

The Archipelago Area Planning Board

AGENDA

Thursday, October 21st, 2021 – 11:00 a.m.

Via Zoom – Township of The Archipelago Office
9 James Street, Parry Sound

1. **MEETING CALLED TO ORDER**

2. **APPROVAL OF THE AGENDA**

PB21-10-01 NOW THEREFORE BE IT RESOLVED that the agenda for the October 21st, 2021 meeting of The Archipelago Area Planning Board be approved.

3. **DISCLOSURE OF CONFLICT OF INTEREST**

4. **ADOPTION OF MINUTES**

PB21-10-02 NOW THEREFORE BE IT RESOLVED that the minutes of The Archipelago Area Planning Board meeting held on August 19th, 2021, be approved as circulated.

Pages: 1 - 5

5. **DELEGATIONS**

NIL

6. **CONSENT APPLICATIONS**

- i) **BESTIG, Markus and BESTIG, Karin - Application No. B03-21**
Part of Island 20A (Skunk Island), being Location JDD 296 and
Parts 1,2,3,4 on Plan 42R-17471, in front of the geographic Township
Of Harrison

Civic Address: 1 A20 Island, The Archipelago

Pages: 6 - 14

PURPOSE AND EFFECT OF THE APPLICATION

THE PURPOSE of the Consent Application is to request the issuance of a Certificate of Validation for the above-noted property, as per Section 57 of the Planning Act;

THE EFFECT of the proposed consent would be the creation of one new, residential lot being approximately 4.86 hectares (12 acres) in size, having 57 metres (187 feet) of frontage; and a retained lot being 4.94 hectares (12.2 acres) in size with approximately 57.5 metres (189 feet) of frontage.

7. PLAN OF SUBDIVISION/CONDOMINIUM APPLICATIONS

NIL

8. ZONING APPLICATIONS

NIL

9. UNFINISHED / NEW BUSINESS

10. ADMINISTRATION

**i) SCHELLE, Siegfried / HERSHOFF SCHELLE, Camilla
CONSENT AGREEMENT**

Pages: 15 - 22

PB21-10- NOW THEREFORE BE IT RESOLVED that the Board hereby authorizes the Chair and Secretary-Treasurer of The Archipelago Area Planning Board to execute all documents as may be required, to enter into a consent agreement, between Siegfried Schelle and Camilla Hershoff Schelle and The Archipelago Area Planning Board.

11. CORRESPONDENCE

NIL

12. ADJOURNMENT

NOW THEREFORE BE IT RESOLVED that The Archipelago Area Planning Board hearing of October 21, 2021, be discontinued at _____ .

THE ARCHIPELAGO AREA PLANNING BOARD

MINUTES

Thursday, August 19th, 2021 – 11:00 a.m.

Council Chamber – Township of The Archipelago Office
Via Zoom - 9 James Street, Parry Sound, Ontario

MEMBERS PRESENT:

P. Frost – Chair
S. Wohleber
L. Emery
E. Manners
D. Ashley
I. Mead

STAFF PRESENT:

C. Henderson, Manager of Development & Environmental Services
/Planner
J. Nawroth, Secretary-Treasurer

OTHERS:

Nil

APOLOGIES:

T. Knight

1. MEETING CALLED TO ORDER

Meeting called to order at 11:00 a.m.

2. APPROVAL OF THE AGENDA

RESOLUTION PB21-08-01

Moved by I. Mead
Seconded by L. Emery

NOW THEREFORE BE IT RESOLVED that the agenda for August 19th, 2021, meeting of The Archipelago Area Planning Board be approved.

DISPOSITION CARRIED

3. **DISCLOSURE OF CONFLICT OF INTEREST**

Nil

4. **ADOPTION OF MINUTES**

RESOLUTION PB21-08-02

Moved by E. Manners
Seconded by D. Ashley

NOW THEREFORE BE IT RESOLVED that the minutes of The Archipelago Area Planning Board meeting held on June 17th, 2021, be approved.

DISPOSITION CARRIED

5. **DELEGATIONS**

Nil

6. **CONSENT APPLICATIONS**

- i) **SCHELLE, Siegfried / HERSHOFF SCHELLE, Camilla-Application No. B01-21**
Part of Block B on Byng Inlet, as in RO77786, N of Part 1 42R-7824, E and S of Parts 1,2,3,4,5,& 6 42R-15174,S of Part 1 42R-8570, E of Part 1 42R-10182 and S of Part 2 & 3 42R-7272, Part of Mill Location B, in the Unincorporated Township of Wallbridge

CIVIC ADDRESS: NIL

PURPOSE AND EFFECT

THE PURPOSE of the Consent Application is to create one, new, residential lot on the lands designated as part of Block B on Byng Inlet, as in RO77786, N of Part 1 42R-7824, E and S of Parts 1,2,3,4,5,& 6 42R-15174,S of Part 1 42R-8570, E of Part 1 42R-10182 and S of Part 2 & 3 42R-7272, Part of Mill Location B, in the Unincorporated Township of Wallbridge.

THE EFFECT of the proposed consent would be the creation of one new, residential lot being approximately 4.86 hectares (12 acres) in size, having 57 metres (187 feet) of frontage; and a retained lot being 4.94 hectares (12.2 acres) in size with approximately 57.5 metres (189 feet) of frontage.

Cale Henderson, Planner, explained the nature of the application. The owners; Siegfried Schelle and Camilla Hershoff Schelle and Tarrant Waye were in attendance in support of the application.

RESOLUTION PB21-08-03

Moved by S. Wohleber
Seconded by L. Emery

Now Therefore Be It Resolved that Application No. B01-21, to create one new, residential lot being approximately 4.86 hectares (12 acres) in size, having 57 metres (187 feet) of frontage; and a retained lot being 4.94 hectares (12.2 acres) in size with approximately 57.5 metres (189 feet) of frontage, be approved, subject to the conditions as contained in the Decision.

DISPOSITION CARRIED

7. **PLAN OF SUBDIVISION / CONDOMINIUM APPLICATIONS**

Nil

8. **ZONING APPLICATION**

Nil

9. **ADMINISTRATION**

i) **MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING
ONTARIO TRANSFER PAYMENT AGREEMENT**

RESOLUTION PB21-08-04

Moved by S. Wohleber
Seconded by L. Emery

WHEREAS the Ministry of Municipal Affairs has provided the Planning Board with an Ontario Transfer Payment Agreement to be completed in order to receive funds through the Planning Board Funding Allocation Program (PBFAP);

AND WHEREAS the allocation of \$17,355, for the delivery of planning services between April 1, 2021 and March 31, 2022, will not be forwarded to the Board until the agreement has been signed, sealed and returned to the Ministry;

AND WHEREAS in July, 2021, the Ministry requested the agreement be signed by the Chair and Secretary-Treasurer and returned electronically and that at the next scheduled Planning Board meeting, a resolution be passed authorizing the agreement;

NOW THEREFORE BE IT RESOLVED that the Board hereby authorizes the Chair and Secretary-Treasurer of The Archipelago Area Planning Board to execute all documents as may be required, to enter into an agreement with the Ministry, in order that the Board receives the allocated funds.

DISPOSITION CARRIED

**ii) FINANCIAL STATEMENTS – BDO CANADA LLP
Year ended December 31, 2020**

RESOLUTION PB21-08-05

Moved by D. Ashley
Seconded by I. Mead

NOW THEREFORE BE IT RESOLVED that the Board receives the financial statements, for the year ended December 31, 2020, as submitted by BDO Canada LLP.

DISPOSITION CARRIED

iii) VACANCY ON THE PLANNING BOARD – Information only

Grant Walker reported to the Clerk of the Township that his property has recently sold. As a result, he is no longer eligible to sit on Council. The vacancy on Council has caused a vacant seat on the Planning Board as well. This vacancy is being discussed this month with the Committee of the Whole and Council. Once the opening has been filled, and an appointment has been made to Council, the process will be followed to fill the vacancy on the Planning Board as well.

Vice Chair Wohleber stated he and Member Walker had been with the Planning Board since it was formed in 1997, and he enjoyed his time with Grant Walker.

10. UNFINISHED / NEW BUSINESS

Nil

11. CORRESPONDENCE

Nil

12. ADJOURNMENT

The Archipelago Area Planning Board meeting of August 19th, 2021, adjourned at 11:30 a.m.

CHAIR

DATE

SECRETARY-TREASURER

DATE

THE ARCHIPELAGO AREA PLANNING BOARD

9 James Street, Parry Sound, Ontario P2A 1T4
Telephone: (705) 746-4243 Fax: (705) 746-7301

TO: Chair Frost and members of The Archipelago Area Planning Board

FROM: Cale Henderson, MCIP, RPP
Manager of Development & Environmental Services

DATE: October 21, 2021

RE: Validation of Title
Civic Address: 1 A20 Island, The Archipelago
Part of Island 20A (Skunk Island), being Location JDD 296 and Parts 1,
2,3,4 on Plan 42R-17471, in front of the geographic Township of Harrison

Agent: Erinn Bourassa, HBa, LL.B.
Ecclestone, Hamer, Poisson, Neuwald & Freeman, Barristers/Solicitors

Background: Validation of Title

Pursuant to Section 57 of the Planning Act, an application for Validation of Title has been submitted. The purpose of validation of title is to correct a past contravention of Section 50 of the Planning Act.

Section 50 of the Planning Act contains the subdivision control provisions that generally prevent owners from dividing land except in certain specific cases. Where certain exceptions set out in the Act are not available, owners must apply to local land division committees (i.e. Archipelago Area Planning Board) for consent to transfer, mortgage, etc. in order to permit a transaction to occur.

Section 50 of the Planning Act is generally considered to be a very technical and complicated section of the Planning Act, and is often inadvertently contravened. Planning Act mistakes can occur if a transaction has been completed that does not comply with the Planning Act.

Invariably, when these errors have occurred and are recognized, the mistake must be fixed for the benefit of the current and rightful owner, otherwise they do not own the land and cannot transfer the land. Section 57 of the Planning Act is used to validate or correct a prior registered document that breached the Act and which thereby did not create an interest in land. A validation certificate deems the contravention never to have had the effect of invalidating the transfer document and retroactively cures all prior contraventions of the subdivision control provision of the Act.

Application

A letter outlining the past contravention and request for validation of title has been submitted with the request and is attached as Appendix A.

In summary, #1 Island A20 has been owned by the Bestig family since 1995. In 2013, the Crown Reserve fronting the subject lot was purchased from the province. Both the lot and

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shoreline reserve were owned by Angelika Bestig. In 2013, Angelika Bestig transferred ownership of the lot to her children, Markus Bestig and Karin Loretta Bestig. Unfortunately, the transfer did not include the shoreline reserve, which was also owned by Angelika Bestig. This transfer was in contravention of the Section 50 of the Planning Act, as both the lot and shoreline parcel needed to be transferred together, as they were considered one lot. This contravention or error, was inadvertent and is the reason a validation certificate is being requested. Angelika Bestig has since passed away and it is therefore not possible to simply transfer the shoreline reserve to Markus Bestig and Karin Loretta Bestig.

Recommendation

The subject lot and shoreline reserve, is a recognized waterfront residential lot and is zoned Coastal/Island Residential. Although the validation of title would recognize the lot, separate from the shoreline lot, thereby technically creating two separate lots, which is not appropriate. The purpose and intention of the applicants is to re-merge the lot and the shoreline area as a single lot and a validation certificate is required to facilitate these required transfers.

As the lot is a recognized waterfront residential lot and the Township shares the same goal as the applicant, it is recommended that the validation certificate be issued under the condition that the lots be re-merged as one single lot. The applicant, Ms. Bourassa has already submitted an undertaking to ensure the lots are merged and the error fully rectified, once the validation certificate has been issued.

Respectfully submitted,



Cale Henderson, MCIP, RPP
Manager of Development & Environmental Services

APPENDIX 'A'
LETTER AND LOCATION MAP

**ECCLESTONE, HAMER, POISSON,
NEUWALD & FREEMAN**

BARRISTERS / SOLICITORS

PARTNERS: J. THOMAS HAMER, B.A., LL.B.
CHARLES NEUWALD, B.C.L., LL.B.
MICHAEL N. FREEMAN, B.A., LL.B.
SIMON P. VALLEAU, LL.B.

IN MEMORIAM: BRIAN A. POISSON, B.A., M.A., LL.B. (2016)

ASSOCIATES: ANDREW CHUDNOVSKY, H.B.A., LL.B.
ERINN BOURASSA, H.B.A., LL.B.

THE STERLING TOWER
SUITE 900, 372 BAY STREET
TORONTO, ON M5H 2W9

TELEPHONE (416) 365-7135
FAX (416) 365-2189

August 24, 2021

Cale Henderson
Township of Archipelago
9 James Street
Parry Sound P2A 1T4

Sent by Courier Mail Fax to #: 9 James Street in Parry Sound

Number of pages sent by fax:

Sent by Email: chenderson@thearchipelago.on.ca

Original shall be sent under separate cover retained on file.

If you encounter difficulty in receiving this fax, please call Judy Cooke at 365-7135, ext.26. *The contents of this fax are private and confidential. If you have received this fax in error, please contact the writer immediately. Thank you.*

Dear Mr. Henderson:

**Re: Bestig Skunk Island Lots 52245-0139 (LT) ("Shoreline Lot")
and 52245-0108 (LT) ("Cottage Lot")**

Further to our conference call and correspondence, the Archipelago Area Planning Board has authority over Applications under s. 50(18), 51, and 57 of the *Planning Act* to all of the lands in the Township of Archipelago after December 21, 1998.

Both the Cottage Lot and the Shoreline Lot were at one time owned by the same individual, Angelika Bestig. Angelika Bestig and her then husband, Wolfgang Bestig, purchased the Cottage Lot in 1995, subject to a shoreline allowance owned by the Crown. Wolfgang Bestig passed away and a survivorship application in favour of Angelika Bestig was registered on the Cottage Lot in 2007. She owned the Cottage Lot henceforth until 2013 when it was transferred to her children, Markus Bestig and Karin Loretta Bestig. In 2008, the Shoreline Lot was granted to Angelika Bestig by Crown Patent. As a result, between 2008 and 2013, both the Cottage Lot and the Shoreline Lot were owned in the same name and capacity by Angelika Bestig, thus merging title of part lots in one owner.

A lawyer of our firm who is now deceased (Brian Poisson) acted on the transfer of the above noted Cottage Lot in 2013 to the children (Instrument Number GB66962, enclosed). The Shoreline Lot was not transferred at that time. Because Angelika Bestig retained ownership of

an abutting part lot, the Shoreline Lot, the transfer of the Cottage Lot was in contravention of the *Planning Act*. We suspect that our predecessor partner was simply unaware of the Crown Patent of the Shoreline Lot and did not conduct a part-lot search prior to the non-arm's length gifting transfer of the Cottage Lot in 2013. We suspect this to be an innocent error and that had the parties been aware of the dual ownership, both part-lots would have been transferred together.

As a result, the transfer of the Cottage Lot is a nullity pursuant to the *Planning Act*. Unfortunately, the conjoining owner, Angelika Bestig, has herself passed away. Therefore, it is not possible to correct the error by re-transferring ownership of the Cottage Lot to the conjoining owner. It is also impossible to correct the violation by transferring the Shoreline Lot to the same owners as the Cottage Lot; the 2013 transfer would remain in contravention of the *Planning Act* and the violation would be compounded by a void corrective transfer of the Shoreline Lot.

We propose to correct the problem and rejoin these two part-lots by first seeking from your offices a Validation Certificate, pursuant to section 57 of the *Planning Act*, which reads as follows: *a certificate of validation in respect of land described in the certificate, providing that the contravention of section 50 or a predecessor of it or of a by-law passed under a predecessor of section 50 or of an order made under clause 27 (1) (b), as it read on the 25th day of June, 1970, of The Planning Act, being chapter 296 of the Revised Statutes of Ontario, 1960, or a predecessor of it does not have and shall be deemed never to have had the effect of preventing the conveyance.*

The purpose of this letter is to submit to your committee our application for the Validation Certificate pursuant to section 57 of the *Planning Act* in respect to the Transfer Instrument Number GB66962 dated 2013/09/03.

We are seeking ultimately to correct this contravention by way of re-merging the ownership and conjoining again the two part-lots in question. You may accept this letter as our undertaking, upon the granting of the Validation Certificate in respect to the Cottage Lot, that we will then transfer (by Transmission from estate) the Shoreline Lot to the same named owners in the same capacities as the Cottage Lot. We are instructed thereafter to register a transfer from the two children into Markus Bestig's name alone and we undertake to ensure that both part-lots are transferred on the same instrument to the same named owner in the same capacity at that stage. If required by the Director of Land Titles, we will in due course apply to merge the two Property Identifier Numbers (PIN's) into one PIN.

We enclose herein PIN pages for both the cottage lot and shore lot in question along with the Transfer Instrument Number GB66962; together with our trust cheque for the Application Fee in the amount of \$650.

We look forward to hearing from you and ask that you include this as an item at your September 16, 2021 meeting.

ECCLESTONE, HAMER, POISSON, NEUWALD & FREEMAN

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If you have any questions or concerns or if we can assist further in your deliberations, please do not hesitate to contact this office.

Yours truly,

**ECCLESTONE, HAMER, POISSON
NEUWALD & FREEMAN**

A handwritten signature in cursive script, appearing to read "Erin Bourassa".

ERINN BOURASSA

Telephone extension #31

Email: erinnb@ehpnf.com

cc. Markus Bestig

Encl. (3)

APPENDIX 'B'
CERTIFICATE OF VALIDATION

CERTIFICATE OF VALIDATION

Pursuant to Section 57 of the Planning Act, R.S.O. 1990, as amended

A contravention of Section 50 or a predecessor of it, or of a by-law passed under a predecessor of Section 50, or an order made under clause 27(1)(b), as it read on the 25th day of June, 1970, being chapter 296 of the Revised Statutes of Ontario, 1960 or a predecessor of it, does not have and shall be deemed never to have had, the effect of preventing the conveyance of, or creation of any interest in the parcel of land described as follows:

Part of Island 20A (Skunk Island) being Location JDD 296 and Parts 1,2,3,4 on Plan 42R-17471, in front of the geographic Township of Harrison, Township of The Archipelago

This Certificate of Validation is issued in accordance with Section 57 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and the decision of The Archipelago Area Planning Board this 21st day of October, 2021.

Per:

Peter Frost, Chair

Date

Jane Nawroth, Secretary Treasurer

Date

THE ARCHIPELAGO AREA PLANNING BOARD

TO: Chair Frost and the Planning Board Members

FROM: Jane Nawroth, Secretary-Treasurer

DATE: October 21st, 2021

RE: Schelle, Siegfried and Hershoff Schelle, Camilla
Byng Inlet, Wallbridge
Consent Agreement to be registered on title

Associated Application: Consent Application No. B01-21

Recommendation:

It is recommended that the Board authorize the Chair and Secretary-Treasurer to execute all documents as may be required, to enter into a consent agreement, between Siegfried Schelle and Camilla Hershoff Schelle and The Archipelago Area Planning Board.

Consent Application No. B01-21 was approved by the Board on August 19th, 2021. One of the conditions of consent was that an agreement be registered on title, implementing the recommendations contained in the environmental reports completed by Georgian Bay Mnidoo Gamii Biosphere and Pinchin Ltd.

The Development agreement is attached as Appendix 'A'.

Respectfully submitted,



Jane Nawroth, Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this _____ day of _____, 2021.

B E T W E E N:

SHELLE, Seigfried and HERSHOFF SCHELLE, Camilla

(hereinafter called the "OWNERS")

- and -

THE ARCHIPELAGO AREA PLANNING BOARD

(hereinafter called the "PLANNING BOARD")

WHEREAS the OWNERS are the owners of the subject lands in the Unincorporated Township of Wallbridge, in the District of Parry Sound, more particularly described in Schedule "A" attached hereto;

AND WHEREAS the PLANNING BOARD granted a consent for the creation of one new waterfront lot by virtue of application No. B01-21.

AND WHEREAS as a condition of the said consent, the PLANNING BOARD required the OWNERS to enter into this agreement pursuant to Section 53(12) and 51(26) of the Planning Act, R.S.O. 1990, c. P. 13, as amended;

AND WHEREAS Section 51(26) of the Planning Act, R.S.O. 1990, c. P.13, as amended, authorizes approval authorities and municipalities to enter into agreements as a condition of consent;

NOW THEREFORE THIS AGREEMENT WITNESSETH that, in consideration of the sum of Two Dollars (\$2.00) now paid by each of the parties to the other (the receipt whereof is hereby acknowledged), and other good and valuable consideration, the parties agree as follows:

SECTION 1: LANDS SUBJECT TO THE AGREEMENT

1.1 The lands to be bound by this Agreement (hereinafter referred to as "the subject lands"), are described in Schedule "A" hereto.

SECTION 2: COMPONENTS OF THE AGREEMENT

2.1 The text, consisting of Sections 1 through 6, and the following Schedules, which are annexed hereto, constitute the components of this Agreement:

Schedule "A"-	Legal Description of the Lands
Schedule "B"-	Site Plans
Schedule "C"-	Environmental Site Assessment Reports
Schedule "D"-	Constraint Map - Driveway on Severed Lands

SECTION 3: REGISTRATION OF THE AGREEMENT

3.1 The OWNERS agree that all documents required herein shall be submitted in a form suitable to the TOWNSHIP and suitable for registration.

3.2 The Agreement shall be registered on title to the subject lands as provided for by Section 51(26) of the Planning Act, by the TOWNSHIP, at the expense of the OWNER.

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SECTION 4: REQUIREMENTS

- 4.1 The OWNERS agree to use the severed and retained lands for seasonal residential purposes only or those accessory and ancillary to a seasonal residential use.
- 4.2 The OWNERS agree to develop the subject lands in accordance with the Site Plan and Constraint Map being Schedules "B" and "D" attached hereto, and agree that no work will be performed on the subject lands except in conformity to all provisions of this Agreement.
- 4.3 The OWNERS agree to adhere to the mitigation measures contained in the Environmental Impact Study performed by Pinchin Ltd., relating to the protection of setbacks and buffers during onsite works (such as fencing) must be implemented prior to the commencement of those works. Exclusion Fencing to the sensitive natural features should be established and protected from the development. Sufficient buffers to the adjacent natural features through protection zones will be established.
- 4.4 The OWNERS agree that a 30 metre buffer area will be recognized outside of an identified gestation habitat for the Eastern Georgian Bay Massasauga Rattlesnake, as identified on the Site Plan being Schedules "B" and "D", and that no disturbances or placement or construction of buildings or structures will be located within this buffer area.
- 4.5 The OWNERS agree that the extent of tree and vegetation removal within the Site is restricted to the construction footprint as necessary, and any removal of vegetation will be outside of the breeding period between April 15 and August 15.

SECTION 5: BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, PENALTY

- 5.1 This Agreement may only be amended or varied by a written document executed by the parties hereto and registered against the title to the subject lands.
- 5.2 This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
- 5.3 The OWNERS acknowledge that the Agreement is entered into under the provisions of Section 51(26) of the Planning Act, and that the expenses of the PLANNING BOARD arising out of the enforcement of this Agreement may, in addition to any other remedy the Board may have at law, be recovered.
- 5.4 The Agreement shall come into effect on the date of execution by the PLANNING BOARD.

SECTION 6: NOTICE

6.1 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:

OWNER'S NAME AND ADDRESS: Seigfried Schelle and Camilla Hershoff Schelle



TOWNSHIP:

Secretary/Treasurer
The Archipelago Area Planning Board
9 James Street
Parry Sound, ON P2A 1T4

IN WITNESS WHEREOF the OWNERS and the PLANNING BOARD have caused their corporate seals to be affixed over the signatures of their respective signing officers.

SIGNED, SEALED AND DELIVERED
In the presence of:

Witness

Signature of OWNER

Witness

Signature of OWNER

THE ARCHIPELAGO AREA PLANNING
BOARD

Chair

Secretary/Treasurer

SCHEDULE "A"

LEGAL DESCRIPTION OF THE LANDS

Part of Broken Lots 46, 47 and 48, Concession 14, being part of Parcel 2682 PSNS, in the Unincorporated Township of Wallbridge, in the District of Parry Sound.

SCHEDULE "B"

SITE PLAN

This is the site plan to the 51(26) agreement between the PLANNING BOARD and the OWNER.



Figure 17 - Lot 1 approved building envelope location



Figure 18 - Lot 2 approved building envelope location

SCHEDULE "C"
ENVIRONMENTAL SITE ASSESSMENT REPORTS

(Copy Available at Township Office)

