concerns that it will negatively impact on what had been previously identified in our work as the Humber Headwater's ANSI.

### **5. Significant Valleylands**

There is no specific layer for Significant Valleylands available on the Simcoe GIS on-line interface. There are no valleylands within 120 m of the subject lot.

### **6. Significant Woodland**

The area containing treed swamp to the north is identified as significant woodland. The woodland extends beyond the boundary of identified wetland, as close as 32 m from the subject lot. It is a minimum of 50 m from the area of proposed home construction. There are no concerns that construction of the proposed home will negatively impact on this woodland area.

There is a discontinuous single row of trees adjacent to Concession Road 4, fronting the subject lot. These trees are not part of a woodland. I note that the proposed driveway location has been located in a manner that protects these trees, thus maintaining their aesthetic and screening values.

There is a more robust hedgerow on the opposite side of Concession Road 4, which widens into a small wooded area adjacent to the northeast corner of the lot in question. These trees are located a minimum approximately 20 m from any areas of proposed site work in relation to the proposed driveway into the subject lot. They do not appear to have been identified as being part of a significant woodland, and their tenuous connection to areas of woodland to the north is such that they would likely not qualify as significant woodland if more closely examined. Regardless, they are on the opposite side of a travelled roadway and there are no concerns that development of a home on the subject lot, including a driveway entrance into that home, will have any negative impact on them.

#### **7. Significant Wildlife Habitat**

There was no information available through the background review which identified significant wildlife habitat. We have not identified any potential Significant Wildlife habitat within 120 m of the subject lot, although it is possible that wetland areas located a minimum 50 m to the north have attributes for which they may so qualify; there are no concerns that such wetlands will be negatively impacted by the development of this lot.

#### **8. Sand Barrens, Savannahs and Tallgrass Prairies**

There are no known sand barrens, savannahs or tallgrass prairies within 120 m of the subject lot.

#### **9. Kettle Lakes**

There are no kettle lakes within 120 m of the subject lot.

#### **10. Permanent and Intermittent Streams**

The treed swamp to the north gives rise to intermittent drainage, forming part of the headwater of an eventual creek. Any such headwater areas are located a minimum 50 m north of the subject lot and 70 m north of the proposed home, with no concerns that they would be negatively impacted by this proposed development.

#### **11. Seepage Areas and Springs**

While the wetland to the north may contain some seepage areas, it is located a minimum 50 m north of the subject lot and 70 m north of the proposed home, with no concerns any potential seepage areas within it would be negatively impacted by this proposed development.



## Comments on Landform Conservation

The subject property is within a Landform Conservation Area 2 zone, which is the less restrictive of the two Landform Conservation Area zones on the Oak Ridges Moraine. Attention to landform conservation is required. As earlier noted, the ORMCP and associated technical guidelines encourage planning, design and construction practices which minimize disruption to natural form and related ecological processes, enhance the protection of biophysical features and which keep a large proportion of a site in an open space character. In accordance with Section 30(6) of the ORMCP:

An application for development or site alteration with respect to land in a landform conservation area (Category 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,

- (a) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;
- (b) limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site; and
- (c) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site.

The subject lot does not contain any landform features, therefore subsection (a) is not relevant. In this regard it has quite gentle topography, ranging between 318 metres above sea level (masl) and 313 masl (5 m total elevation change), with the lowest topography resulting from there being a slightly depressed area within the property, quite the opposite of what one would consider a landform feature.

Subsection (b) is an issue, not because a large home is being proposed (it is only 2,600 square feet), but because the size of the lot is as small as it is, at 0.36 ha, and because minor regrading is necessary to ensure positive drainage. The latter issue is exacerbated by there being a dip within the centre of the property. Regrading requirements, as shown on the site plan included in **Appendix A**, do not involve more than 2 m of recontouring, and will have no impact on landform. However, this minor recontouring will extend across 90% of this very small property, well in excess of the policy guidance of 50%. In our opinion, this still meets the spirit of this specific policy subsection of the ORMCP when one considers that this was a severance off of a rural lot and no future severances off of that original lot are permitted. The original lot was approximately 39 ha in size and the aggregate amount of disturbance in support of both existing and proposed land uses is less than 3%, well within the policy guidance.

With respect to subsection (c), the total proposed building coverage is 11.2%. However, when one adds in the additional proposed impervious surface areas of a pool, patio and driveway, this increases the extent of impervious surfaces to approximately 23% of the total area of the lot, marginally above the policy guidance of 20%. In our opinion, this also meets the spirit of this specific policy subsection of the ORMCP, as it is not a consequence of large scale development but rather the very small size of this severed lot. Again, if

one considers the original lot from which that lot was severed, the aggregate amount of impervious surface in support of both existing and proposed land uses is less than 1%, also well within the policy guidance.

Looked at another way, had the original severance been 0.7 ha rather than 0.38 ha, both of these policy requirements of the ORMCP would be met on development of this lot. But that simply would have resulted in a larger acreage of lands taken out of rural use, which is contrary to the intent of the landform conservation policies. Accordingly, Michalski Nielsen Associates Limited is of the opinion that the spirit of the ORMCP policy direction regarding landform conservation is being fully addressed. Moreover, there are no concerns that landform will be impacted by this development.

## **Summary and Conclusions**

A Natural Heritage Evaluation was completed for the property to determine the presence of any Key Natural Heritage Features and Hydrologically Sensitive Features on or adjacent to the subject property, and to determine if the proposed construction of a home, associated driveway, well, sewage disposal system and amenity area could interfere with the ecological form and function of any such features. There are no concerns that it will. Adjacent woodland and wetland features, including areas potentially supporting headwater drainage features and seeps, will not be impacted. The habitat of protected Species at Risk will not be impacted. Landform will not be impacted.

## **Recommendations**

In the opinion of Michalski Nielsen Associates Limited, the proposed new home has appropriate regard for the natural heritage policies of the ORMCP. The proposed site alterations will not impact or alter the form or function of the identified Key Natural Heritage Features occurring on site or within adjacent lands. It should not place groundwater at risk, nor will it affect the landform. Accordingly, we recommend that the Township of Adjala-Tosorontio allow the application to proceed, subject to the following recommendations:

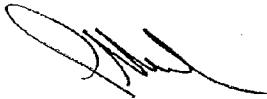
- **sediment fence be properly installed around the downgradient perimeter of all intended earthworks prior to any such work. This must include the northern perimeter of the development area, which has some proximity to adjacent woodland and wetland. this sediment fence must be regularly inspected and maintained in good working order until such time as all disturbed areas have been properly graded out and stabilized with vegetation. Any areas which are being graded to convey runoff away from the property must be stabilized as quickly as possible with seed or sod;**
- **while earthworks on this site are expected to be quite minimal, other standard construction best management practices, such as good earth stockpile management, should be employed on an as-required basis; and**

- **roof runoff from the new home be routed to soak away pits lined with gravel, to promote groundwater recharge.**

Yours truly,

MICHALSKI NIELSEN ASSOCIATES LIMITED

Per:

A handwritten signature in black ink, appearing to read 'Gord Nielsen', written over a horizontal line.

Gord Nielsen, M.Sc.  
Ecologist  
President

## References

### Adjala-Tosorontio.

- 2000. Official plan OP Adopted November 2, 1998. Approved with modifications by the County of Simcoe – October 28, 1999 Incorporating OMB Decisions. Consolidated to November, 2000. On-line <http://www.townshipadjtos.on.ca/MunicipalServices/Departments/TownshipofAdjala-TosorontioOfficialPlan/index.htm>
- 2003. Zoning By-law No. 03-56 and No. 03-57. Adopted by Council on October 20, 2003. Approved with modifications by Minister of Municipal Affairs and Housing on August 30, 2007. Prepared by Rudy & Associates Ltd.

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- 2018. County of Simcoe GIS Advanced Map. Web. 05-25-2012. <http://maps.simcoe.ca>
- 2012. Species at Risk Scoping Tool. Version 1.
- 2007. The County of Simcoe Official Plan. Including Council resolution to the updated official plan (January 22, 2013).

### Google Earth.

- 2018. Google Earth (Version 6.2.2.6613) [Software]. Available from <http://www.earth.google.com>

### Ministry of Natural Resources.

- 2000. Significant Wildlife Habitat Technical Guide, and Draft 2012 Update for Eco Region 6E.

### Natural Heritage Information Centre.

- 2018. Biodiversity Explorer. Ministry of Natural Resources Ontario. Web. GIS data last updated on 2013-10-28. [http://www.mnr.gov.on.ca/en/Business/NHIC/2ColumnSubPage/STDU\\_138222.html](http://www.mnr.gov.on.ca/en/Business/NHIC/2ColumnSubPage/STDU_138222.html)

Nottawasaga Valley Conservation Authority.

2018. On-line mapping tool.

Oak Ridges Moraine Conservation Plan.

2002. Oak Ridges Moraine Conservation Plan. Ministry of Municipal Affairs and Housing.

2002. Technical Paper 1 – Identification of Key Natural Heritage Features.

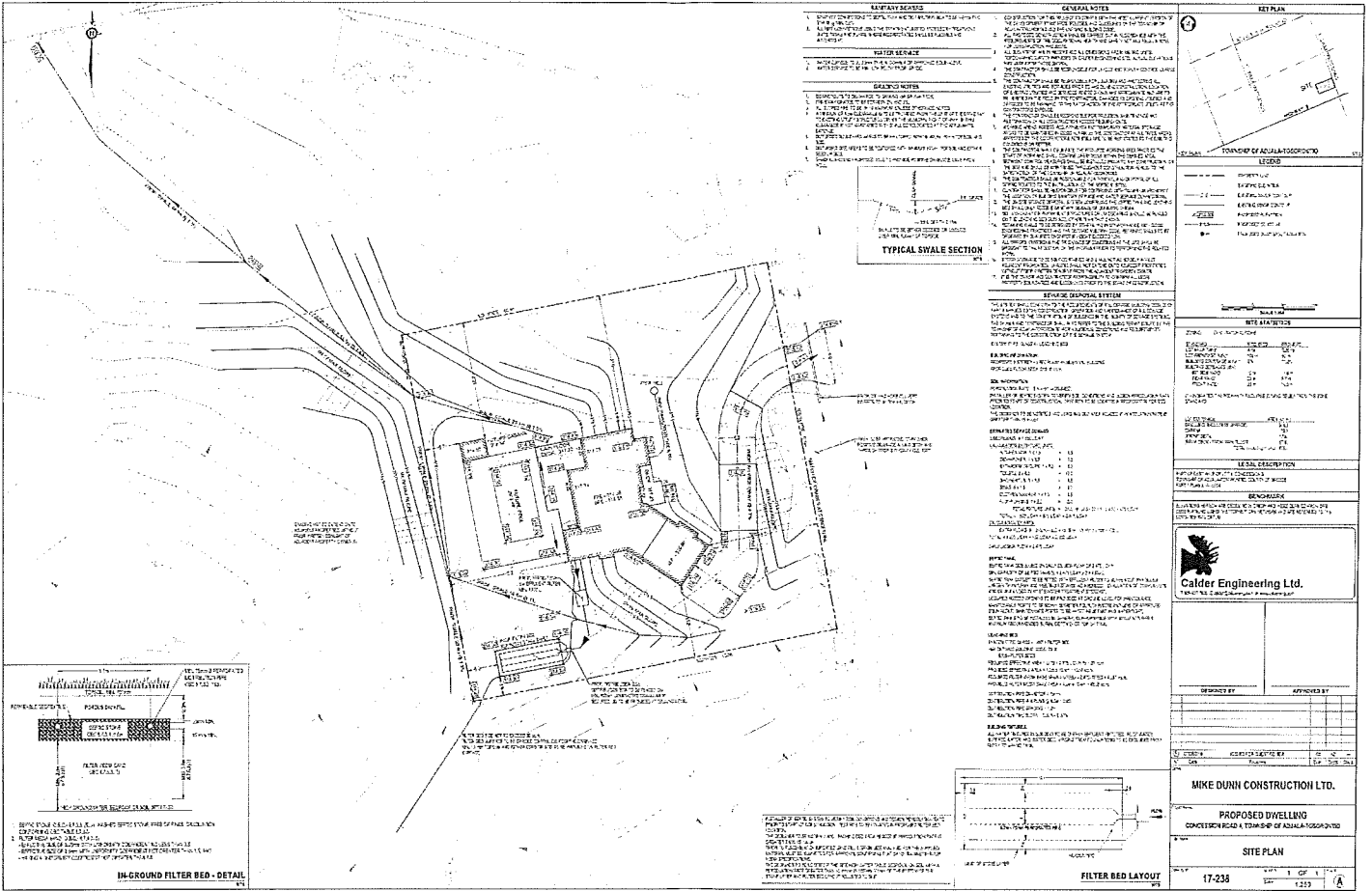
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**APPENDIX A – PLANS FOR PROPOSED HOME**

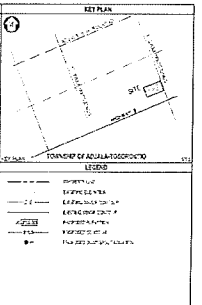
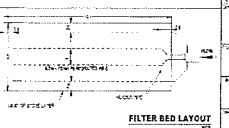
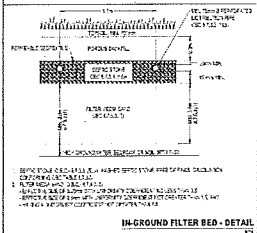
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**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND PARKING AREA.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SWALE.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FILTER BED.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SEWER SYSTEM.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WATER SYSTEM.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ELECTRICAL SYSTEM.
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GAS SYSTEM.
12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TELEPHONE SYSTEM.
13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CABLE SYSTEM.
14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SATELLITE SYSTEM.
15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ANTENNA SYSTEM.
16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SECURITY SYSTEM.
17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE ALARM SYSTEM.
18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SMOKE DETECTOR SYSTEM.
19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CARBON MONOXIDE DETECTOR SYSTEM.
20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FIRST AID KIT.
21. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE EXTINGUISHERS.
22. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SAFETY EQUIPMENT.
23. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TOOLS AND EQUIPMENT.
24. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MATERIALS AND SUPPLIES.
25. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WASTE DISPOSAL.
26. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WATER DISPOSAL.
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49. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CABLE DISPOSAL DISPOSAL.
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**PROPOSED DWELLING**

**CONCRETE FOUNDATION & TOWNSHIP OF ADAMANTIA**

**SITE PLAN**

17-238

**Calder Engineering Ltd.**

17-238

DESIGNED BY: [Signature]

APPROVED BY: [Signature]

DATE: [Date]

SCALE: 1:100

PROJECT: PROPOSED DWELLING

CONCRETE FOUNDATION & TOWNSHIP OF ADAMANTIA

SITE PLAN

17-238

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**APPENDIX B – ADDITIONAL BACKGROUND MAPPING**

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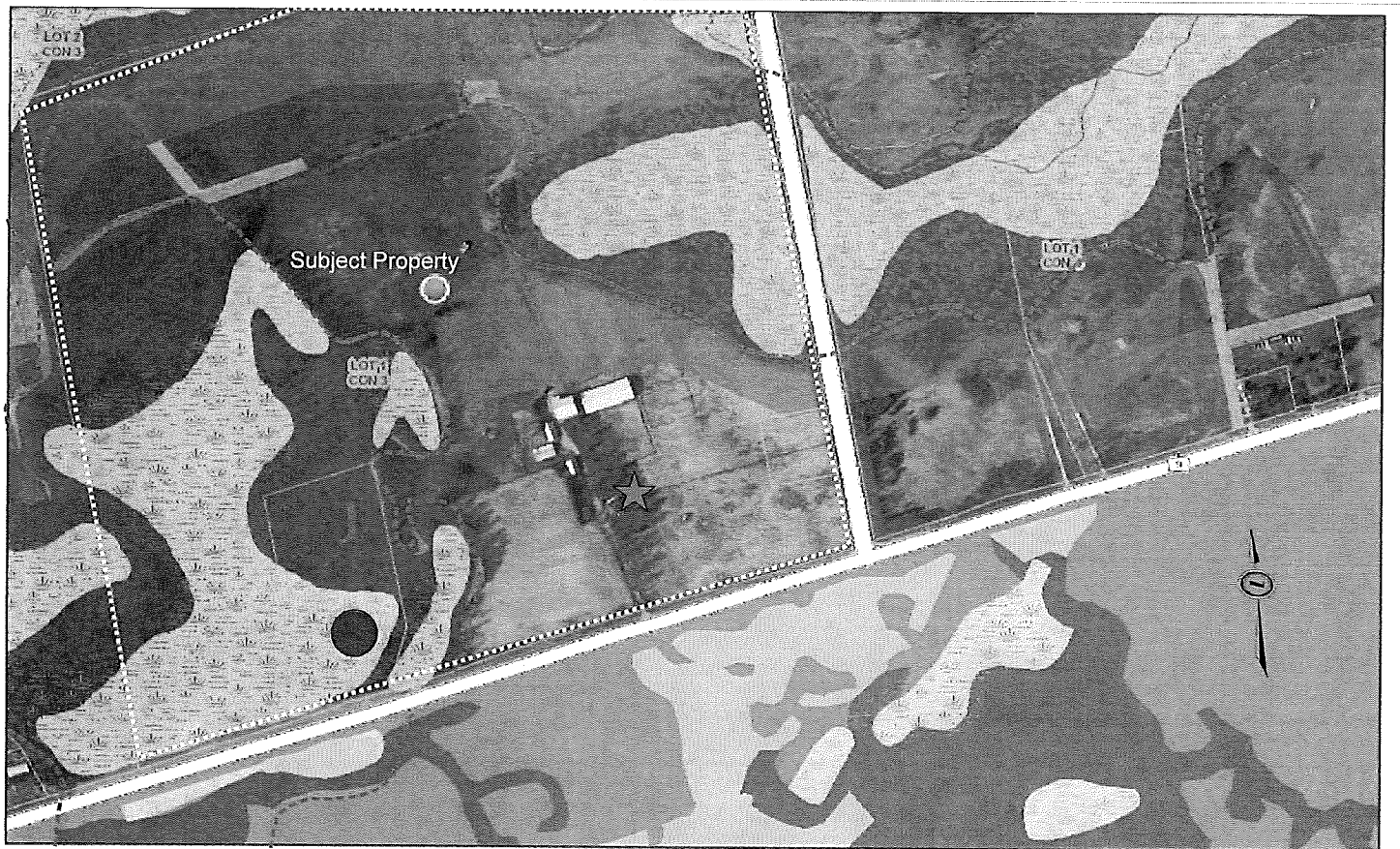


Property Location - 10258, Hwy 9, Adjala- Toronto

MapSource: Google Maps.

Project Name	Asge
Project Number	1314
Project Date	27/04/2014
Drawn By	NLF
Scale	Not to Scale





- ★ Location of proposed pool
- County Official Plan Forests
- County Official Plan Plantation
- ..... County Watercourses (intermittent)
- Pond
- County Official Plan Unevaluated Wetlands
- Area of Natural and Scientific Interest
- County Official Plan Greenlands

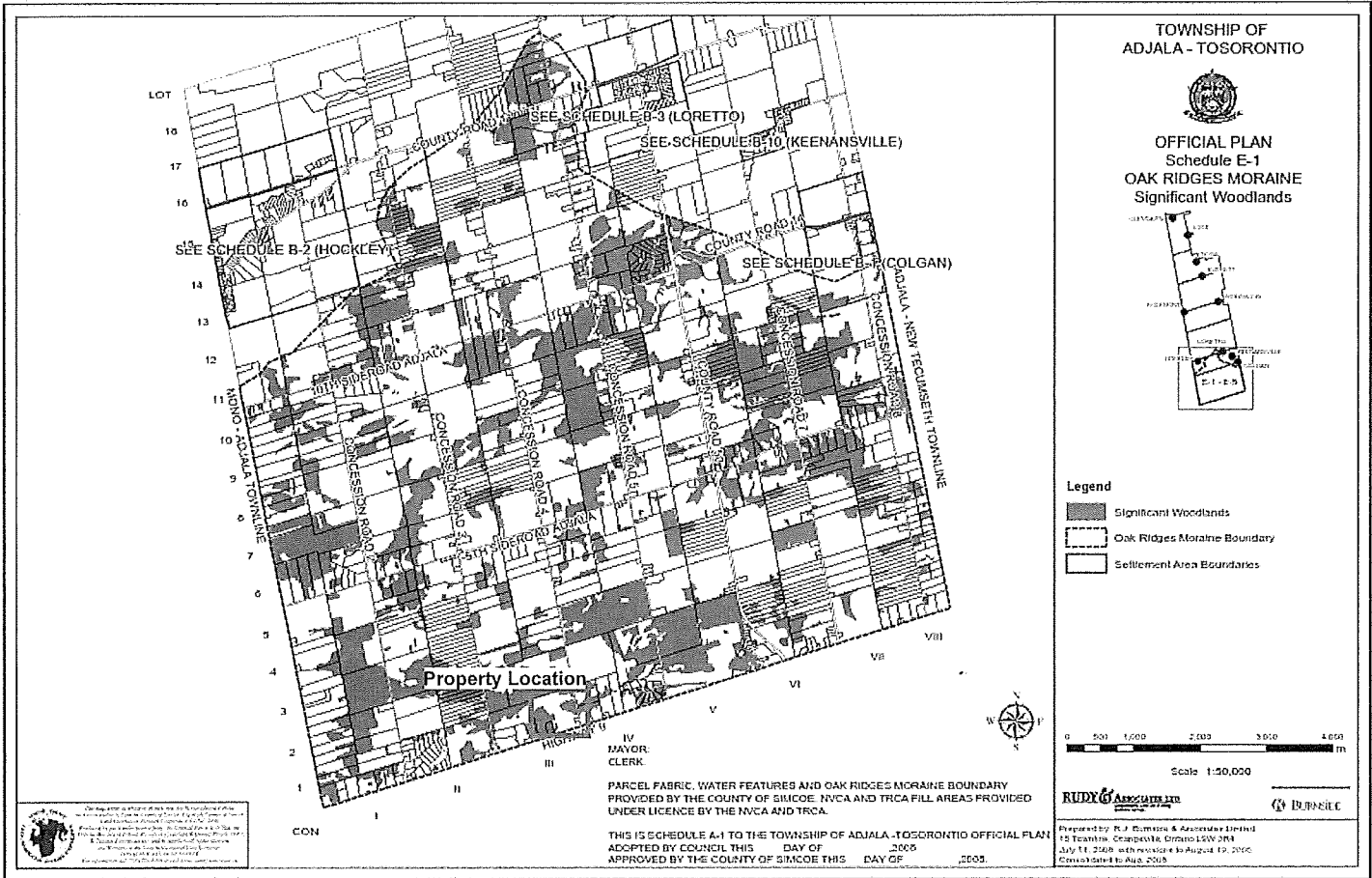
**\*\* Not all features shown, locations are shown for graphical purposes only, refer to appropriate OP schedules**

Property Location - 10258, Hwy 9. Adjala- Tosorontio


MapSource: Google Maps.

Project Name	Kager
Project Number	1314
Project Date	27-01-2014
Geography	K.F.
Scale	Nd to Scale

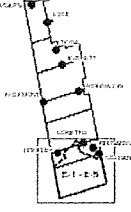







**TOWNSHIP OF  
ADJALA - TOSORONTIO**




**OFFICIAL PLAN  
Schedule E-1  
OAK RIDGES MORaine  
Significant Woodlands**




**Legend**

-  Significant Woodlands
-  Oak Ridges Moraine Boundary
-  Settlement Area Boundaries




0 500 1,000 2,000 3,000 4,000  
m

Scale 1:50,000

**RUDY & ASSOCIATES INC.** 

Prepared by R.A. Bormann & Associates Limited  
12 Trafalgar, Orangeville, Ontario L9W 0H8  
July 11, 2008 with revision to August 19, 2008  
Created dated to Aug. 2008

 The requirements of the Planning Act and the Planning and Building Act, 1997, and the Planning and Building Act, 2008, are hereby incorporated into this Official Plan. This Official Plan is subject to the provisions of the Planning Act and the Planning and Building Act, 1997, and the Planning and Building Act, 2008. The County of Simcoe is not responsible for the accuracy or completeness of the information contained in this Official Plan. The County of Simcoe is not responsible for the accuracy or completeness of the information contained in this Official Plan.

PARCEL FABRIC, WATER FEATURES AND OAK RIDGES MORaine BOUNDARY PROVIDED BY THE COUNTY OF SIMCOE. NVCA AND TRCA FILL AREAS PROVIDED UNDER LICENCE BY THE NVCA AND TRCA.

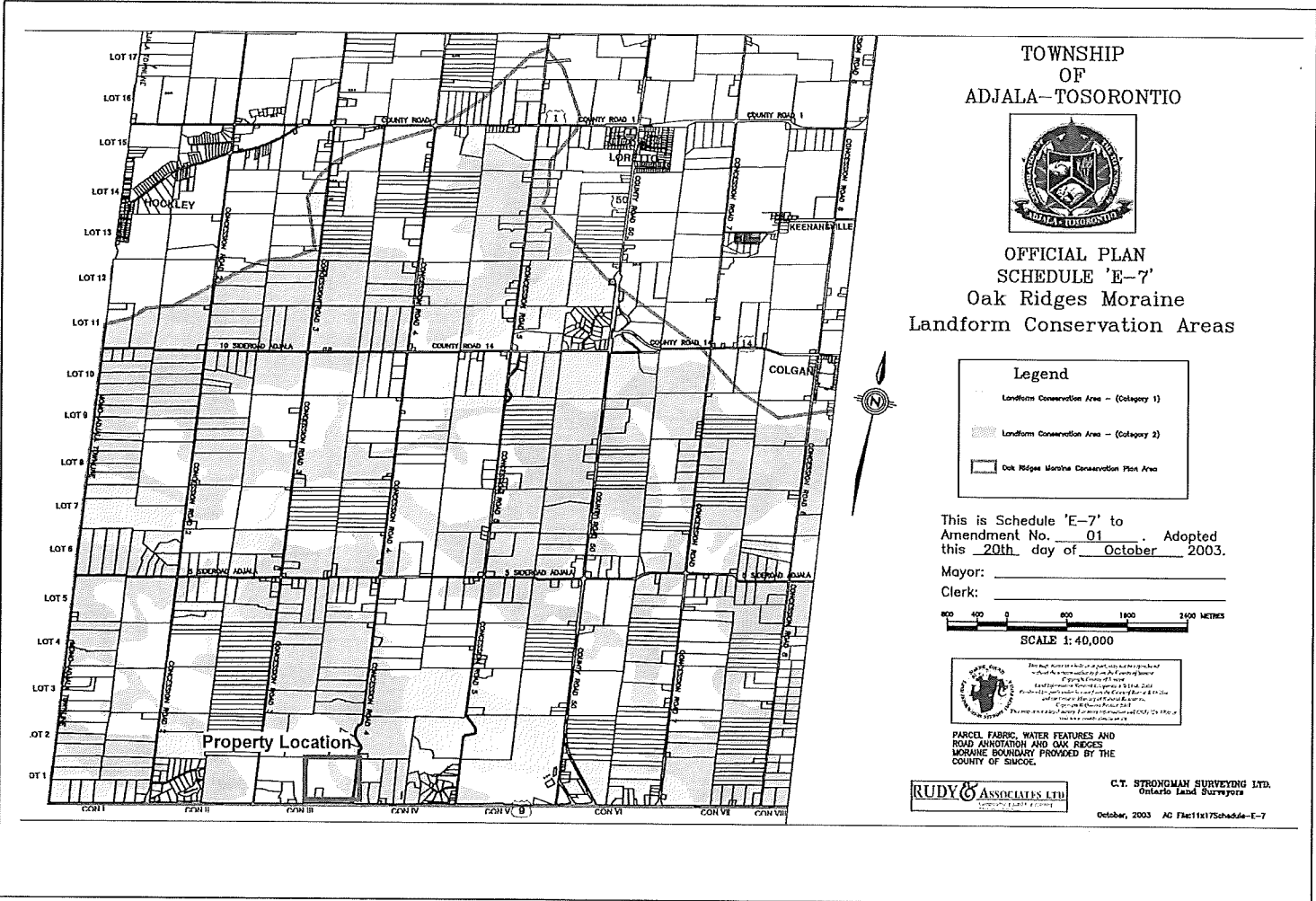
THIS IS SCHEDULE A-1 TO THE TOWNSHIP OF ADJALA - TOSORONTIO OFFICIAL PLAN ADOPTED BY COUNCIL THIS DAY OF 2008 APPROVED BY THE COUNTY OF SIMCOE THIS DAY OF 2008.

10258, Hwy 9. Adjala- Tosorontio


MapSource: Adjala-Tosorontio Official Plan and Bylaws  
http://www.townshipadjtos.on.ca

ProjectName	Agar
ProjectNumber	1314
ProjectDate	27 04 2014
CreatedBy	KLF
Scale	Not to Scale








TOWNSHIP OF  
 ADJALA-TOSORONTIO



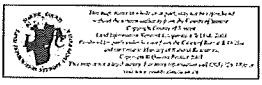
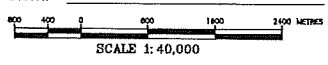
OFFICIAL PLAN  
 SCHEDULE 'E-7'  
 Oak Ridges Moraine  
 Landform Conservation Areas

**Legend**

-  Landform Conservation Area - (Colaspay 1)
-  Landform Conservation Area - (Colaspay 2)
-  Oak Ridges Moraine Conservation Plan Area

This is Schedule 'E-7' to  
 Amendment No. 01. Adopted  
 this 20th day of October 2003.

Mayor: \_\_\_\_\_  
 Clerk: \_\_\_\_\_



PARCEL FABRIC, WATER FEATURES AND  
 ROAD ANNOTATION AND OAK RIDGES  
 MORaine BOUNDARY PROVIDED BY THE  
 COUNTY OF SIMCOE.

**RUDY & ASSOCIATES LTD.**  
 2000 HWY 9, ADJALA, ONTARIO

C.T. STRONGMAN SURVEYING LTD.  
 Ontario Land Surveyors  
 October, 2003 AC File 11x17Schedule-E-7

10258, Hwy 9. Adjala- Tosorontio

MapSource: Adjala-Tosorontio Official Plan and Bylaws  
<http://www.townshipadjtos.on.ca>

Project Name	Asper
Project Number	1314
Project Date	27.04.2014
Created By	KLF
Scale	NET to Scale



TOWNSHIP  
OF  
ADJALA-TOSORONTIO



OFFICIAL PLAN  
SCHEDULE 'E-2'  
Oak Ridges Moraine  
Landuse Designations

**Legend**

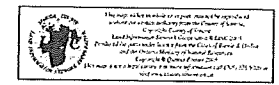
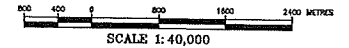
- Assessment Parcel
- Oak Ridges Moraine Conservation Plan Area

**LANDUSE**

- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement Area

This is Schedule 'E-2' to  
Amendment No. 01 . Adopted  
this 20th day of October 2003.

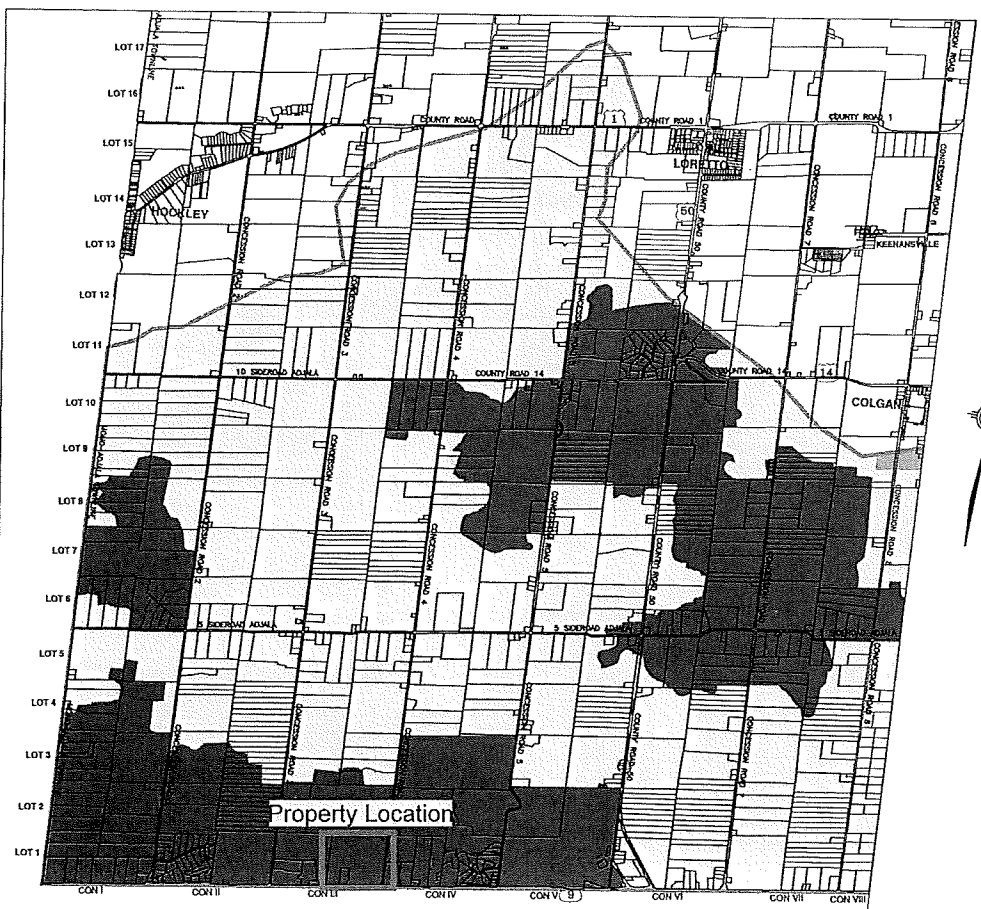
Mayor: \_\_\_\_\_  
Clerk: \_\_\_\_\_



PARCEL FABRIC, WATER FEATURES AND  
ROAD ANNOTATION AND OAK RIDGES  
MORAINIC BOUNDARY PROVIDED BY THE  
COUNTY OF SIMCOE.

**RUDY & ASSOCIATES LTD.**  
L.L.B. (SUCCESSION)

**C.T. STRONGMAN SURVEYING LTD.**  
Ontario Land Surveyors



10258, Hwy 9. Adjala- Tosorontio

MapSource: Adjala-Tosorontio Official Plan and Bylaws  
<http://www.townshipofatos.on.ca>

ProjectName:	A-50
ProjectNumber:	1314
ProjectDate:	27.04.2014
CreatedBy:	PLF
Scale:	As to Scale





TOWNSHIP  
OF  
ADJALA-TOSORONTIO



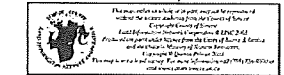
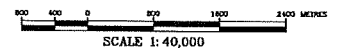
OFFICIAL PLAN  
SCHEDULE 'E-4'  
Oak Ridges Moraine  
Wetlands, Streams and  
Draft Wellhead Protection Areas

**Legend**

- Permanent and Intermittent Streams/Watercourses
- Permanent Water Area
- Wetlands
- Oak Ridges Moraine Conservation Plan Area
- Draft Wellhead Protection Areas**
- 60day Well Head Protection Area (Draft)
- 2yr Well Head Protection Area (Draft)
- 10yr Well Head Protection Area (Draft)
- 25yr Well Head Protection Area (Draft)

This is Schedule 'E-4' to  
Amendment No. 01 . Adopted  
this 20th day of October 2003.

Mayor: \_\_\_\_\_  
Clerk: \_\_\_\_\_



PARCEL FABRIC, WATER FEATURES AND  
ROAD ANNOTATION AND OAK RIDGES  
MORaine BOUNDARY PROVIDED BY THE  
COUNTY OF SIMCOE.

**RUDY & ASSOCIATES LTD.**  
LAND SURVEYORS

**C.T. STRONGMAN SURVEYING LTD.**  
Ontario Land Surveyors  
October, 2003 AG File:11s17Schd4e-E-4

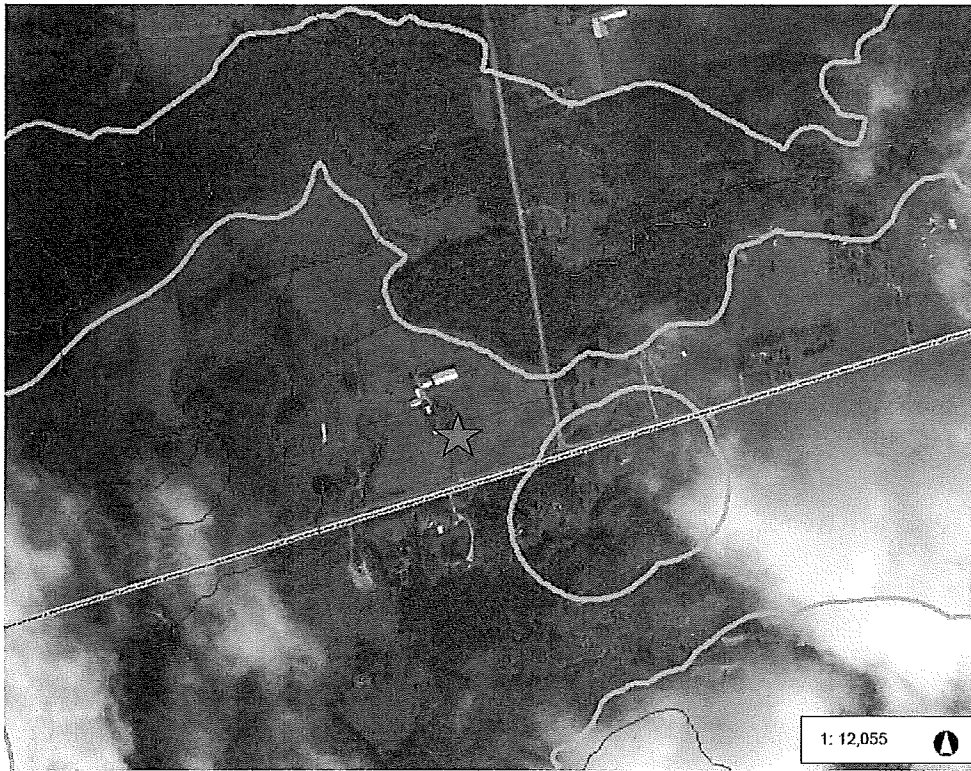
10258, Hwy 9. Adjala- Tosorontio

MapSource: Adjala-Tosorontio Official Plan and Bylaws  
<http://www.townshipadjtos.on.ca>

ProjectName:	Auger
ProjectNumber:	1316
ProjectDate:	27/04/2014
CreatedBy:	KLF
Scale:	Not to Scale



### TRCA Map Output



- Legend**
- Conservation Areas
  - Watershed Boundary
  - Rivers / Stream
  - Municipal Boundary
  - Regulation Limits
  - Pool Location
- World Imagery  
 Low Resolution 15m Imagery  
 High Resolution 60cm Imagery  
 High Resolution 30cm Imagery

Pool Location

1: 12,055

0.4 0 0.19 0.4 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Toronto Region Conservation Authority

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

## TRCA REGULATED AREAS

Not all Features Are Shown

MapSource: TRCA Feb16,2007  
<http://www.trca.on.ca>

ProjectName	Auger
ProjectNumber	1314
ProjectDate	27.04.2014
CreatedBy	R.F.
Scale	Not to Scale



Map

Satellite

### Map Layers

- TRCA Conceptual Regulated Area
- Parcel Boundary

Google

Imagery ©2018, C