

For Office Use Only:

File Number 28TPL2020198
Related File Number ZNPL2020199
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Public Notice Sign _____
Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____

Check the type of planning application(s) you are submitting.

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☒ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Consent/Severance
- ☐ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner David And Jennifer Van De Velde / Norfolk County

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 500 Church Street East

Town and Postal Code Delhi, Ontario, N4B 1V3

Phone Number 519 582 1114

Cell Number 519 427 3508

Email jenewholesomepickens.ca

Name of Applicant 1064928 Ontario Ltd.

Address 36 Paris Road

Town and Postal Code Paris, Ontario

Phone Number 519 422 7214

Cell Number

Email joe.jeles@rogers.com

Name of Agent J Jeles and J H Cohoon Engineering Limited

Address 440 Hardy Road, Unit 1

Town and Postal Code Brantford, Ontario N3T 5L8

Phone Number 519 753 2656

Cell Number

Email rphillips@cohooneng.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner

☒ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

N/A



B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Part of Lots 32, 47, 57, 62, 69 & 74, Lots 33 to 46 inclusive, Lots 58 to 61 inclusive
Lots 70 to 73 inclusive Baldwin Street and Parts of Duchess and McIntosh Drives, 

Municipal Civic Address: 500 Church Street East

Present Official Plan Designation(s): Urban Residential

Present Zoning: D-Development

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Agriculture

4. Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Existing Agricultural buildings / structures. Development lands are being severed off without any structures.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

Single Family and Semi Detached Homes - size to be determined at a later date

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Single Family and Semi Detached Homes - size to be determined at a later date

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:
> 20 years

9. Existing use of abutting properties:

Residential / Agricultural

10. Are there any existing easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

Hydro Easment and drainage easement (Drainage outlet for existing stormwater management facility)

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

To create a plan of subdivision

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

N/A

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: 435.05m
Depth: Varies
Width: Varies
Lot Area: 11.00 Ha
Present Use: Agricultural
Proposed Use: Residential

Proposed final lot size (if boundary adjustment): Refer to Draft Plan

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: Refer to Severance Application
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: N/A
Depth: _____
Width: _____
Area: _____
Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

Refer to Severance applicaiton

9. Site Information**Existing****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	Refer to Draft Plan	
Lot depth		
Lot width		
Lot area		
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		
10. Building Size		
Number of storeys		
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		
11. Off Street Parking and Loading Facilities		
Number of off street parking spaces		
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Residential (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 50 lots (including 18 semi-detached units and 41 single family)

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Single Detached	<u>41</u>	<u>TBD</u>
Semi-Detached	<u>18</u>	<u></u>
Duplex	<u></u>	<u></u>
Triplex	<u></u>	<u></u>
Four-plex	<u></u>	<u></u>
Street Townhouse	<u></u>	<u></u>
Stacked Townhouse	<u></u>	<u></u>
Apartment - Bachelor	<u></u>	<u></u>
Apartment - One bedroom	<u></u>	<u></u>
Apartment - Two bedroom	<u></u>	<u></u>
Apartment - Three bedroom	<u></u>	<u></u>

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): _____

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Indicate the gross floor area by the type of use (for example: office, retail, storage): _____

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe: _____

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage): _____

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

Personal Knowledge

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

It is an agricultural field which is being worked at the present time

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Not a source water protection area.

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☒ within 500 meters – distance _____

Adjacent

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☒ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

- ☒ Storm sewers
☐ Other (describe below)
- ☐ Open ditches
-

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street: Arygle Avenue Right-of-way

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No
If yes, how many people are employed on the subject lands?
-

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.
-

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

April 21, 2020

Owner/Applicant Signature

Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We David and Jennifer Van Velde am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J Jeles / J H Cohoon Engineering Ltd. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

April 21, 2020

Owner

Date

Owner

Date

N. Declaration

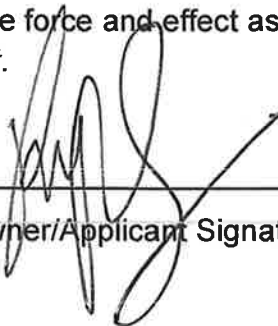
I, R W Phillips of City of Brantford

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that 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:

CITY OF BRANTFORD




Owner/Applicant Signature

In THE COUNTY OF BRANT

This 27TH day of APRIL

A.D., 2020



A Commissioner, etc.

SUSAN LYNNE KOZEY,
a Commissioner, etc., Province of Ontario,
for J. H. Cohoon Engineering Limited.
Expires April 29, 2021.



13227

J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8
Tel: (519) 753-2656 Fax: (519) 753-4263
www.cohooneng.com

April 27, 2020

County of Norfolk
Planning Development and Cultural Services Division
22 Albert Street
Langton, Ontario
N0E 1G0

Attention: Ms. T. Givens, MCIP, RPP
Interim Director of Planning

Re: Proposed Residential Draft Plan of Subdivision
Delhi, Ontario
Bluegrass Estates Subdivision – Phase 3
Norfolk County
Re-zoning Application and Draft Plan of Subdivision

Dear Ms. Givens:

Further to our discussions, and on behalf of our client, Mr. J. Jeles and David and Jennifer Van De Velde (Delhi), please find enclosed the following information regarding our application for draft approval and re-zoning on the subject lands for a residential plan of subdivision located in the Town of Delhi, Norfolk County.

1. Five (5) copies of the "Draft Plan of Subdivision", illustrating the proposed lot confirmation.
2. Three (3) copies of the Application for Draft Approval and Re-Zoning of the lands to allow the proposed development.
3. A cheque in the amount of \$ 13,298.00 (consisting of Re-Zoning Fee of 3,727.00 and Draft Plan of Subdivision Fee of 58,21.00 plus 75 per lot).
4. One (1) copy of the functional Servicing Report – to be provided electronically
5. One (1) copy of the stormwater management report – to be provided electronically
6. One (1) copy of the geotechnical report – to be provided electronically.
7. Electronic copies of this documentation will be provided to your office.



Professional Engineers
Ontario

The proposal is to create a residential plan of subdivision that is generally consistent with the abutting Bluegrass Estates Phase 1 & 2 which is located directly to the west of this development.

The documents provided include the authorization of the current owner of the lands but do not include the authorization of Norfolk County at this time. The process for the closure of the existing rights-of-way that were located within an old de-registered plan of subdivision remaining in the ownership of Norfolk County is currently underway.

The proposed lots have been configured to be consistent with the requirements of the R1-A (single family) and R2 (semi-detached) zones which have the following requirements:

Residential R1-A Single Family Lots 1-40, 50

	Zoning Bylaw requirement	As Proposed
Interior Lt Min Area	450 sq. m.	509 sq. m.
Interior Lot Frontage	15.0m	15.24m
Corner Lot Min Area	560 sq. m.	639.0 sq. m.
Corner Lot Frontage	18.0m	18.4m

The proposed lots have been configured to be consistent with the requirements of the R1-A zone which have the following requirements:

Residential R2 Semi Detached Lots 1-40, 50

	Zoning Bylaw requirement	As Proposed
Interior Lt Min Area	255 sq. m.	360 sq. m.
Interior Lot Frontage	8.5m	10.67m
Corner Lot Min Area	345 sq.m.	468.0 sq. m.
Corner Lot Frontage	11.5m	12.83m

We have included a sketch of the updated lot configuration on the basis of the modified lot width on lot 40 which was incorrectly shown initially as 17.5m.

The only exception that is requested is that the exterior sideway be reduced to 3.0m to allow the same unit to be constructed on all the lots within the plan.

In consideration of the proposed development, which consists of 50 lots (consisting of 41 single detached residential lots and 18 semi-detached units), the proposed development is consistent with the requirements of the "Urban Residential Type R1-A and R2 zoning category.

Land Use

The subject property is located on the north side of Nichol Street, is vacant and is approximately 4.457 Ha. with approximately 299.467m of street frontage on the Argyle Avenue Extension.

The proposal is to create, by way of a plan of subdivision, 59 single and semi-detached residential dwelling units on a to be created and dedicated public streets. The proposed density for the development is approximately 13.2 units per hectare. Both the proposed residential use and density is permitted within the "Urban Residential" land use designation of the area.

We are of the opinion the proposal creating a 59 single detached residential subdivision to be appropriately zoned R1-A and R2 is in conformity with the relevant policies of the Municipal Official Plan and is consistent with the Provincial Policy Statement 2014 (PPS).

I trust that this brief analysis of the County of Norfolk Official Plan and Provincial Policy Statement 2014 will provide useful background in your analysis of the proposal.

With the submission of this information, we would respectfully your prompt circulation of the application to the various departments.

If you require any further details please do not hesitate to contact this office, at your earliest convenience.

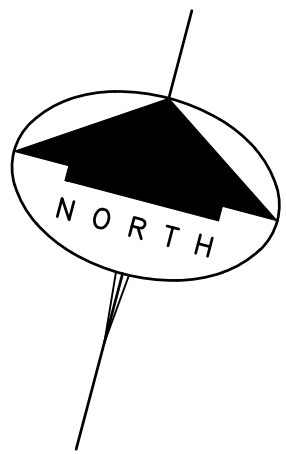
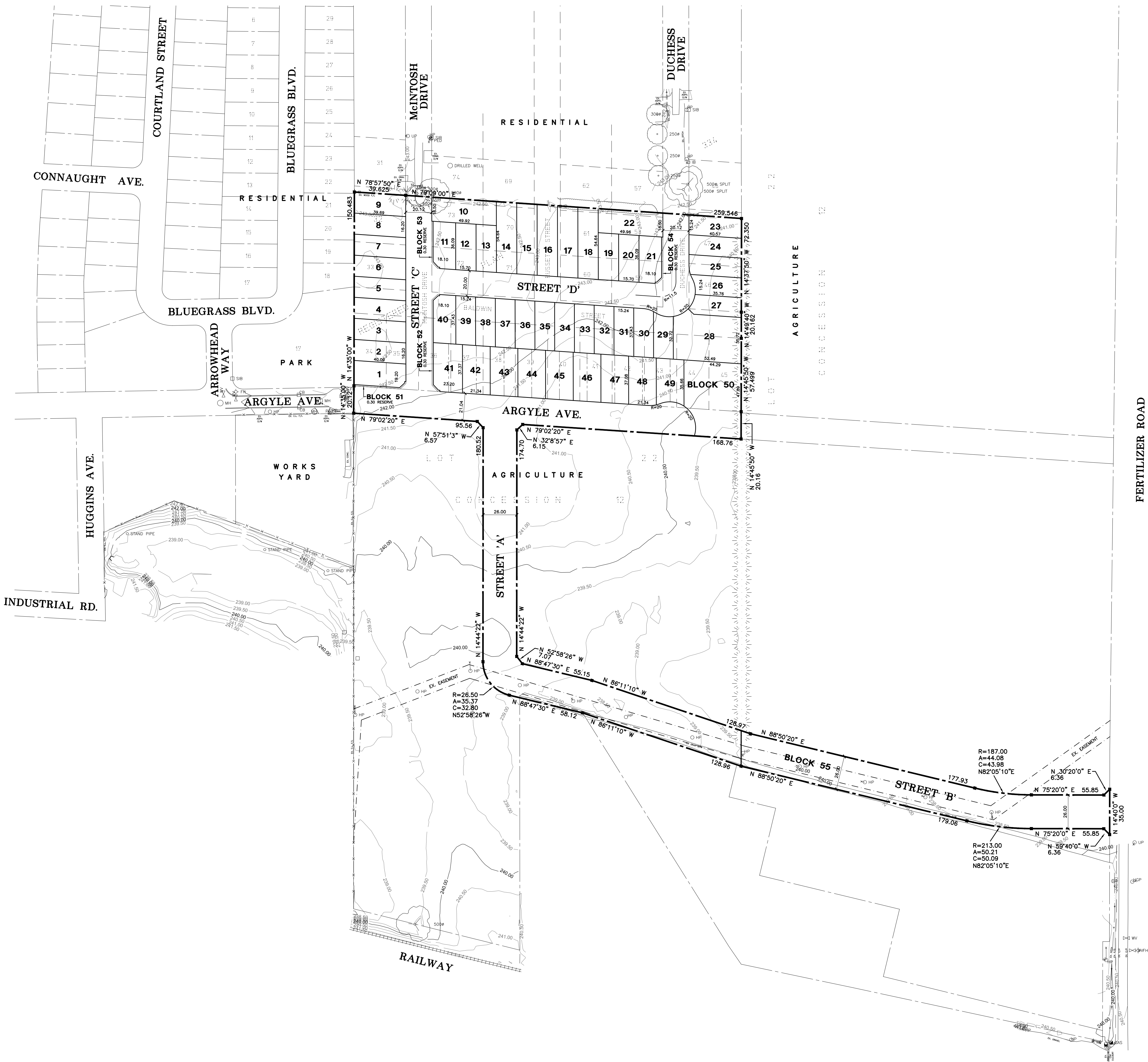
Yours truly,

J.H. CONOON ENGINEERING LIMITED



R.W. Phillips, P.Eng.

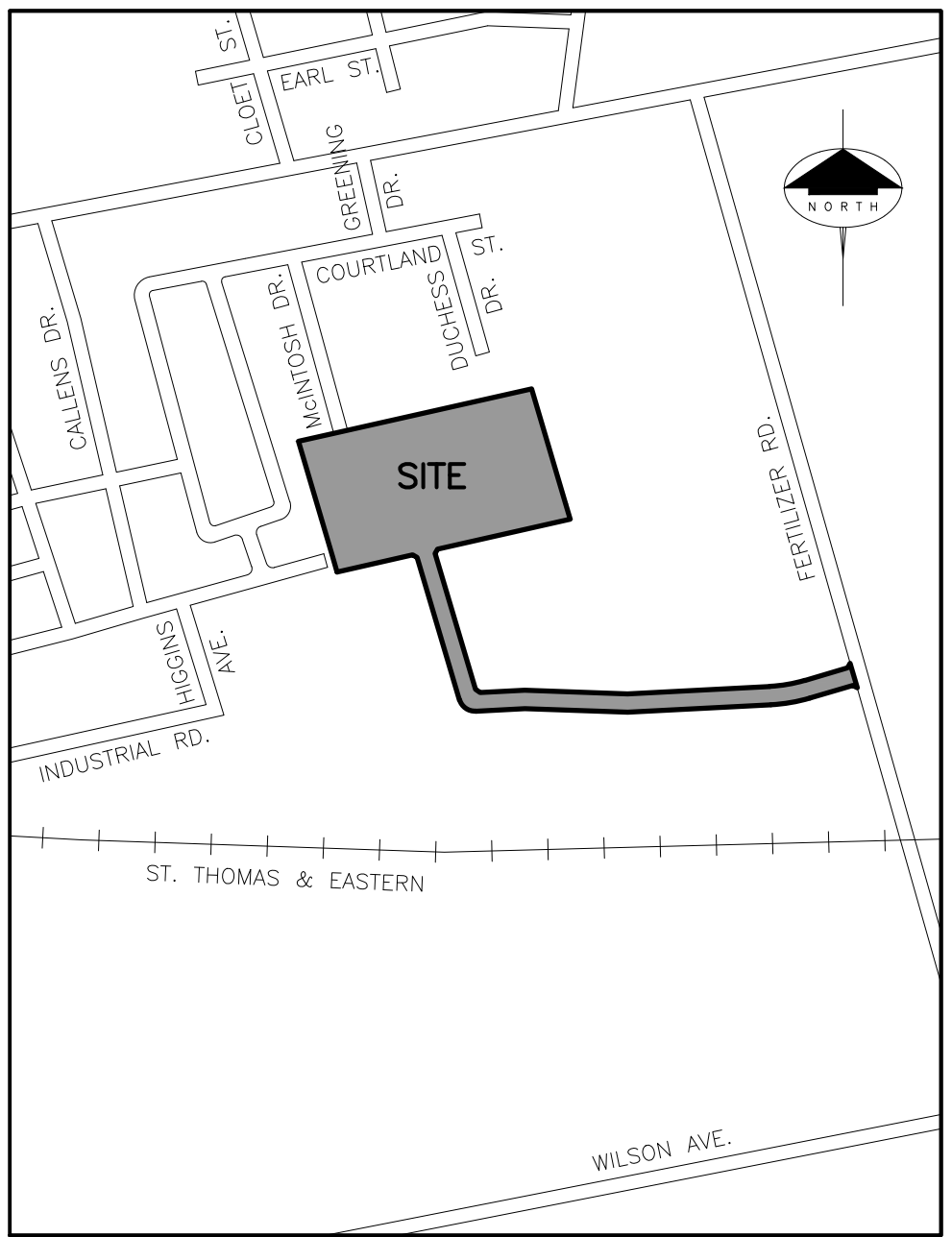
c.c. Mr. J. Jeles
Mr. D. Van De Velde (and Ms. J. Van De Velde)



DRAFT PLAN OF SUBDIVISION

PART OF LOTS
32, 47, 57, 62, 69 & 74
LOTS 33 to 46 BOTH INCLUSIVE
58 to 61 BOTH INCLUSIVE
70 to 73 BOTH INCLUSIVE
BALDWIN STREET AND
PARTS OF DUCHESS & MCINTOSH DRIVES
REGISTERED PLAN 334
GEOGRAPHIC TOWNSHIP OF WINDHAM
TOWNSHIP OF DELHI
NORFOLK COUNTY

KEY PLAN
SCALE = 1:10,000



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE JEWITT & DIXON LTD.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE J.H. COHOON ENGINEERING LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF NORFOLK COUNTY FOR APPROVAL.

DATE DAVID JOSEPH VAN DE VELDE

DATE JENNIFER PAULA VAN DE VELDE

DATE NORFOLK COUNTY

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A - SEE PLAN	G - SEE PLAN
B - SEE PLAN	H - MUNICIPAL WATER
C - SEE PLAN	I - SAND
D - RESIDENTIAL	J - SEE PLAN
E - SEE PLAN	K - SANITARY & STORM SEWERS
F - SEE PLAN	L - NONE

AREA SCHEDULE

SINGLE FAMILY LOTS	= 2.736 Ha.
SEMI-DETACHED LOTS	= 0.714 Ha.
ROAD ALLOWANCES	= 2.397 Ha.
BLOCKS	= 0.995 Ha.
RESERVES	= 0.006 Ha.
TOTAL AREA	= 6.848 Ha.

J.H. COHOON
ENGINEERING
LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com

DESIGN: R.W.P. JOB No:

DRAWN: K.P.B. 13227

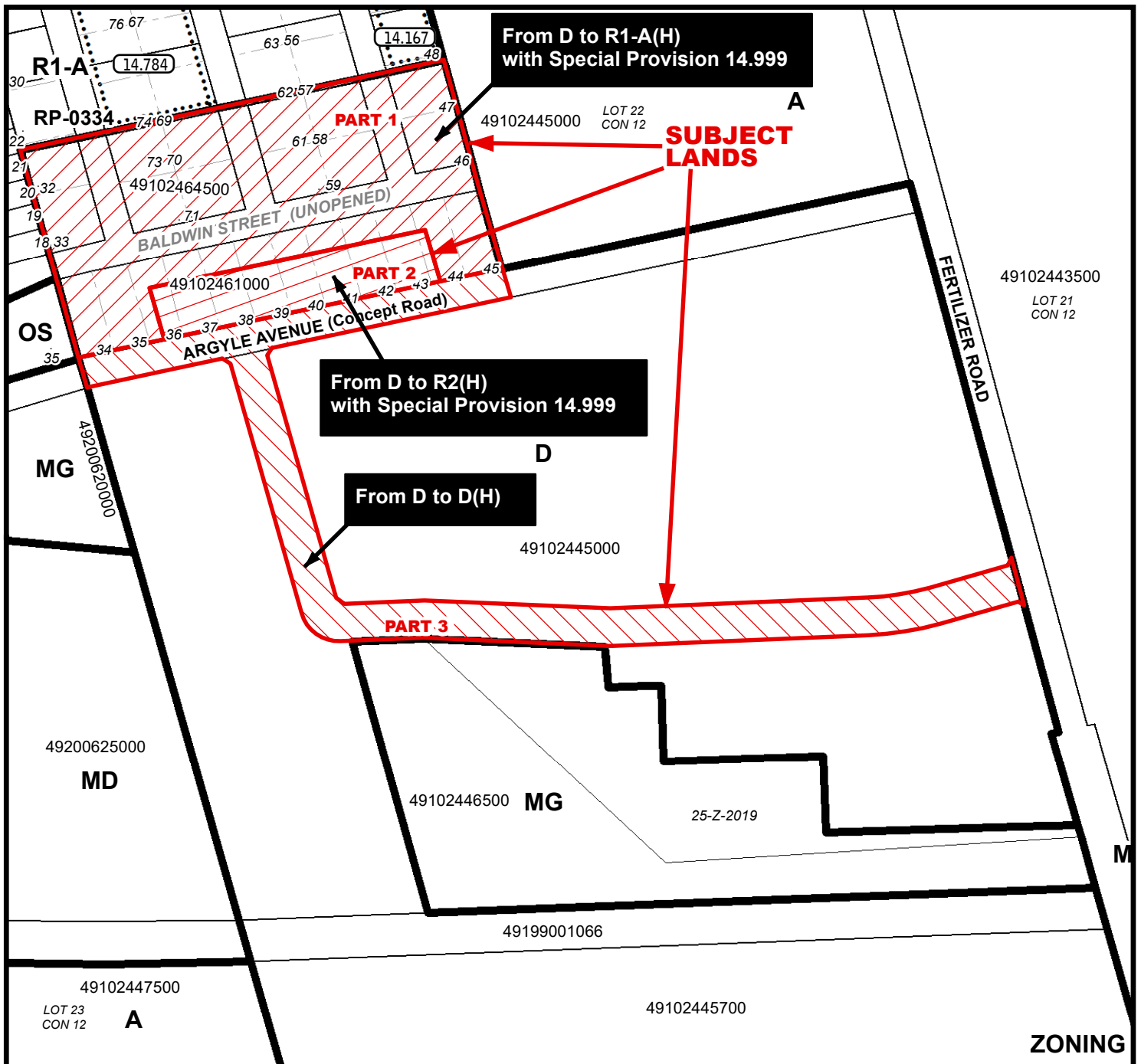
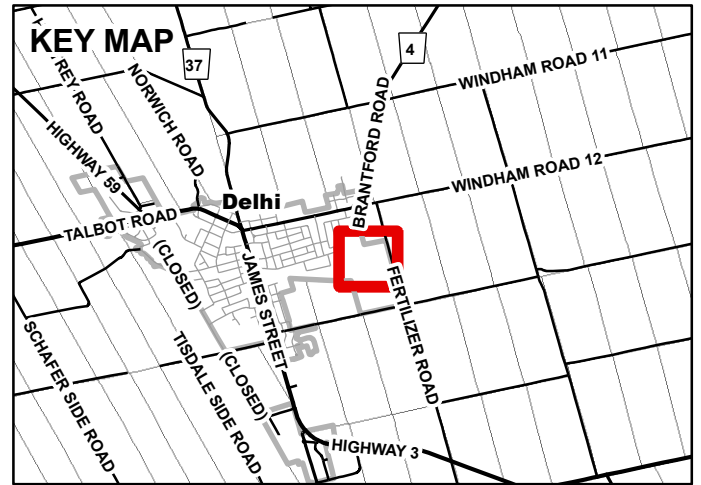
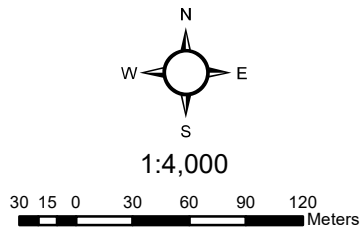
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DATE: MAY 25/21 DP2

MAP 1

File Number: 28TPL2020198 & ZNPL2020199

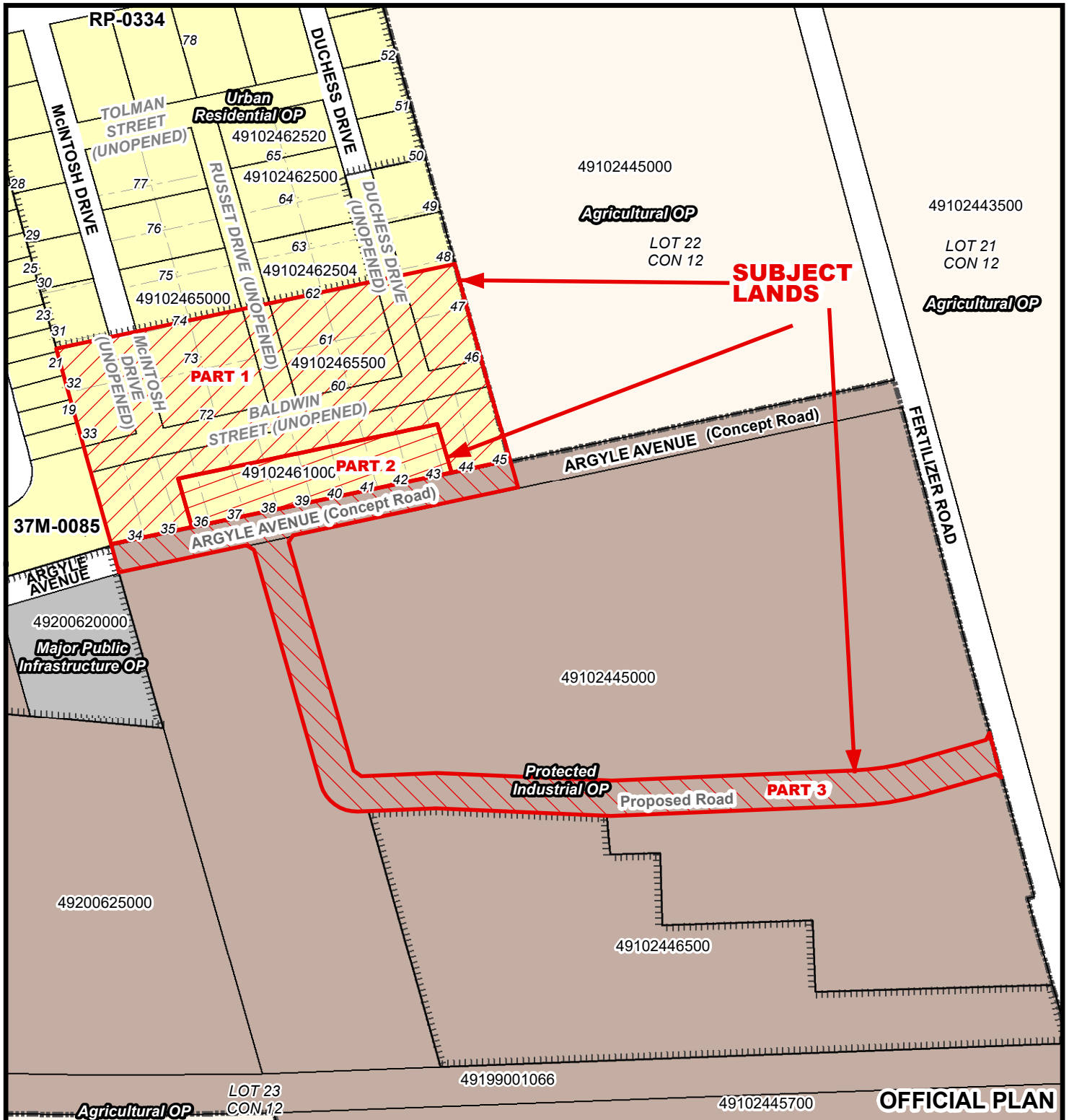
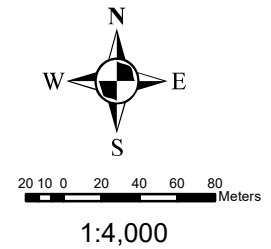
Geographic Township of
WINDHAM



MAP 2

File Number: 28TPL2020198 & ZNPL2020199

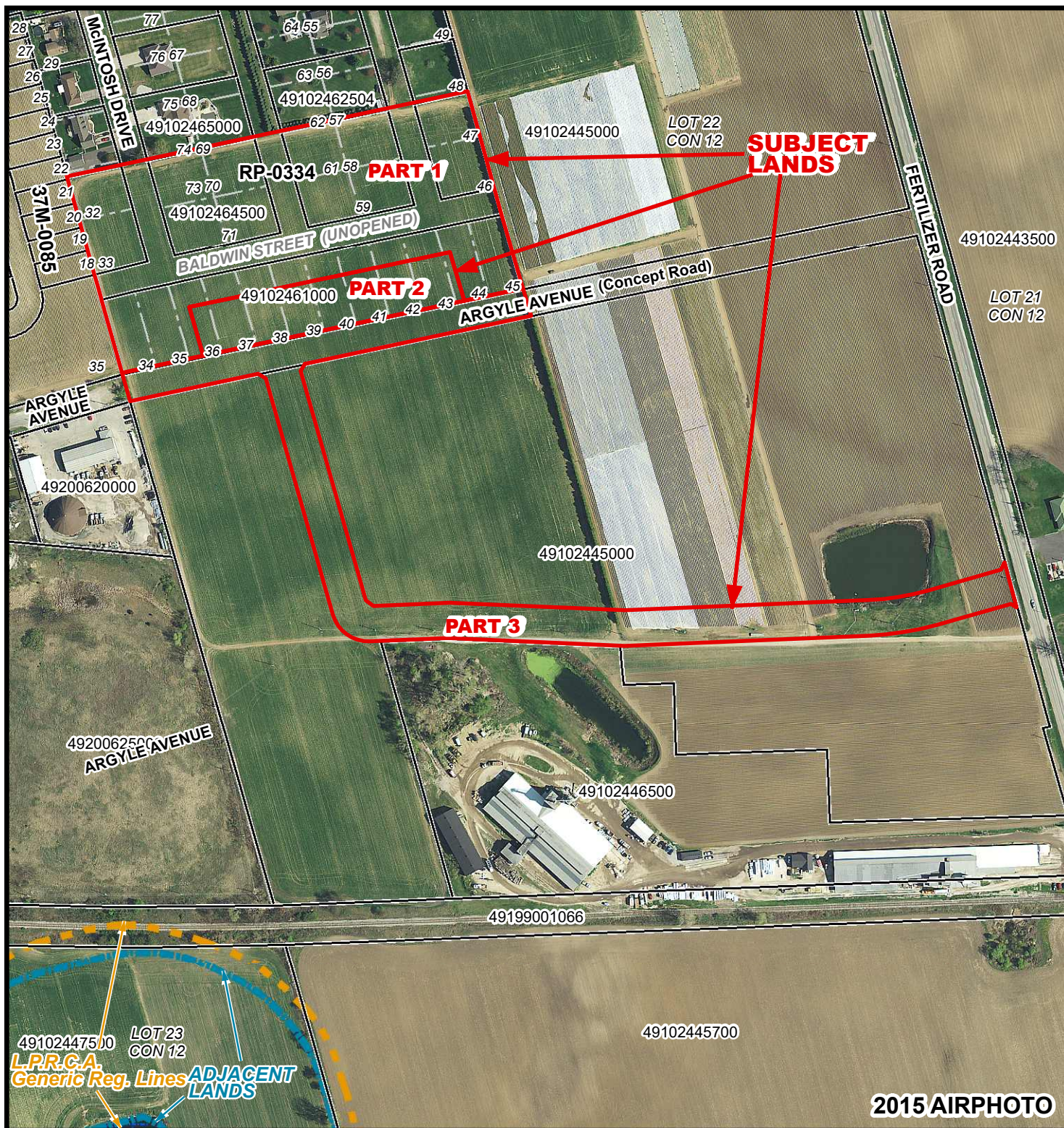
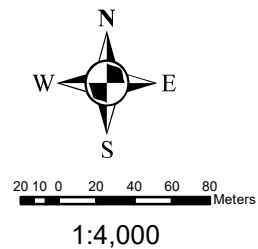
Geographic Township of WINDHAM



MAP 3

File Number: 28TPL2020198 & ZNPL2020199

Geographic Township of WINDHAM



MAP 4

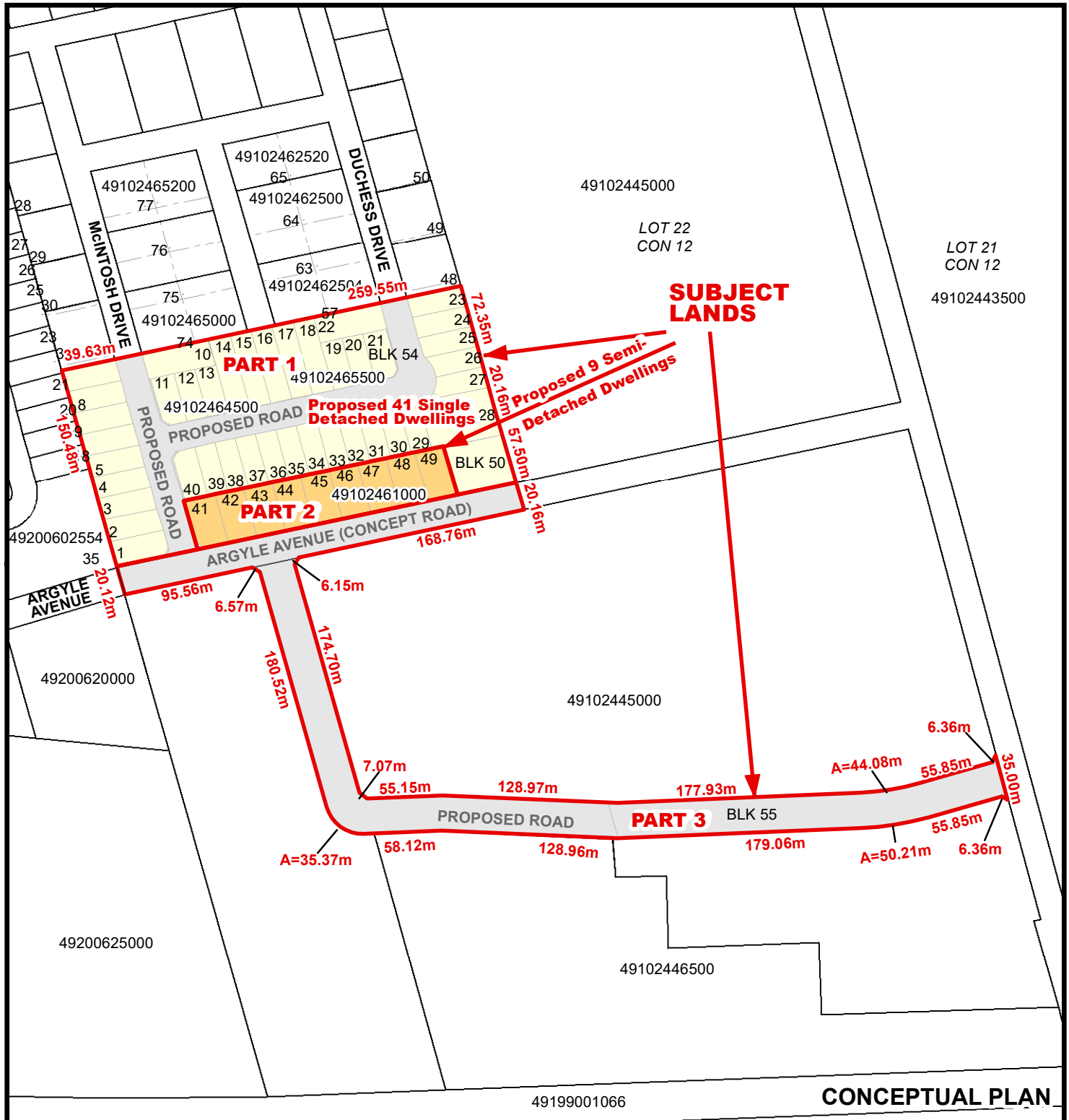
File Number: 28TPL2020198 & ZNPL2020199

Geographic Township of WINDHAM



20 10 0 20 40 60 80 Meters

1:4,000



CONCEPTUAL PLAN

2021-06-07