

**For Office Use Only:**

File Number	<u>ANPL 2017185</u>	Application Fee	<u>1172.<sup>00</sup></u>
Related File Number		Conservation Authority Fee	<u>N/A.</u>
Pre-consultation Meeting	<u>Aug 2017</u>	OSSD Form Provided	<u>YES</u>
Application Submitted	<u>Sept 7 2017</u>	Planner	<u>Mar</u>
Complete Application	<u>Sept 7 2017</u>	Public Notice Sign	

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

- ☐ Consent/Severance
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance

**Property Assessment Roll Number:** 543 030 12650

**A. Applicant Information**

**Name of Owner** Steve and Kerrie Wilcox

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** 390 Conc Rd A

**Town and Postal Code** PORT Rowan NOE 1M0

**Phone Number** \_\_\_\_\_

**Cell Number** 519 429-5625

**Email** Swilcox1@Kwic.com

**Name of Agent** \_\_\_\_\_

**Address** \_\_\_\_\_

**Town and Postal Code** N/A

**Phone Number** \_\_\_\_\_

**Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

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

☒ Owner ☐ Agent



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

**B. Location, Legal Description and Property Information**

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

SWAL CON B PT LOT 5 & 6 RP 37R3270 Part 1,  
RP 37R7479 Parts 1 & 2

Municipal Civic Address: 390 Concession A, Port Rowan, NOEIMO

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

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

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: 1 August 1997

4. Present use of the subject lands:

Residential

5. 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, height, etc. on your attached sketch which must be included with your application:

House 1680 sqFT, Retained  
Old Barn - No Foundation 1620 sqFT, Retained.

6. If known, the date existing buildings or structures were constructed on the subject lands: unknown circa 1900? Earlier?

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

N/A? Front Porch

8. 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, height, etc. on your attached sketch which must be included with your application:

FRONT Porch addition extending 2.134 meters from House. Remaining distance To Road Allowance = 6.55m.  
Total area = 20.76 m<sup>2</sup>. See Attached Sketches  
East side lotline  $\geq$  30m; West Side lotline  $\geq$  78m

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

Late fall 2017

10. 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:

11. If known, the length of time the existing uses have continued on the subject lands:

UNKNOWN; Residential likely since construction.

12. Existing use of abutting properties:

Agricultural

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

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

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage

115 m

\_\_\_\_\_

Lot depth

79.25 m

\_\_\_\_\_

Lot width

115 m

\_\_\_\_\_

Lot area

8382.25 m<sup>2</sup>

\_\_\_\_\_

Lot coverage

4.9%

5.17%

Front yard	<u>8.69m</u>	<u>6.55m</u>
Rear yard	<u>56.39m</u>	
Left Interior side yard	<u>≈ 30 m</u>	
Right Interior side yard	<u>≈ 78 m</u>	
Exterior side yard (corner lot)	<u>N/A</u>	

2. Please outline the relief requested (assistance is available):

Relief of 6.45m (21.16ft) from the req'd 13m (42.65ft)  
min front yard setback to permit a min front yard setback  
of 6.55m (21.49ft) for the construction of a new front  
porch.

3. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law:

Location of existing House

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: N/A \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed use: \_\_\_\_\_

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

N/A

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: N/A \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: N/A \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: N/A \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: N/A  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**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 (example: gas station, petroleum storage, etc.):  
\_\_\_\_\_  
\_\_\_\_\_
2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions:  
Property Knowledge, Neighbours Recollections
5. 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:

---

---

---

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:

N/A.

---

---

---

Note: If in an area of source water 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 \_\_\_\_\_

**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**

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal piped water       | <input type="checkbox"/> Communal wells         |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
- 

**Sewage Treatment**

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal sewers                    | <input type="checkbox"/> Communal system        |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |
-



Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. Existing or proposed access to subject lands:

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

Name of road/street:

Concession Rd A.

**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 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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

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:

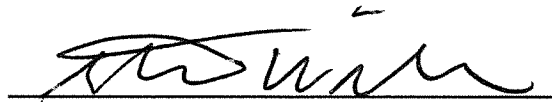
- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

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. 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.



Owner/Applicant Signature



Date

### J. 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.



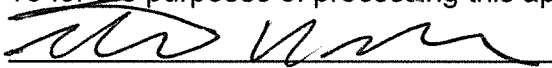
Owner/Applicant Signature



Date

### K. 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.



Owner/Applicant Signature



Date

#### **L. Owner's Authorization**

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

I/We \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize \_\_\_\_\_ 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.

_____	_____
Owner	Date
_____	_____
Owner	Date

#### **M. Declaration of Applicant and Agent**

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

_____	_____
Applicant Signature	Date
_____	_____
Agent Signature	Date

**N. Declaration**

I, Steve Wilcox of 390 conc Rd A. Port Rowan

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:

Langton



Owner/Applicant Signature

In Norfolk County

This 7<sup>th</sup> day of September

A.D., 20 17



A Commissioner, etc.

MATHEW VINCENT VAUGHAN, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires September 21, 2018.



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 390 Concession A, Port Rowan

Legal Description: SWAL CON B PT LOT 5 & 6 RP 37R3270 PART 1 RP  
37R7479 PARTS 1 & 2 2.07AC 362.33FR

Roll Number: 331054303012650

Application #:

Information Origins: Development Services GIS/Site Plan provided by owner

### Agricultural Zone (A)

#### Decks and Porches

3.6 a) interior side lot line	1.20	N/A	m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.		N/A	m
c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.	3.00		m
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	2.13	0.63 m
e) sloping rear yard.			
i) interior lot line	3.00	N/A	m
ii) rear lot line	6.00	N/A	m

Comments


1) Front porch projects more than 1.5m in required front yard - deficient 0.63m

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

#### Prepared By:

Scott Puillandre

I have read and understand the above.

  
Signature of owner or authorized agent

5 Sept 2017  
date

  
Signature of Zoning Administrator

22 Aug 17  
date

AS PER: Fritz R. Enzlin, CBCO,  
CRBO - Chief Building Official  
Manager, Building & Bylaw  
Division, Norfolk County

Relief of 6.45m (21.16 ft) from the req'd 13m  
(42.65 ft) min front yard setback to permit a  
min front yard setback of 6.55m (21.49 ft).





Working together with our community  
to provide quality services.

## Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:	DATE RECEIVED:
<b>PROPERTY INFORMATION</b>		Municipal Address: <u>390 Concession A, Port Rowan</u>	
Owner: <u>Steve and Kerrie Wilcox</u>		Lot: <u>PTLT 5-6</u>	Concession: <u>Conc. B SWAL</u>
Lot Area: <u>2.0713 acres</u>	Lot Frontage: <u>378.33 ft</u>	Assessment Roll No. <u>331054303012650</u>	
<b>PURPOSE OF EVALUATION</b>	<input type="checkbox"/> Consent <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Other _____ <input type="checkbox"/> Site Plan		
<b>BUILDING INFORMATION</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural		
Building Area: <u>2350 sqft</u>	No. of Bedrooms: <u>3</u>	No. of Fixture Units: <u>11</u>	Is the building currently occupied? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, how long?
<b>EVALUATOR'S INFORMATION</b>	Evaluator's Name: <u>Richard Millen</u>		Company Name: <u>Millen Construction</u>
Address: <u>P.O. Box 80 Port Rowan ON</u>	Postal Code: <u>N0E 1K0</u>		Phone: <u>519 403 8590</u>
Email: <u>millenconstruct@gmail.com</u>	BCIN # <u>46141</u>		
<b>SITE EVALUATION</b>	Ground Cover (trees, bushes, grass, impermeable surface): <u>GRASS</u>		Soil Type: <u>CLAY</u>
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep	Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry	Depth of Water Table: <u>8+</u> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Current Weather (at time of evaluation): <u>CLOUDY 22°C</u>	
<b>SYSTEM EVALUATION</b>	Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)		
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>1000</u> Gal.	Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>12</u>	Total Length of Tile: <u>600</u> Distance Between Tile Runs: <u>6'-0"</u>
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input type="checkbox"/> Seeded
<b>Setbacks:</b>		<b>Tank</b>	
Distance to Buildings & Structures (ft)	<u>6'-0"</u>		<u>17'-0"</u>
Distance to Bodies of Water (ft)	<u>100 +</u>		<u>100 +</u>
Distance to Nearest Well (ft)	<u>60'</u>		<u>60'</u>
Distance to Proposed Property Lines	Front <u>50</u> Rear <u>100</u> Side <u>100</u> Side <u>80</u>		Front <u>40</u> Rear <u>60</u> Side <u>100</u> Side <u>20</u>

**OVERALL SYSTEM RATING**

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Good

**Note:**

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.

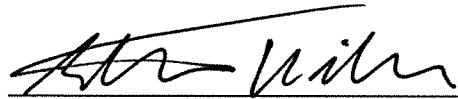
**Additional Comments:**

SYSTEM IN GOOD WORKING ORDER

**VERIFICATION****OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Steve Wilcox (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.



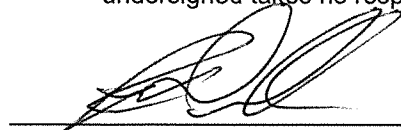
Owner Signature

21 August 2017

Date

**EVALUATOR:**

1. I, Richard Nickel declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.



Evaluator Signature

Aug 22 / 17

Date

**BUILDING DIVISION COMMENTS**

Comments: \_\_\_\_\_

I, \_\_\_\_\_ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date



## On Site Sewage Disposal System Location Plan

DATE: Dec 22/17

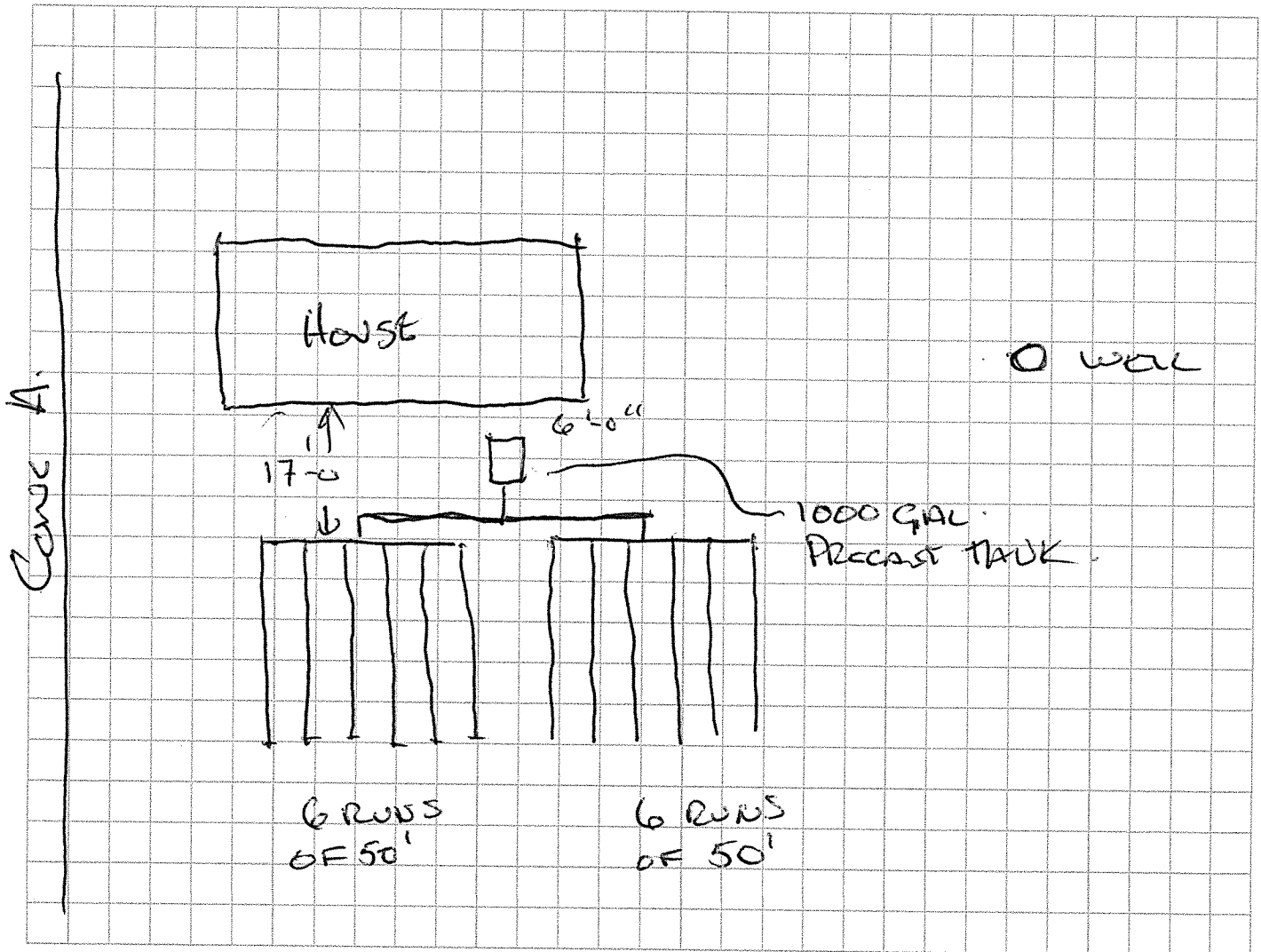
APPLICATION NUMBER: \_\_\_\_\_

OWNER: S & K WILCOX

EVALUATOR: R. N. Wilson

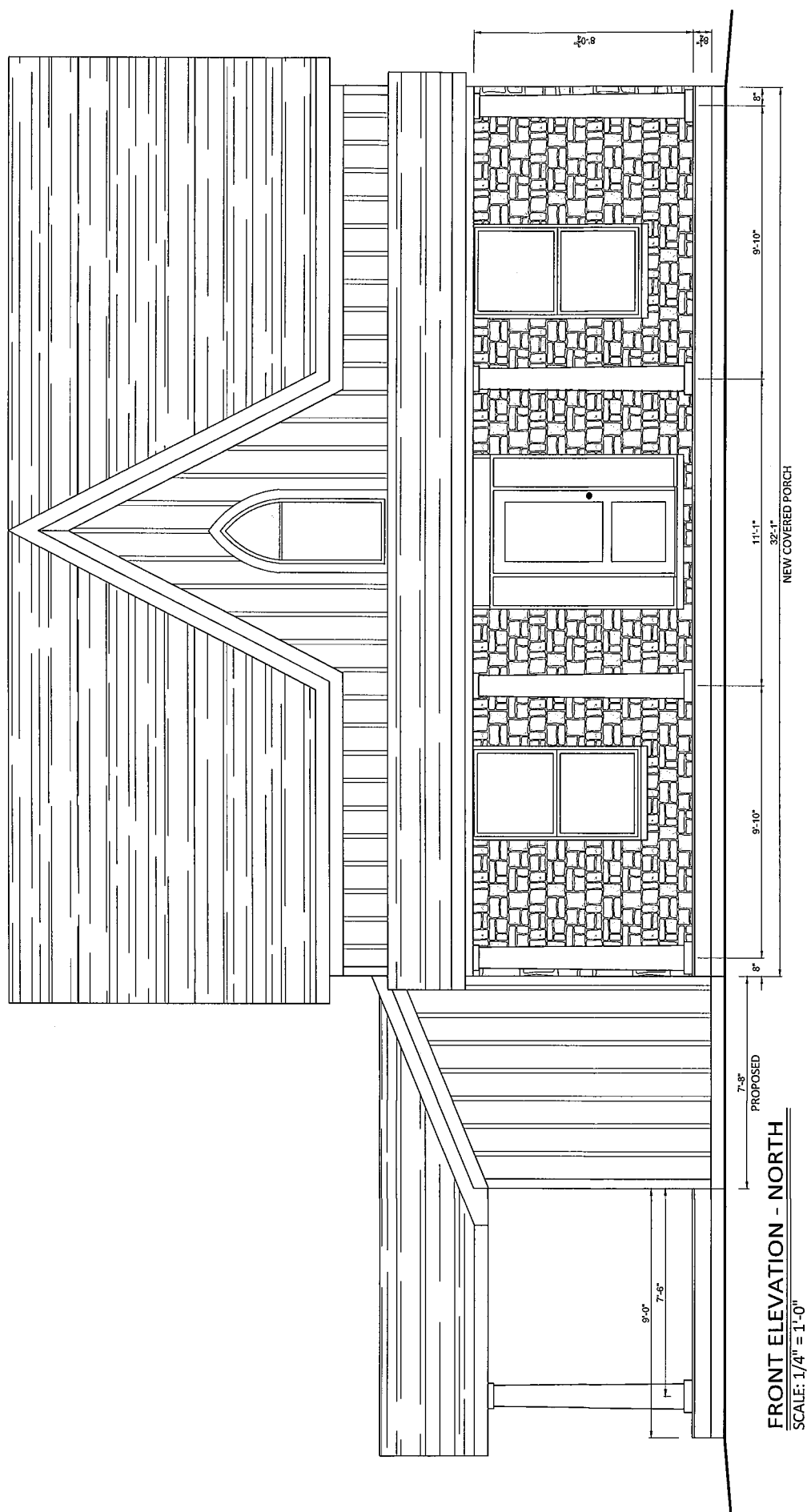
PROPERTY ADDRESS: 390 Lane A Port Rowan

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



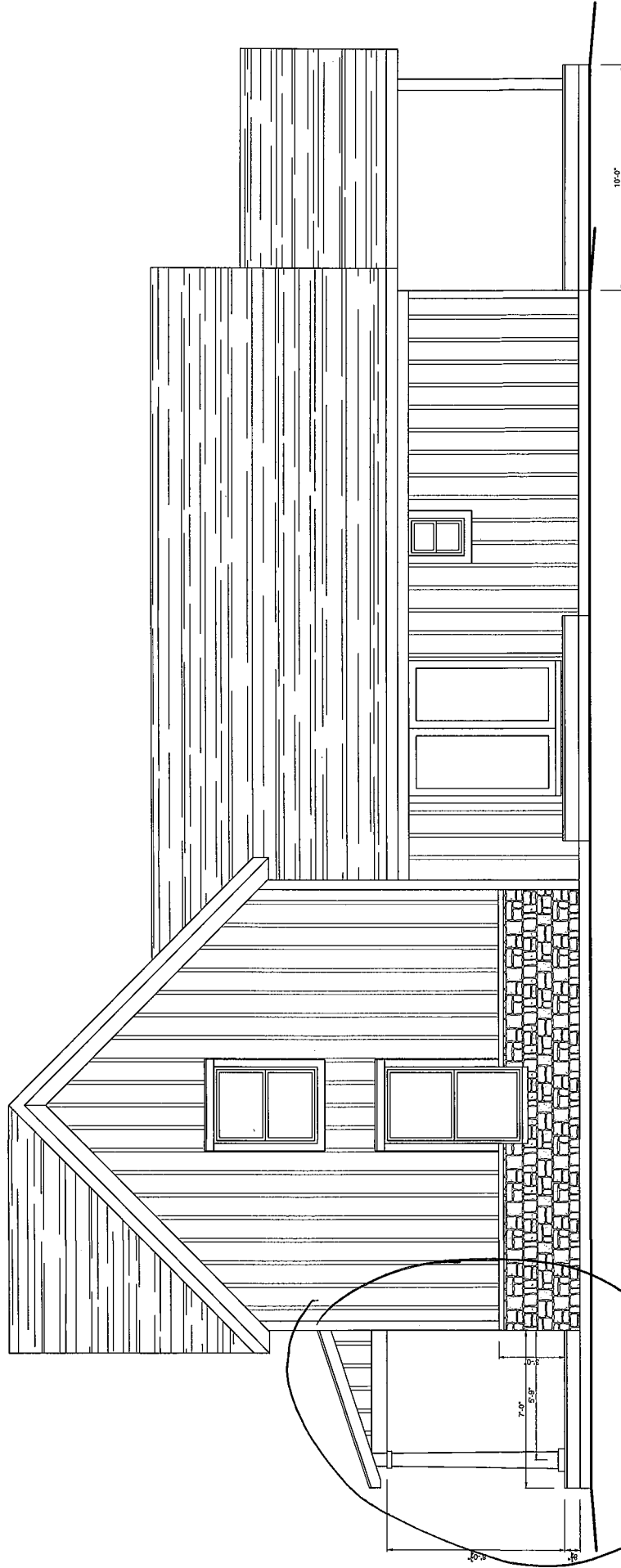
PREPARED BY: \_\_\_\_\_

NOTE: The above sketch is not to exact scale.



390 Concession Road A, Port Rowan.

⇒ Prepared Front Porch Addition.



SIDE ELEVATION - WEST  
SCALE: 1/4" = 1'-0"

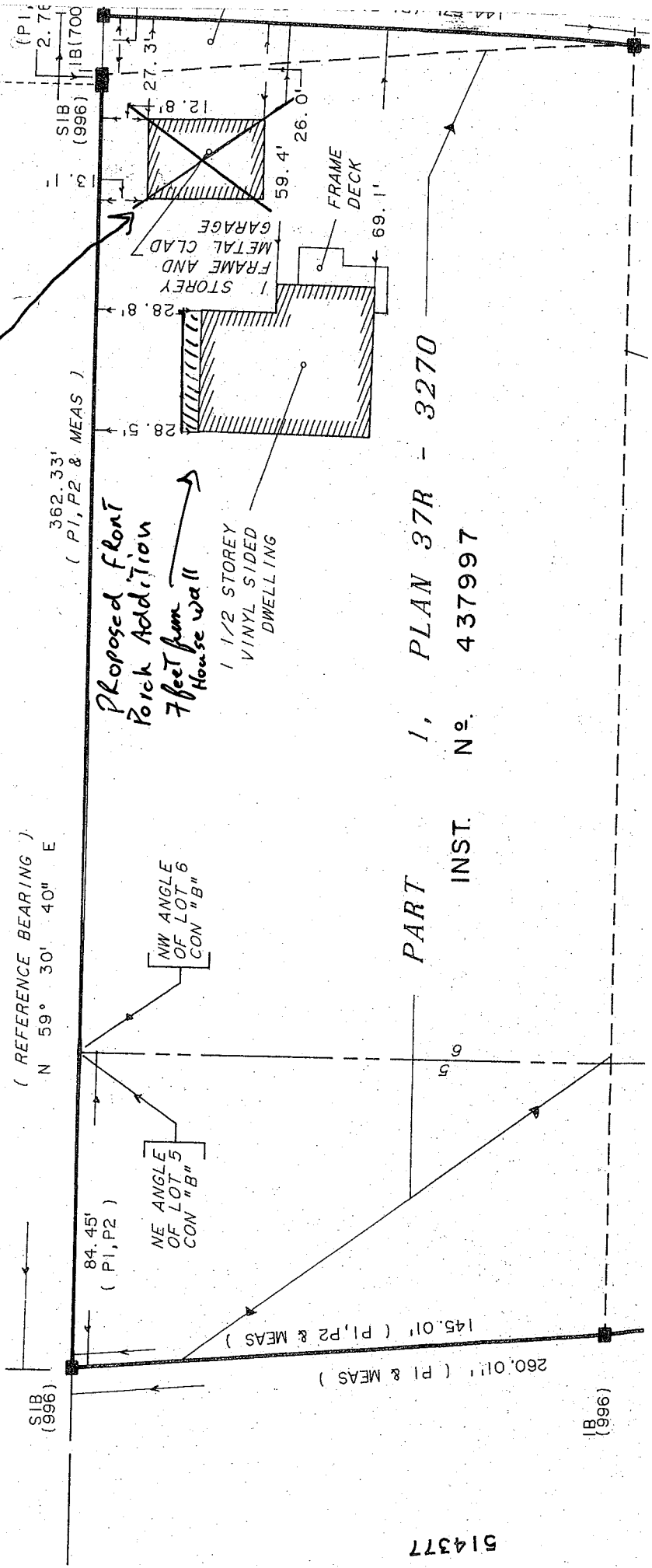
Proposed front Porch Addition.  
→ To extend 7' from Existing House Wall

LOT 5

CONCESSION

5.00' ALLOWANCE FOR ROAD BETWEEN CONCESSION

Demolished



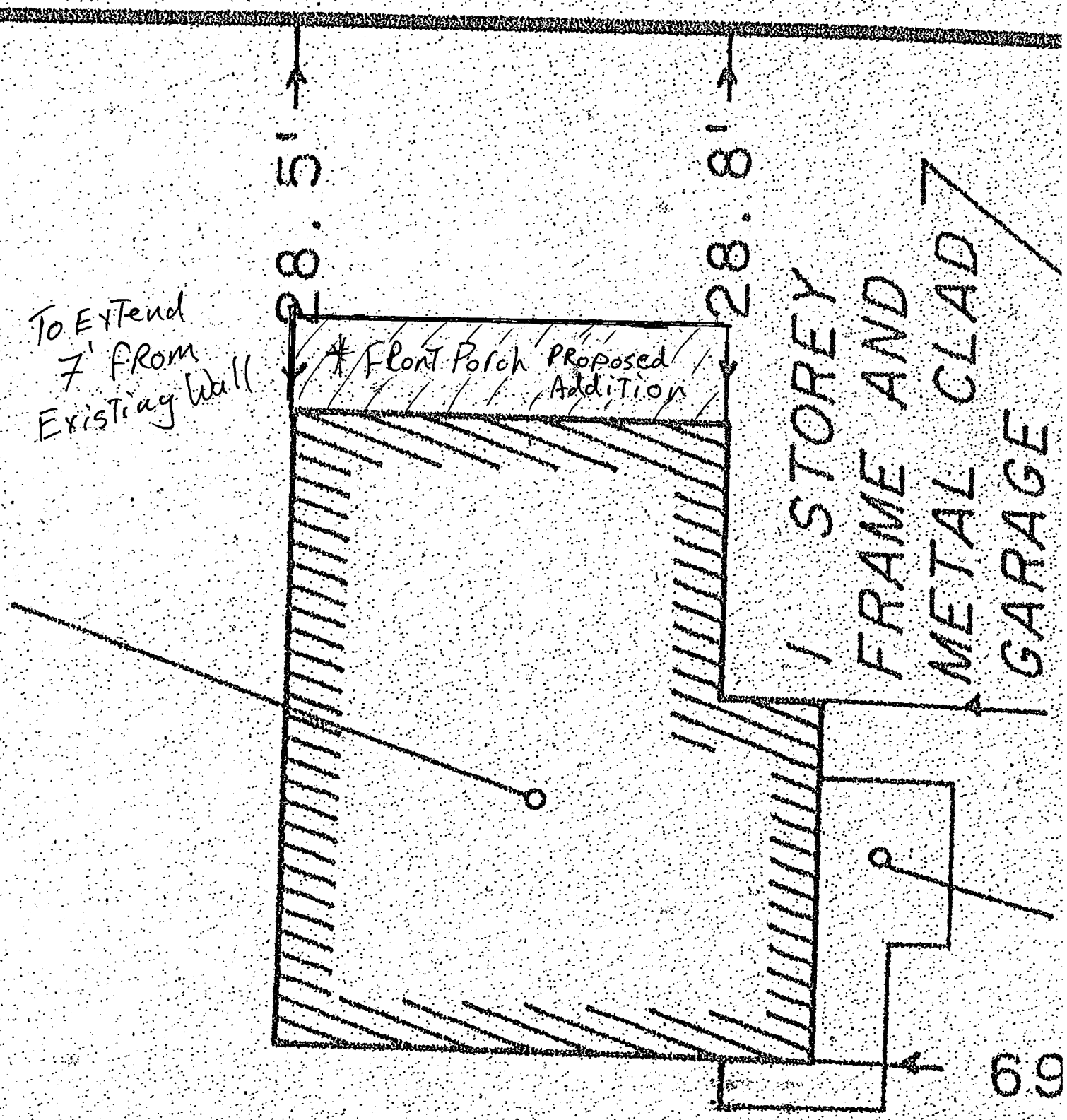
514377

PART 1, PLAN 37R - 3270  
INST. N<sup>o</sup>. 437997



562.33'

, P2 & MEAS )



6

"A"

"A" AND "B"

# SURVEYOR'S REAL PROPERTY REPORT

PART 1) PLAN

OF PART OF

LOTS 5 AND 6

CONCESSION "B"

IN THE GEOGRAPHIC

TOWNSHIP OF SOUTH WALSHINGHAM

IN THE

COUNTY OF NORFOLK

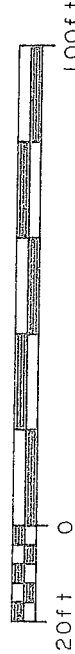
NOW IN THE

TOWNSHIP OF NORFOLK

IN THE REGIONAL MUNICIPALITY OF

HALDIMAND - NORFOLK

SCALE: 1" = 40'



JEWITT AND DIXON LTD.  
1997

PART 2

PLAN 37R - 7479  
INST. NO. 526195

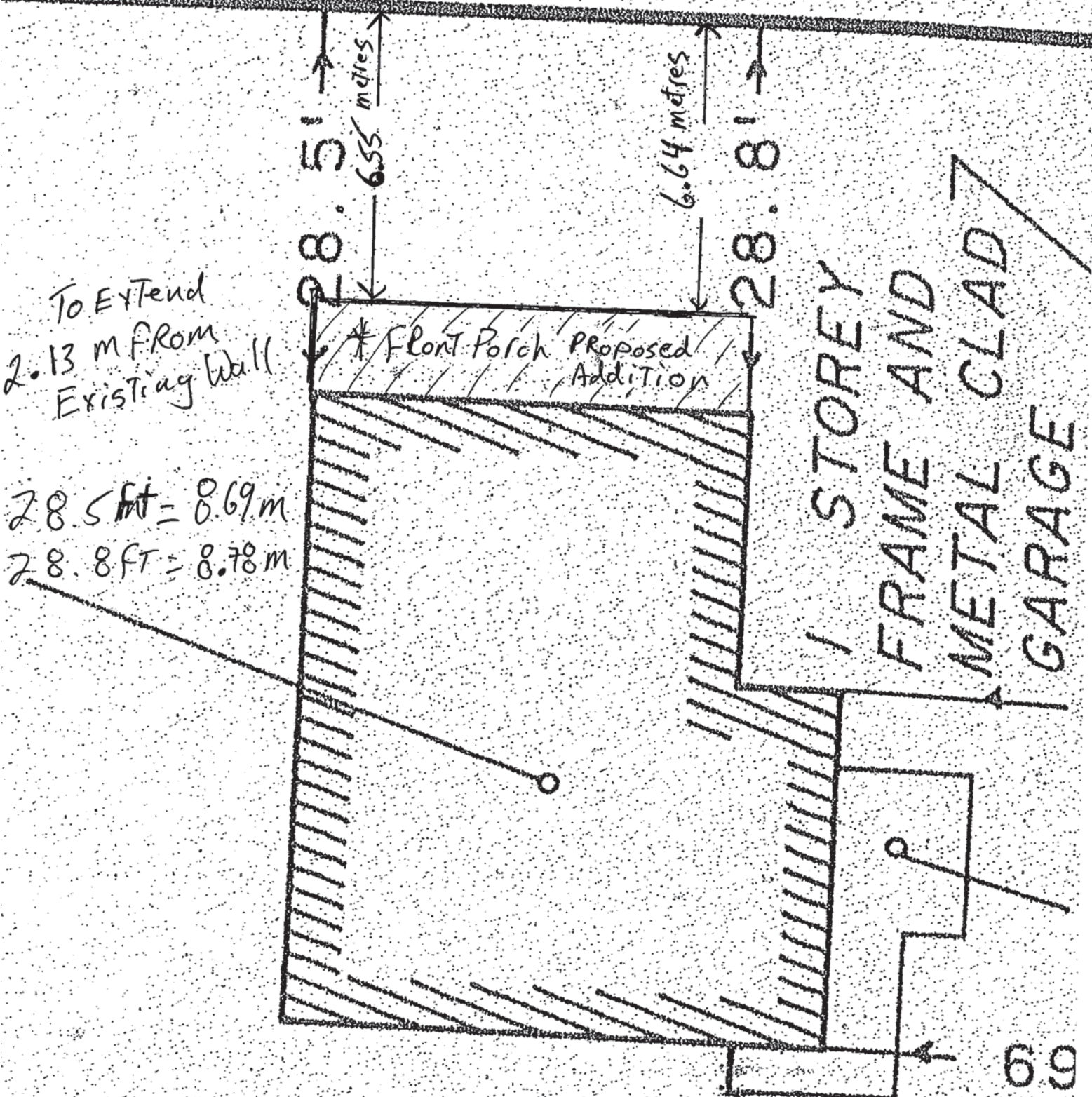
380056

SURVEYOR'S REAL PROPERTY REPORT  
PART 2) REPORT SUMMARY

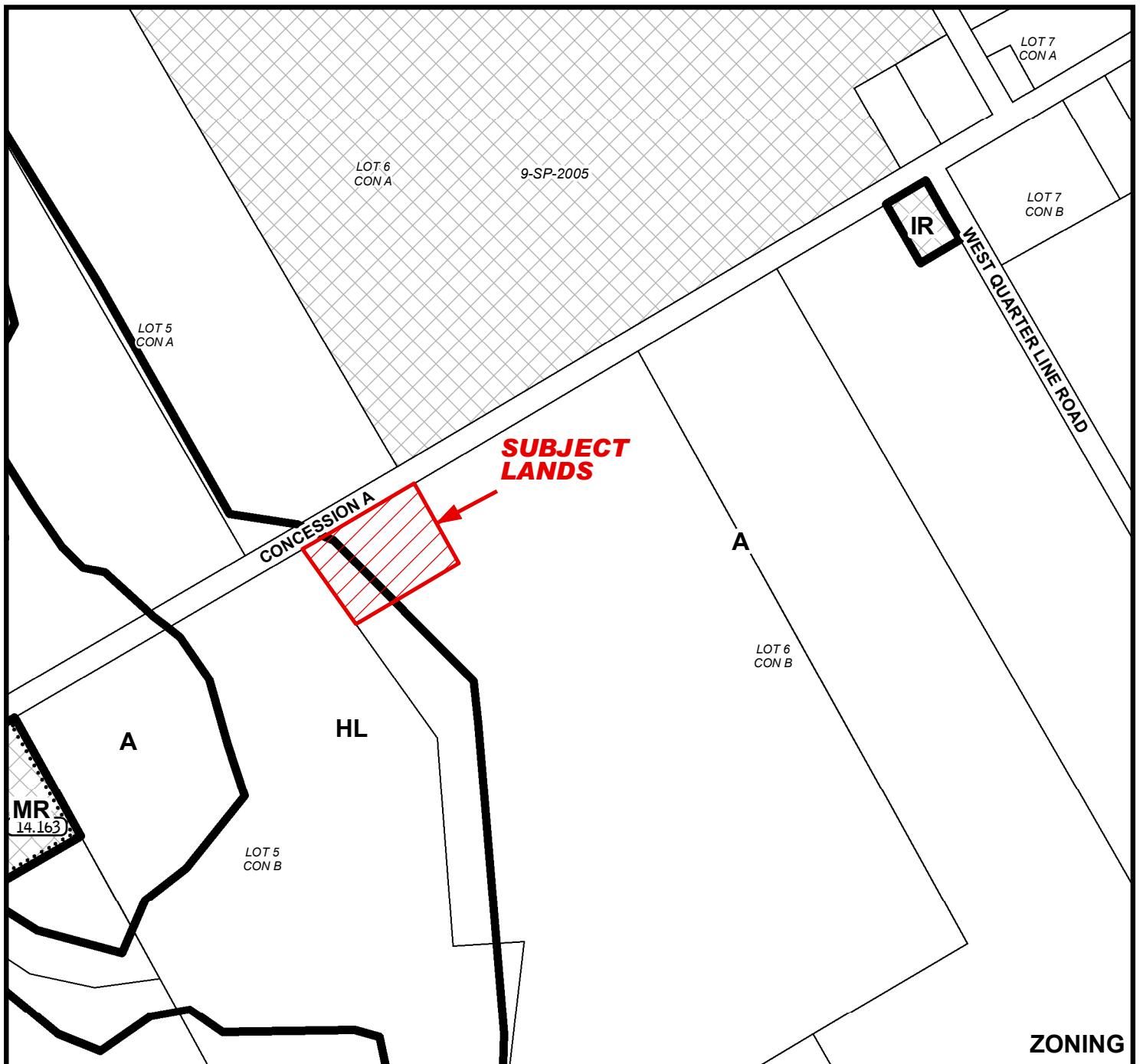
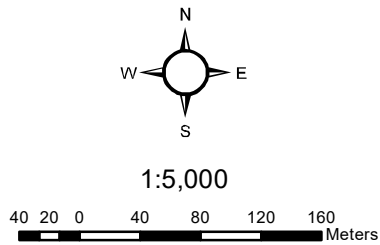
DESCRIPTION OF LAND

BEING PART OF LOTS 5 AND 6, CONCESSION "B", IN THE GEOGRAPHIC TOWNSHIP OF SOUTH WALSHINGHAM, BEING INSTRUMENT NO. 437997, PART 1, PLAN 37R-3270 AND INSTRUMENT NO. 526195, PART 1 AND 2, PLAN 37R-7479

62.33'  
, P2 & MEAS )



**MAP 1**  
**File Number: ANPL2017185**  
Geographic Township of  
**SOUTH WALSHINGHAM**

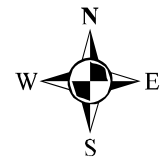


**ZONING**

# MAP 2

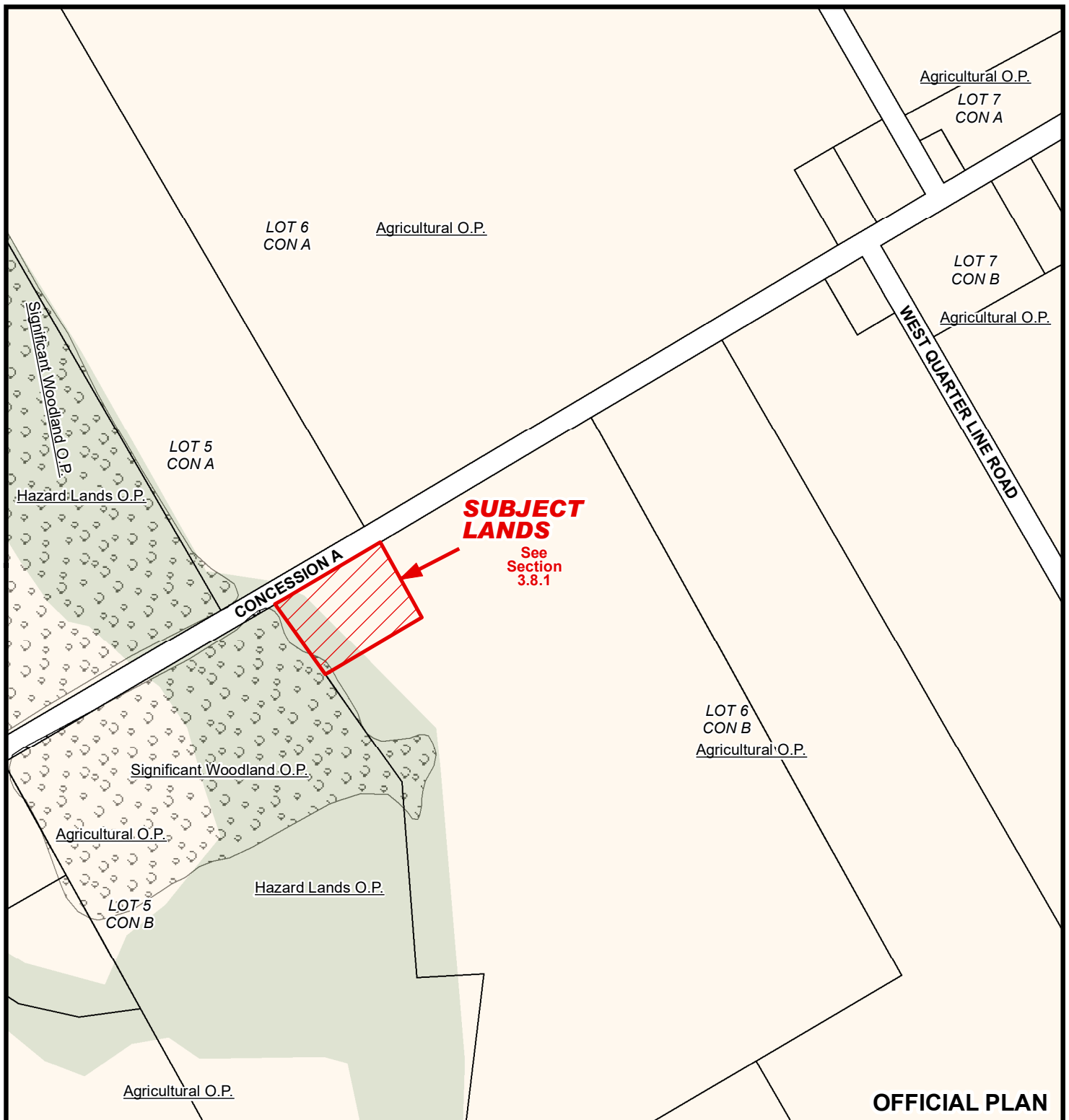
File Number: ANPL2017185

Geographic Township of SOUTH WALSINGHAM



20 40 60 80 Meters

1:5,000



OFFICIAL PLAN

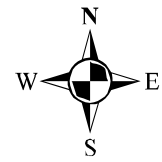
2017-09-07



# MAP 3

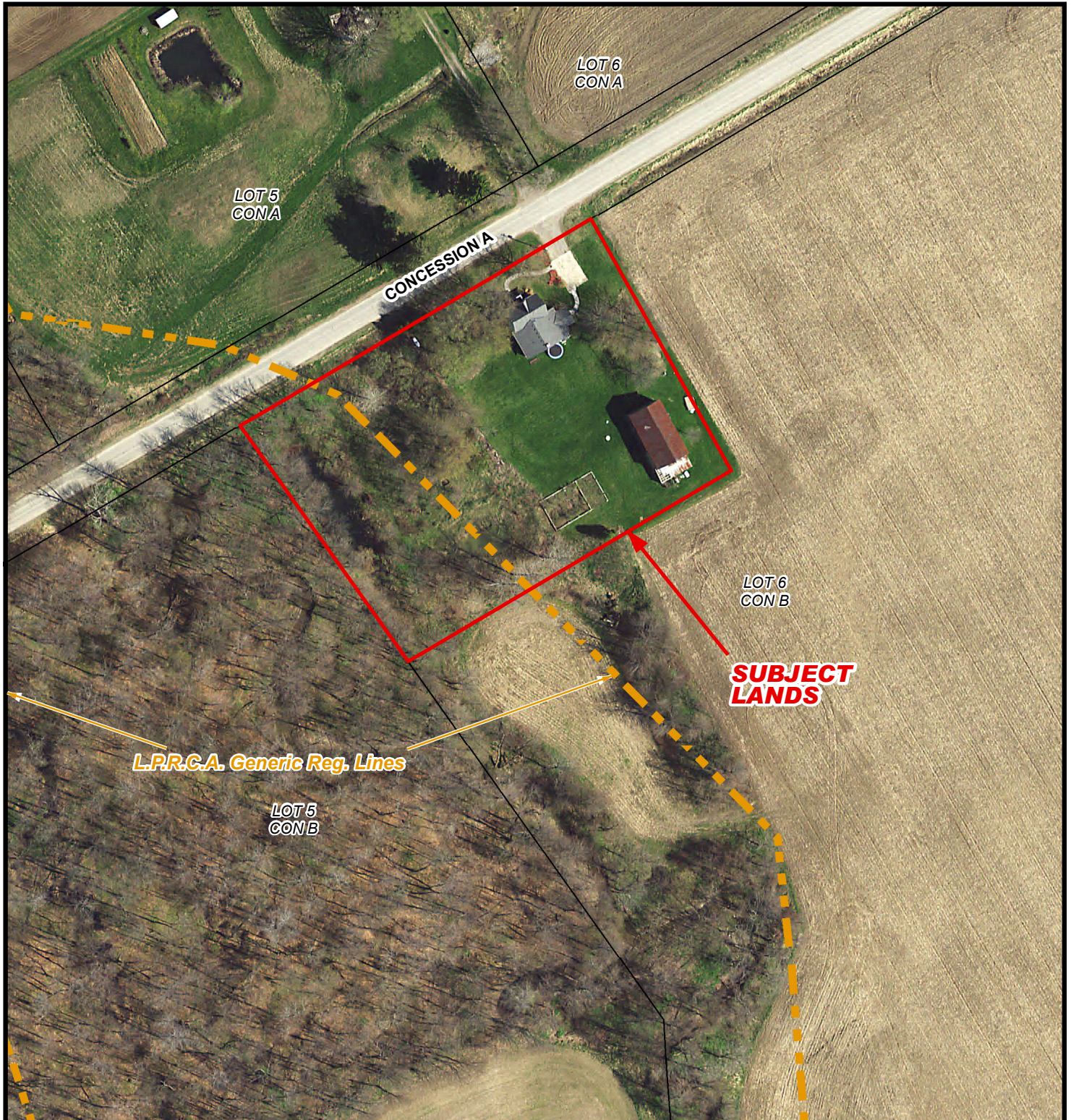
File Number: ANPL2017185

Geographic Township of SOUTH WALSINGHAM



6 3 0 6 12 18 24 Meters

1:1,500





# MAP 4

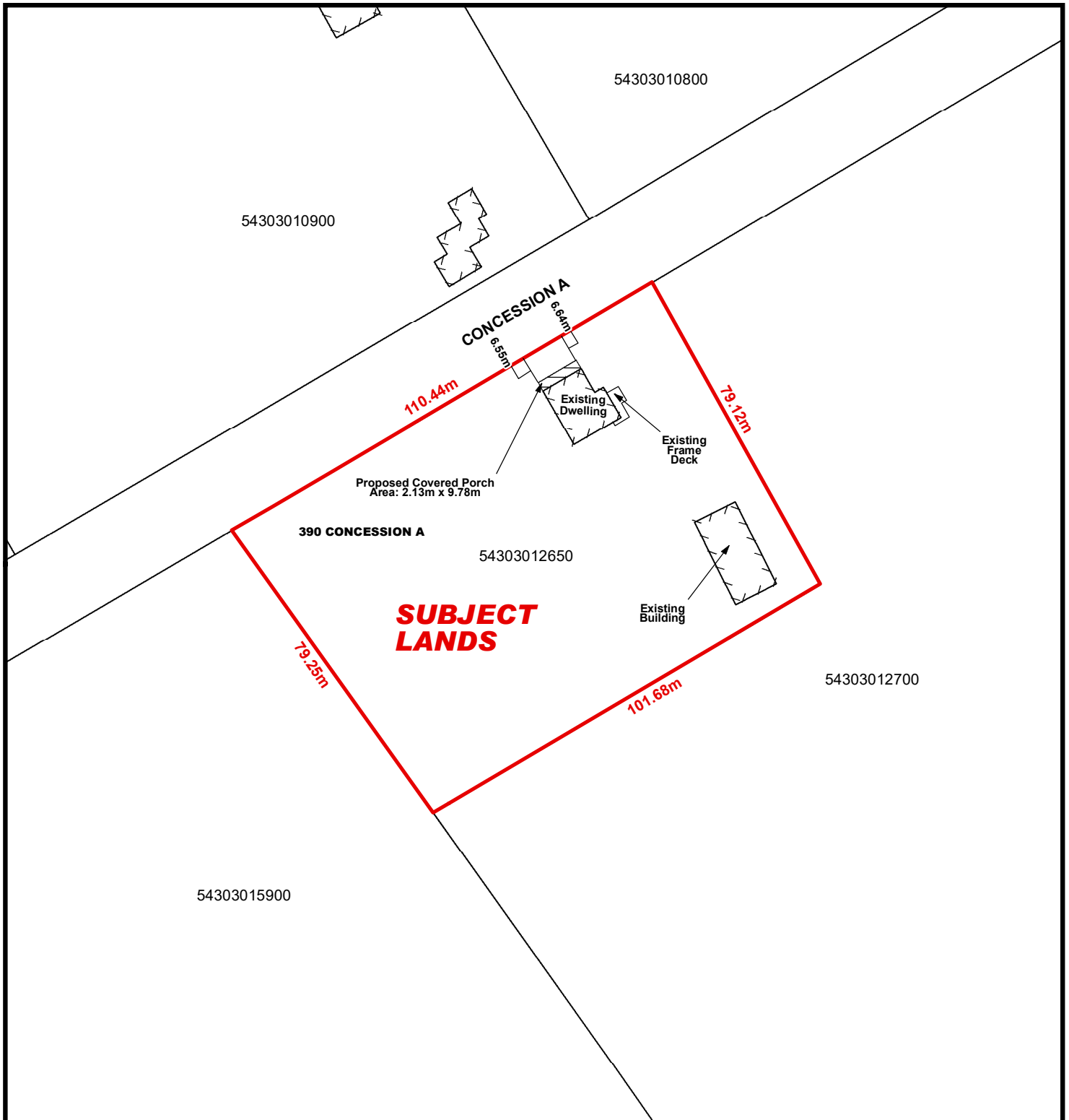
File Number: ANPL2017185

Geographic Township of SOUTH WALSINGHAM



52.50 5 10 15 20 Meters

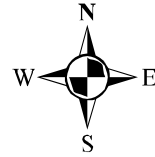
1:1,250



# LOCATION OF LANDS AFFECTED

File Number: ANPL2017185

Geographic Township of SOUTH WALSINGHAM



52.50 5 10 15 20 Meters

1:1,250

