

Discover



with Team VandenBussche
**Life long residents of Ontario's South Coast
in beautiful Norfolk County!**

Just plain beautiful



Presented by Ron VandenBussche - Broker

Put our local knowledge and 40+ years of real estate experience in this area to work for you
and discover Ontario's best kept secret!



Erie Shores Realty Inc.

Brokerage

103 Queensway E., Simcoe N3Y 4M5

24 hr pager

Simcoe: 519-426-0081

Port Dover: 519-583-3555

Contact Team VandenBussche to Discover



and



Ron



Ryan



Lisa

Just plain beautiful ...

Ontario's best kept secret and we're only a short drive from everywhere!

Southern Ontario's Cottage Country on the temperate shores of Lake Erie from the lakeside community of Port Dover to Turkey Point Beach and Long Point World Biosphere is fast becoming the destination of choice for urbanites from all central/southwestern Ontario cities and US border states. Norfolk County has everything there is to offer and most importantly, we are centrally located and easily accessible. Today's modern technology combined with our easy commute to major centers has prompted many urbanites seeking lifestyle changes to adopt the attitude of "living where you want to and working where you have to". There are those who can relocate to the area and work from home while others either commute or choose a scenic Norfolk property for their weekend retreat.

- *Long Point World Biosphere *Pristine Carolinian Forests & Coldwater Streams
- *Safe Clean Water and Sandy Beaches *Superb Fishing, Boating and Diving Facilities *18 Area Golf Courses
- *Campgrounds and Nature Trails *Heritage Museums, live Theaters, wineries & farm fresh produce
- *A Mix of Rural Lifestyle and Unique Shopping Experiences & eateries



Become a part of this ... experience good old fashioned friendliness ...
it's beautiful, but it's our people that make it come alive.

For all your real estate needs

Lakeside Resort - Residential - Scenic Rural - Building/Development Sites

Farms - Commercial - Industrial

Over 40 years experience & local knowledge at your service

Ron VandenBussche
Broker

Home Office: 519-426-5314

Cell: 519-429-8888

vandenbussche.ron@gmail.com

Ryan VandenBussche
Sales Representative

Home Office: 519-428-6707

Cell: 519-410-4428

rvandenbussche@nhlpa.com

Lisa VandenBussche
Sales Representative

Home Office: 519-428-6707

Cell: 519-410-4424

vandenbussche24@gmail.com

www.teamvandenbussche.com



Erie Shores Realty Inc.
Brokerage

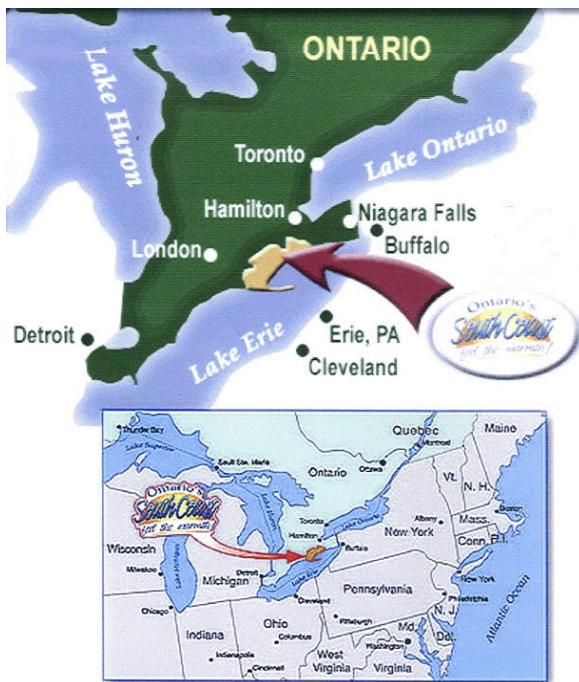
103 Queensway E, Simcoe N3Y 4M5
24 hr pager
Simcoe: 519-426-0081
Port Dover: 519-583-3555



Southern Ontario's Cottage Country Unspoiled wilderness in the midst of civilization

Miles of undeveloped shoreline
Long Point UNESCO World Biosphere Reserve
Pristine Carolinian forests and cold water streams and

We're only a short pleasurable drive from
everywhere!



Approximate Driving Times from Beautiful Norfolk County

- ⌚ 90 minutes from Toronto ➔ & Buffalo ➔
- ⌚ 2 ½ hours from Windsor & Detroit ➔
- ⌚ 40 minutes from Hamilton ➔
- ⌚ 30 minutes from Woodstock & Brantford ➔
- ⌚ 1 to 1 ½ hrs from Kitchener, Waterloo, Guelph & London ➔
- ⌚ 6 hours from Ottawa ➔
- ⌚ 7 ½ hours from Montreal ➔

Cross



Lake Port Dover/Erie, PA - 40 miles



Unspoiled wilderness in the midst of civilization

Long Point World Biosphere

A naturalist's and bird-watcher's paradise ... Long Point Peninsula forms the protective southern arm of Long Point Bay which provides safe harbour and natural shoreline protection along the north shore. Most of this unique natural feature with its sandy beaches is accessible only by boat and provides boaters with a secluded destination for day trips on hot summer days. The Biosphere's bird observatory at the base of Long Point and the Provincially Significant Wetlands in Turkey Point are in the flight path of many rare species of migratory birds.



Go to page 10 & 11 for more info on the Biosphere



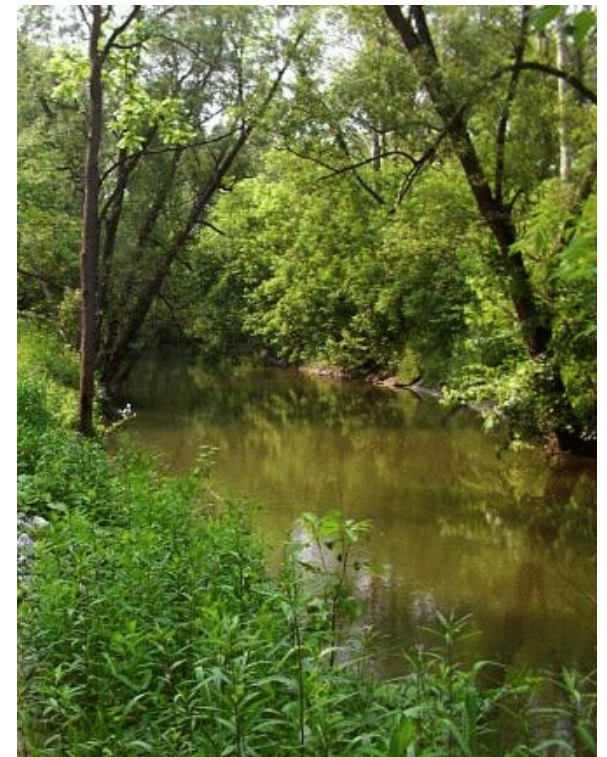
AND



Pristine Carolinian Forests & Cold Water Streams

A sampling of Norfolk County's scenic inland properties which can be found throughout the County.

This pretty 124 acre parcel of Carolinian Forest and farmland is bounded by Big Creek and is available for the sportsman seeking his own private hunting and fishing retreat.



Go to page 12 for more info on Carolinian Canada Zone & Forestry in Norfolk

Norfolk County has everything there is to offer **Fun in the sun!**



Life is Good!

... Safe clean water and sandy beaches protected from the open waters of Lake Erie by Long Point Peninsula

Boating, sailing, windsurfing, sea doo rentals, water skiing

... Several marinas along the shores of Long Point Bay provide a home base for boating and water sports.



Superb Fishing

World Class bass fishing plus pickerel, perch, pike, salmon & trout are plentiful in Lake Erie's Long Point Bay area and Norfolk's cold water streams

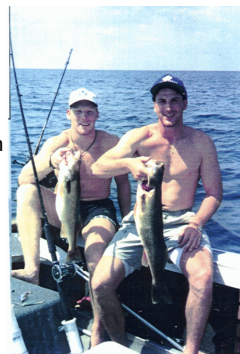
Where else is it possible to bag your limit of 6 different species all in the same day?



25 lb. Chinook north of Long Point Lighthouse

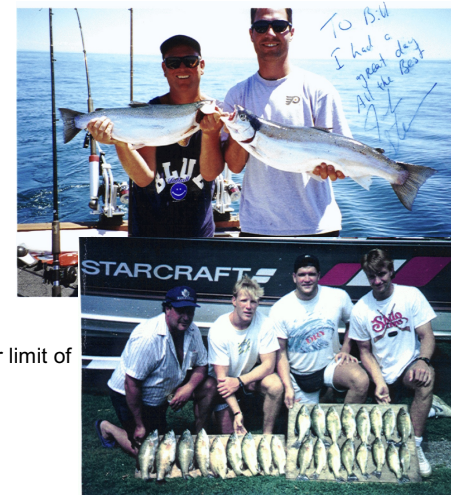


17 lb. Lake Trout east of Long Point Lighthouse



Geordie Kinnear & Ryan VandenBussche have a couple of nice pickerel for supper

Philadelphia Flyers' coach John Stevens & charter Captain Bill display two fine Rainbows



Rob Blake & friends display their limit of bass



Rob, Ryan & Dave Lane are proud of several 3 to 4 pound small mouth bass

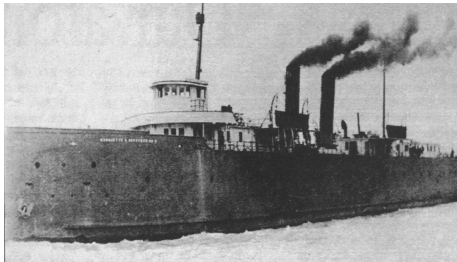
Our local hockey stars return home for some good fishin'

Go to page 13 for more info on Norfolk's Fish & Wildlife



Diving

Lake Erie is now the cleanest of the Great Lakes and its many shipwrecks are attracting divers from afar



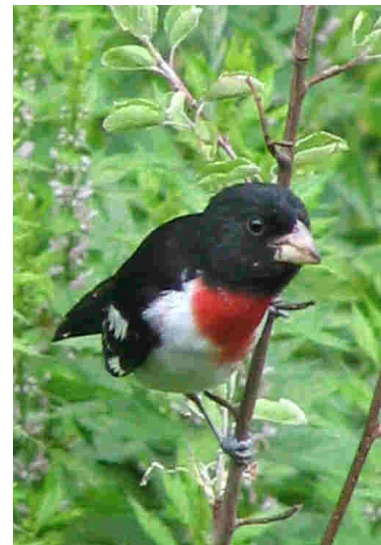
Golfing

Over 18 public and private courses to choose from all within 30 minutes of central Norfolk



Camping, Nature Trails

Provincial Parks & Conservation Areas throughout the County



Wildlife & Water Fowl

Long Point's World Biosphere is a birdwatcher's paradise and the large & small game in Norfolk's Carolinian forests are nature reserves worth preserving for future generations



Heritage Museums & Theatres



Artifacts from the early settlers of Upper Canada are preserved in our museums

while Simcoe's Little Theatre and Port Dover's Lighthouse Festival Theatre provide entertainment for young and old alike



Rural Lifestyle

Norfolk's rich soils and moderate climate make farm fresh produce available right off the farm



Spread like a patchwork quilt across flat gently rolling acres ... our towns are a collection of architectural treasures nestled in the landscape of our countryside.



Become a part of this ... experience good old-fashioned friendliness ... it's beautiful, but it's our people that make it come alive.

Go to page 14 for more detailed info about Norfolk

Long Point World Biosphere Reserve

A biosphere is an area of ecological significance such as Tanzania's Serengeti Plains or Ecuador's Galapagos Islands. Altogether there are 482 biospheres in 102 countries around the world that are internationally recognized for promoting and demonstrating a balanced relationship between people and nature.

In 1986, the Long Point World Biosphere (LPWB) was designated by the United Nations Educational, Scientific and Cultural Organization (UNESCO -Man and the Biosphere Programme (MAB)) as a biosphere that represents a unique geographical place in the world - a great lakes coastal ecosystem. The LPWB includes the Long Point National Wildlife Area as one of the core protected areas where species of plants and animals are preserved. However, a biosphere is more than a protected area. It also includes the surrounding watershed as the zone of co-operation where local citizens strive for a balance between conservation and economic development - a balance that will help to ensure a sustainable future for generations to come.

The LPWB is blessed with vibrant agricultural, industrial, and service communities, and one of the finest examples of Carolinian forest to be found in Canada. Norfolk County's forest is home to over 50 vulnerable, threatened or endangered species of which some are found nowhere else in Canada.

In August, 1996, the Long Point area was announced as the first globally significant Important Bird Area in Canada. This international recognition is one of many: in 1982, it was designated as a Ramsar site following the convention on Wetlands of International Importance; in 1986 it was recognized as a World Biosphere site by UNESCO within the Man and Biosphere Program; and in 1995 it was recognized as an International Monarch Butterfly Reserve.

The Long Point site includes the Long Point Peninsula, Long Point Inner Bay and Turkey Point and Big Creek Marshes. Extending 32 km into Lake Erie, the Long Point Peninsula is the longest fresh water sand spit in the world. These wetlands and associated sand dunes are the best remaining example of this type of eco-system in the Great Lakes Region. With an area of approximately 259,000 acres, it is constantly changing due to the continuous deposition and erosion of sediments through wind and wave erosion. The peninsula itself is a series of alternating ridges that are separated by ponds and swales

The coastal wetlands of Lake Erie support the largest diversity of plant and wildlife species in the Great Lakes. The most important wetlands of the eastern basin are the wet meadows, forested swamps, deep water cattail marshes and shallow-water grass and sledge marshes and ponds protected by Long Point. The Long Point wetlands encompass over 33,000 acres and include more than 70% of the total wetland area along the north shore of Lake Erie (R.Thompson, pers.com 1996).

Long Point's great biological diversity derives from the variety of habitats developed along its length. At Turkey Point, a sand spit barrier built of sediment carried by Lake Erie currents from points to the east along the shore of Lake Erie, protects a large shoreline marsh

(location of Mabee Marsh property). The beach ridges and intervening wet swales lying behind the resort community of Turkey Point remain largely vegetated with woods and shrub thickets. The Turkey Point marsh and sand pit adjoins the Nature Reserve Zone within Turkey Point

Long Point World Biosphere Reserve

Provincial Park. The moderated climate and more southern latitude of Lake Erie allow many species not found along the northern Great Lakes to exist here. The diverse coastal wetlands of Lake Erie provide habitat for many rare species of flora. Rare wetland communities such as coastal meadow marsh (fen) occur at several locations including Long Point.

Birds

The wetlands of Lake Erie support a wide diversity of bird life. Long Point is one of the major staging areas in North America for Canvasback and Redhead. Wetlands of southwestern Lake Erie (Long Point and Turkey Point) also provide a major stopover point for diving ducks such as migrating Bufflehead, Common Goldeneye, Red-breasted Merganser, Common Mergansers, and Ruddy Duck. In terms of other bird species, wetlands adjacent to the large sand spits such as Point Pelee, Rondeau Peninsula, Long Point and Turkey Point attract many migratory species across the Lake.

The Long Point/Turkey Point area is most renowned for the concentration of water fowl that make use of the area during spring and fall migration. Single day counts of 70,000 to over 100,000 water fowl are made regularly. During the period 1992 to 1996 nationally and/or globally significant numbers of 8 water fowl species have been recorded, such as Tundra Swan, American Black Duck, Canvasback, Common Merganser, American Wigeon, Ring-neck duck, Redhead and Greater and Lesser Scaup. A total of 367 bird species have been recorded at Long Point to date. This represents approximately 85% of the species that have been recorded thus far in Ontario. Several nationally threatened bird species nest in the Long Point area. The Long Point Bird Observatory operates three migration monitoring stations on the spit. As of the end of 1995, they had banded 522,244 birds of 265 different species.

Excerpts from The Ontario Great Lakes Coastal Wetlands Atlas: A Summary of Information (1983-1997) - Environment Canada - Ontario Ministry of Natural Resources - March 2003

IBA Site Listing Long Point Peninsula and Marshes Site Summary ON001 - <http://www.bsc-eoc.org/iba/site.jsp?siteID=ON001>
http://nhic.mnr.gov.on.ca/MNR/nhic/areas/areas_report.cfm?areaid=4374

Carolinian Canada Zone & Forestry in Norfolk

Carolinian Canada

Norfolk is in the heart of the Carolinian zone, a region extending from Toronto in the east to Grand Bend in the west - and south to Lake Erie's northern shoreline. The Carolinian zone is a wealth of natural diversity. Towering Tulip trees, luxurious Magnolia, the fascinating southern Flying Squirrel, the beautiful Fox Snake and tiny treasures such as the Spicebush Swallowtail - these and many hundreds of other fascinating and unique species make their home here in Carolinian Canada. These featured species are important in that they help filter air and water, regenerate soils and provide endless opportunities for resources, recreation and relaxation.

Forestry and Carolinian Canada

Norfolk County has approximately 24 per cent forest cover with more in the western end of Norfolk versus the east. This forest cover is high when compared to other municipalities in southern Ontario. Factors such as the County's geology, geography, climate and topography make this area ideal for growing a variety of tree species. Norfolk's vast forest coverage provides for good populations of both large and small game.

Long Point Region Conservation Authority

The Long Point Region Conservation Authority (LPRCA) is a community-based environmental management agency that protects local ecosystems in partnership with its member municipalities and the province of Ontario.

Today, the LPRCA works with our local communities and many other partners to achieve the conservation, restoration, development and responsible management of our water, land and natural habitats through programs that balance human, environmental and economic needs. We do this by implementing programs that:

- Protect life and property from flood and erosion
- Protect, manage and restore natural areas
- Provide outdoor recreational opportunities
- Ensure that lands and waters are properly safeguarded

Within Norfolk County, the Conservation Authority has designated 11 significant forest tracts (1933 acres) as Natural Heritage Woodlands.

Norfolk's Fish & Wildlife

Norfolk County is a naturalist's paradise with hundreds of thousands of migrating waterfowl and smaller birds using the region's strategically located wetland and forest habitats. Over 200 species of birds can be seen in Norfolk annually, especially in the Long Point and Port Rowan areas. Norfolk also enjoys healthy populations of game species including deer, Wild Turkey, Ruffed Grouse, rabbit, woodcock and squirrel.

Outer Long Point Bay provides excellent fishing opportunities for Yellow Perch, Walleye, Northern Pike, Smallmouth and Largemouth Bass, as well as, salmonids such as Rainbow Trout, Coho and Chinook salmon. Long Point's Inner Bay has the distinction of having one of the oldest and most significant Small-mouth Bass fisheries in Ontario. Inland, the Norfolk County Sand Plain is the base for over 100 Coldwater streams that flow through forested areas and provide habitat for Brown, Brook and Rainbow trout.

Port Dover, located in Lake Erie's Eastern Basin, at one time boasted the largest freshwater commercial fishing fleet in the world. Species being harvested include Rainbow Smelt, Yellow Perch and Walleye.



For hunters, coastal wetlands and 24% forest coverage in Norfolk provide plenty of habitat for both small and larger game ... like this 150 class 10 pt Buck, wild turkey, ducks and geese galore and much more



Welcome to Norfolk County!



Norfolk County Mayor Charlie Luke



Norfolk County is a rural municipality located in Southwestern Ontario on the north shore of Lake Erie.

Quality of Life: Norfolk County is located in a natural, rural environment including several picturesque urban areas. With numerous golf courses, marinas, hiking trails, conservation areas, museums, libraries and other amenities, Norfolk County offers an exceptional quality of life and a welcoming attitude.

Diverse Landscape - We have lakefront cottages, beautiful beaches and pristine farms and forests including Carolinian species. You can hike or cycle our miles of trails. Spend the day fishing or sailing. Interested in bird watching? Check out the world renowned Biosphere at Long Point. You can choose from a wide variety of dining opportunities in Norfolk - from Lake Erie perch on the pier, to fine dining using fresh food grown right here on Norfolk farms. Stop and visit our Norfolk wineries - they produce some of the best wines in Ontario.

Health Care: The municipality is served by Norfolk General Hospital, a progressive accredited 150-bed acute-care full service hospital. NGH offers emergency, obstetrical, operating room, intensive care and diagnostic imaging services. Norfolk County also boasts numerous community health centres, clinics and health care professionals. Norfolk is also centrally located for easy access to world renowned medical specialists located in London, Kitchener, Hamilton and Toronto.

Education: The Grand Erie District School Board and the Brant-Haldimand-Norfolk Catholic District School Board provide elementary and secondary education. Fanshawe College has a campus in Norfolk, Laurier has a campus in nearby Brantford and the renowned Universities of Western Ontario, Waterloo, McMaster, Brock, Toronto and Ryerson are also within a 1 ½ hour commute from Norfolk.

Economy & Proximity to Markets

Historically, Norfolk County's strength was in tobacco due to the mild climate and long growing season. Being home to a flourishing agricultural base and some of the most fertile land in Ontario, Norfolk County has become known as "Ontario's Garden". Norfolk is a top producing area for farm fresh produce in Ontario and the most diversified agricultural region in Canada. Norfolk County's extensive and relatively untouched natural environment has provided a variety of eco-tourism opportunities

Norfolk's economy is varied - from strong agricultural business enterprises and manufacturing - to tourist resort communities. Norfolk County also includes several internationally, nationally and provincially significant natural areas including the UNESCO Long Point World Biosphere Reserve, Big Creek National Wildlife Area and the Backus Woods Conservation Area.

- **Proximity to market** - Norfolk County is close to many major metropolitan centres and home to about 65,000 residents. Neighbouring communities include Elgin, Oxford, Brant and Haldimand. Highway 3, known as the Detroit-Buffalo corridor, passes through the municipality with Highways 6, 24 and 59 connecting this corridor to Highways 401 and 403. Norfolk is within a 2 to 4 hour drive of up to 16 million consumers and more than 130 million consumers live within a 1-day trip by transport truck.

Surely the amenities of Norfolk are what have attracted the early settlers of Canada to this area in the late 1700's and early 1800's, many of which were United Empire Loyalists migrating north from the US eastern seaboard. Back then, the historic villages of Vittoria and Turkey Point were actually the capital of Upper Canada.

Be sure to check out Norfolk County's Tourism website (link: <http://www.norfolktourism.ca/norfolk-county/>). or view the many wonderful videos on Norfolk County's YouTube channel.