

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL2018012

JAN 25/18

JAN 25/18

JAN 20/18

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1406

\$474.00

Assessed 2013

Alisha

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

☐

Consent/Severance/Boundary Adjustment

☐

Surplus Farm Dwelling Severance and Zoning By-law Amendment

☒

Minor Variance

☐

Easement/Right-of-Way

Property Assessment Roll Number: 331049311003000

A. Applicant Information

Name of Owner

THOMAS & LINDA PINTWALA

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

194 CEDAR DRIVE

Town and Postal Code

TURKEY POINT, ONT., N9E 1T8

Phone Number

519-426-6097

Cell Number

905-975-6820

Email

thomas.pintwala@gmail.com

Name of Applicant

THOMAS PINTWALA

Address

2166 DEER RUN AVE.

Town and Postal Code

BURLINGTON, ONT., L7M 2W6

Phone Number

905-332-1728

Cell Number

905-975-6820

Email

thomas.pintwala@gmail.com



Name of Agent

Address

Town and Postal Code

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

☒ Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands: NOT APPLICABLE

B. Location, Legal Description and Property Information

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

CHR PLAN 128 LOT 33 CON A

Municipal Civic Address: 194 CEDAR DRIVE

Present Official Plan Designation(s): Resort + Residential

Present Zoning: RR

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:

Cottage

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

EXISTING RESIDENTIAL BUILDING - NO CHANGE.

EXISTING GARAGE TO BE REPLACED WITH A NEW GARAGE.

5. 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.

NOT APPLICABLE.

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

SEE DOCUMENT:

194 CEDAR - NEW GARAGE SITE PLAN [METERS].ppt

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:

NOT APPLICABLE.

9. Existing use of abutting properties:

RESIDENTIAL

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

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

HYDRO EASSMENT AT COTTAGE DECK - REMOVAL
EXPECTED/PLANNED IN 2018.

C. Purpose of Development Application (NEW GARAGE)

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² or %, etc.		
Lot frontage	12.2 m	
Lot depth	69.55 m	
Lot width	12.2 m	
Lot area	850 m ²	
Lot coverage	3.67 %	8.92 %
Front yard	7.3 m	
Rear yard	7.4 m	
Left Interior side yard	2.3 m	1.9 m
Right Interior side yard	5.6 m	3.0 m
Exterior side yard (corner lot)		

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

BUILDING HEIGHT - MAXIMUM 5.0 m / PROPOSED 6.70 m / DEFICIENCY

USABLE FLOOR AREA - MAXIMUM 100 m² / PROPOSED 102.4 m² / DEFICIENCY 1.70 m²

Relief from 3.2.1(b) to allow garage in front yard 2.40 m²

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

By-law:

MAIN FLOOR CEILING HEIGHT OF 9 FT + ROOF PITCH OF 12/12 (45°) FOR FUTURE SOLAR PANEL PROJECT RESULTS IN MINOR HEIGHT DEFICIENCY.

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): _____



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: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____

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

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

6. 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: _____
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: _____

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: _____

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: _____

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. 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:

NOT APPLICABLE.

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

NOT APPLICABLE.

Revised October 2017

Committee of Adjustment Development Application

Page 6 of 12



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:

replacing existing garage

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:

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 _____ N/A

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

☐ On the subject lands or ☒ within 500 meters – distance 137 m N/A

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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 _____ N/A

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☐ Individual wells ☒ Other (describe below)

LAKEVIEW WATER SYSTEMS LIMITED

Sewage Treatment

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

HOLDING TANK

Storm Drainage

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

FRENCH DRAIN AT 182 CEDAR DRIVE (EXISTING).

2. Existing or proposed access to subject lands:

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

Name of road/street:

CEDAR DRIVE

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 – *DRIVEWAY MARKED ON DOCUMENTS*
- 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
- ☐ Agricultural Impact Assessment

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.

Thomas Pintwala

From: Roxanne Koot <Roxanne.Koot@norfolkcounty.ca>
Sent: January-19-18 11:39 AM
To: 'Thomas Pintwala'
Subject: RE: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic
Attachments: doc20180119113539.pdf

Hello Thomas; Here is the revisions to the zoning deficiency form. Thanks for your help

Roxanne Koot

From: Thomas Pintwala [mailto:thomas.pintwala@gmail.com]
Sent: Thursday, January 18, 2018 9:50 AM
To: Roxanne Koot <Roxanne.Koot@norfolkcounty.ca>
Cc: Alisha Cull <Alisha.Cull@norfolkcounty.ca>
Subject: RE: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic

Hi Roxanne,

Per our conversation yesterday regarding the Zoning Deficiency for the subject project.

Please accept the following clarifications:

1. New Garage (Accessory Building) Lot Coverage = $24' \times 34' = 816 \text{ sq. ft. [75.8 sq. m.]}$, ie. 8.92% of total Lot Size [9148 sq. ft. or 850 sq. m.],
No Deficiency to the maximum requirement of 10 %.
2. Useable Floor Area – measurements are relative to the 8" cement block (1 row) on the concrete slab floor for the garage,
Main Floor = $(24' - 1.3') \times (34' - 1.3') = 22.7' \times 32.7' = 742.3 \text{ sq. ft. [68.9 sq. m.]}$
Attic = $12' \times 33' = 396 \text{ sq. ft. [36.8 sq. m.]}$
Stairway = $12' \times 3' = 36 \text{ sq. ft. [3.3 sq. m.]}$
Total Useable Floor Area = $68.9 + 36.8 - 3.3 = 102.4 \text{ sq. m.}$
Deficiency of 2 sq. m to the maximum requirement of 100 sq. m.

Regards, *Thomas Pintwala*
Email: thomas.pintwala@gmail.com
Tel#: 905-332-1728

From: Alisha Cull [mailto:Alisha.Cull@norfolkcounty.ca]
Sent: January-16-18 10:57 AM
To: 'Thomas Pintwala'
Subject: RE: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic

Hi Thomas,

I have attached the zoning deficiency form for your property. Please review and if you agree with it, please print, sign, and submit with your planning application. I am available if you would like to meet, just let me know and we can pick a time.

Thanks,
Alisha

Alisha Cull BES, MCIP, RPP
Senior Planner
Norfolk County Planning Department
519-426-5870 ext. 1893
alisha.cull@norfolkcounty.ca

From: Thomas Pintwala [<mailto:thomas.pintwala@gmail.com>]
Sent: January-11-18 2:37 PM
To: Alisha Cull
Subject: RE: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic

Hi Alisha,
Drawing measurements have been converted to metric as requested and are attached.
Regards, *Thomas*
Email: thomas.pintwala@gmail.com
Tel# : 905-332-1728

From: Alisha Cull [<mailto:Alisha.Cull@norfolkcounty.ca>]
Sent: January-10-18 4:34 PM
To: 'Thomas Pintwala'
Subject: RE: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic

Hi Thomas,
Thank you for these drawings, they look great. However our Zoning By-law is in metric, so can you please convert the measurements to metric and resend?
Thanks,
Alisha

Alisha Cull BES, MCIP, RPP
Senior Planner
Norfolk County Planning Department
519-426-5870 ext. 1893
alisha.cull@norfolkcounty.ca

From: Thomas Pintwala [<mailto:thomas.pintwala@gmail.com>]
Sent: January-10-18 10:51 AM
To: Alisha Cull
Subject: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic

Alisha Cull,
Planner, Norfolk County,
T#: 519-426-5870, Ext. 1893.

Per our recent conversation, I have enclosed documents related to the replacement garage project at 194 Cedar Drive, Turkey Point.

The Site address:
194 Cedar Drive,
Turkey Point, Ontario, N0E 1T0
T#: 519-426-6097

Site Description:
Roll Number: 493.110.03000.0000
194 Cedar Dr,
Chr Plan 128, Lot 33, Con A Pt,
Lot 12 in Front RP 37R5296 Part 33
0.21 Ac, 40.08 Fr, D

Please review the project details and provide me with your guidance/recommendation with respect to the required next steps in the process.

Enclosed documents:

- 194 Cedar - Site Plan 2017
- 194 Cedar - New Garage Site Plan
- New Garage4 - Floor Plan / Cross Section / Pictorial View

Regards, *Thomas Pintwala*, P.Eng.

2166 Deer Run Ave.
Burlington, Ontario, Canada, L7M2W6

Email: thomas.pintwala@gmail.com
Tel#: 905-332-1728

NOTICE OF CONFIDENTIALITY

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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: 194 Cedar Drive

Legal Description: CHR PLAN 128 LOT 33 CON A

Roll Number: 331049311003000

Application #:

Information Origins: SITE PLAN FROM OWNER

Resort Residential Zone (RR)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Main Building				
5.8.2 a) minimum lot area				
i) new lot	0.40		N/A	ha
ii) lot of record	700.00		N/A	m.sq
b) minimum lot frontage				
i) interior lot	15.00		N/A	m
ii) corner lot	18.00		N/A	m
c) minimum front yard	6.00		N/A	m
d) minimum exterior side yard	6.00		N/A	m
e) minimum interior side yard				
i) attached garage	1.20		N/A	m
	1.20		N/A	m
ii) detached garage	3.00		N/A	m
	1.20		N/A	m
f) minimum rear yard	9.00		N/A	m
g) maximum building height	7.50		N/A	m
h) maximum lot coverage (Note:Proposed Area)				m.sq
i) lot	15.00		N/A	%

Comments

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Roxanne Koot

From: Thomas Pintwala <thomas.pintwala@gmail.com>
Sent: Thursday, January 18, 2018 9:50 AM
To: Roxanne Koot
Cc: Alisha Cull
Subject: RE: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic

Hi Roxanne,

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Please accept the following clarifications:

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Regards, *Thomas Pintwala*
Email: thomas.pintwala@gmail.com
Tel#: 905-332-1728

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Subject: RE: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic

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Thanks,

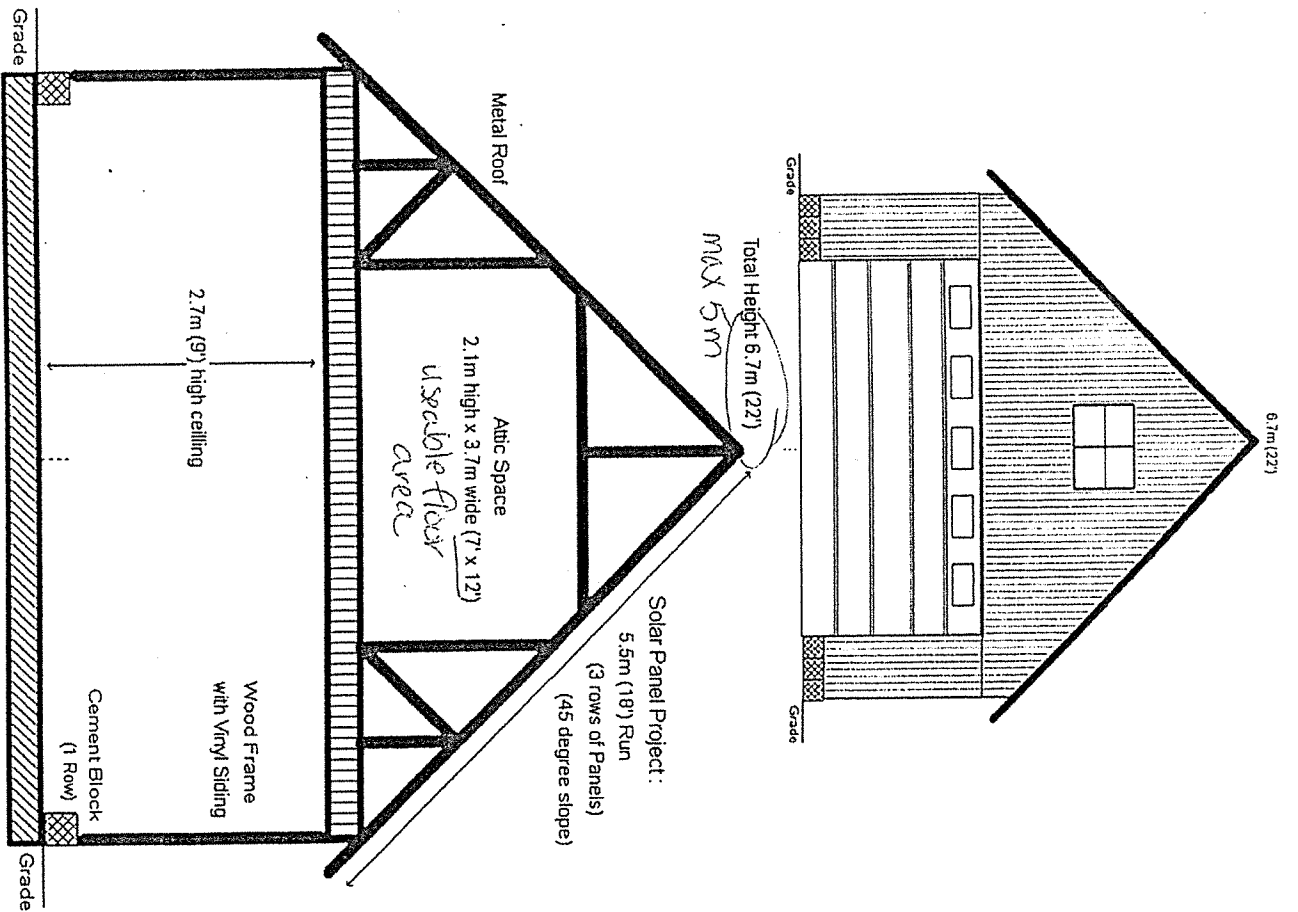
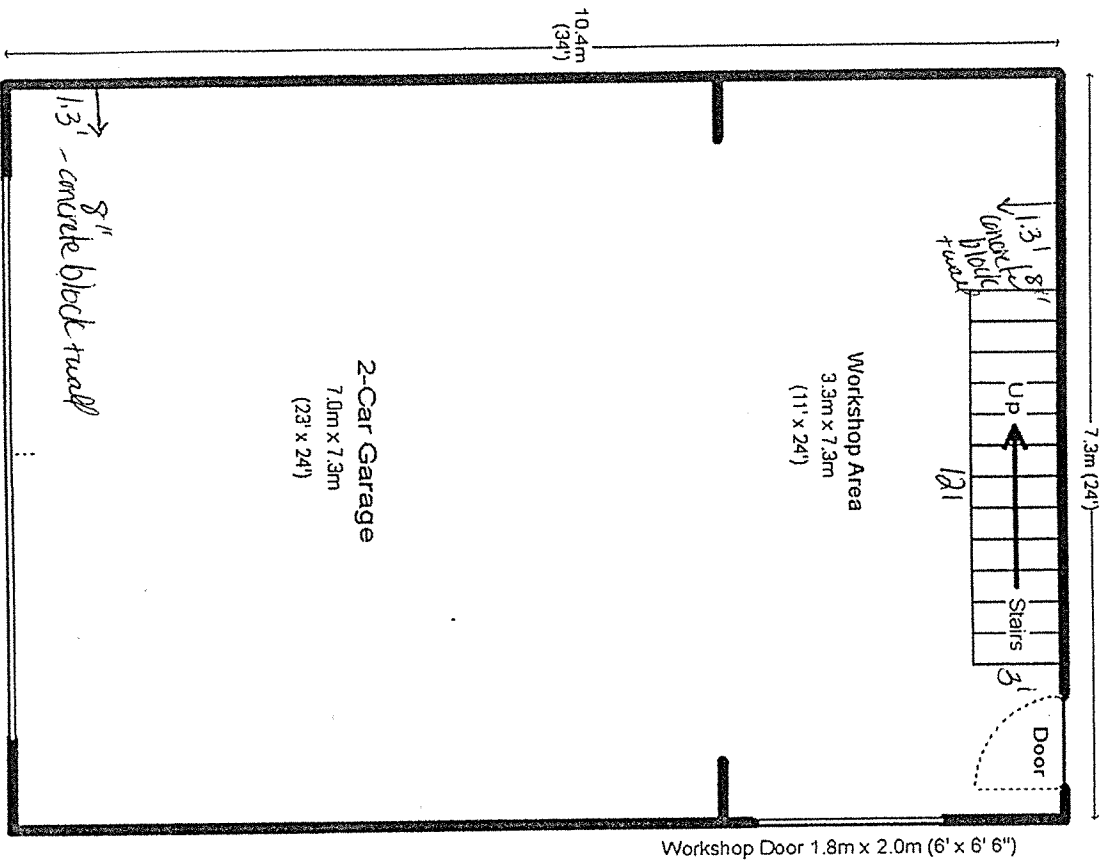
Alisha

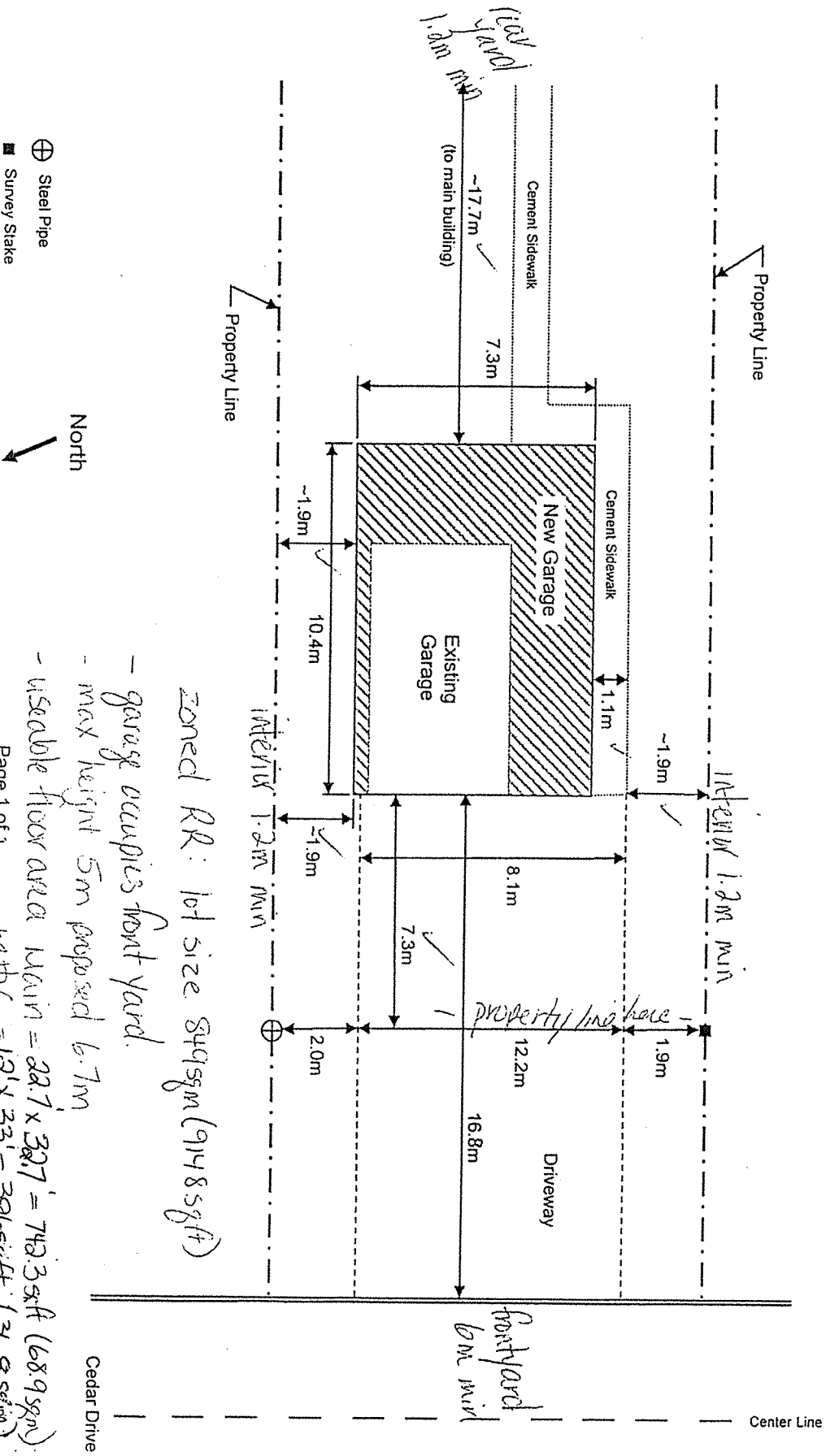
Alisha Cull BES, MCIP, RPP
Senior Planner
Norfolk County Planning Department
519-426-5870 ext. 1893
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Sent: January-11-18 2:37 PM
To: Alisha Cull
Subject: RE: 194 Cedar Drive, Turkey Point - new 2 car garage with workshop & attic

Hi Alisha,

Drawing measurements have been converted to metric as requested and are attached.

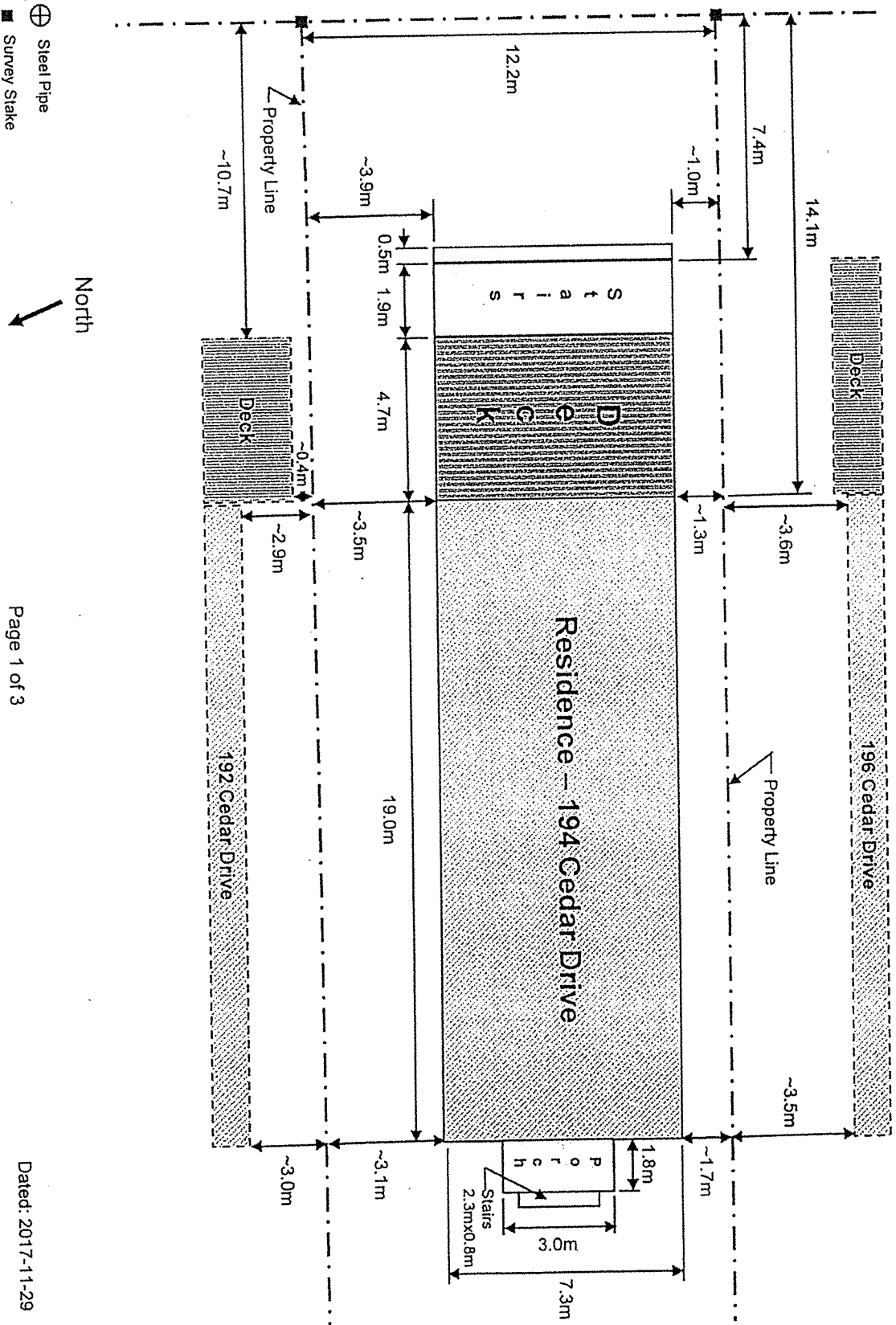




- zoned RR: lot size 849sqm (9148sqft)
 - garage occupies front yard.
 - max height 5m proposed 6.7m
 - visible floor area main = $22.7 \times 32.7 = 742.3 \text{ sqft } (68.9 \text{ sqm})$
 - visible floor area main + porch = $12' \times 33' = 396 \text{ sqft } (36.8 \text{ sqm})$
 permitted 1076sqft (1003sqm) so have 608.9sqm + 36.8sqm - 33sqm (stairs)
 - lot coverage permitted 10% for accessory = 102.44sqm
 $849 \text{ sqm} \times 10\% = 84.9 \text{ sqm} \therefore 730 \times 10.4 \text{m} = 759.9 \text{ sqm} = 8.99 \text{ lot coverage.}$

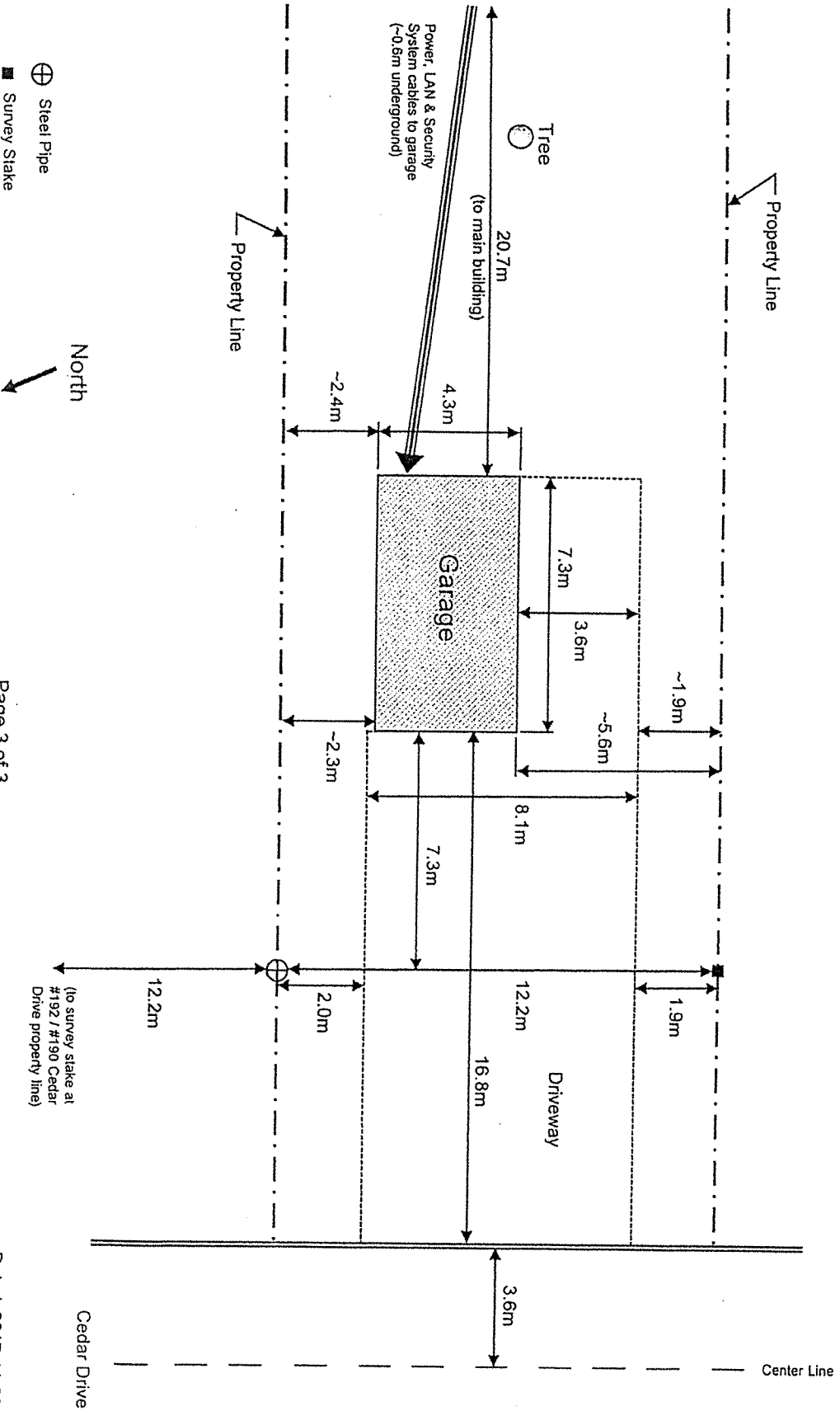
Main Building

Pintwala Residence
 194 Cedar Drive
 Turkey Point, Ontario, N0E 1T0
 Tel#: (519) 426-6097



Garage

Pintwala Residence
194 Cedar Drive
Turkey Point, Ontario, N0E 1T0
Tel#: (519) 426-6097



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.

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.

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.

Thomas Pentwale P.Eng.

Owner/Applicant/Agent Signature

Linde Pentwale

Jan. 22/2018

Date

Jan 22 / 18

J. 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



K. Declaration

I, THOMAS PINTWALA of BURLINGTON, ONTARIO

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:

185 Robinson St.

Thomas Pintwala P. Eng.

Owner/Applicant/Agent Signature

In Simcoe, ON

This 25th day of January

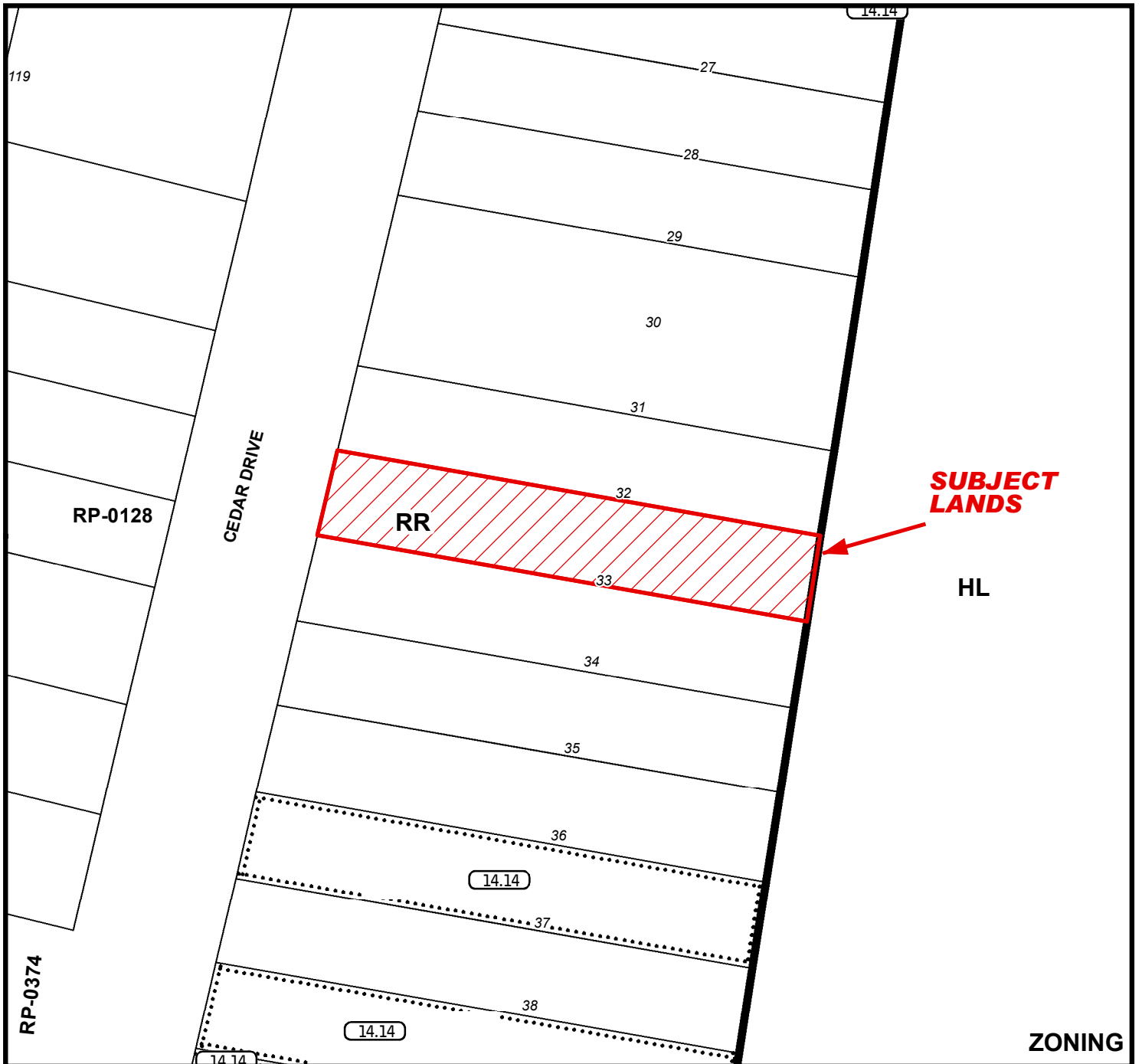
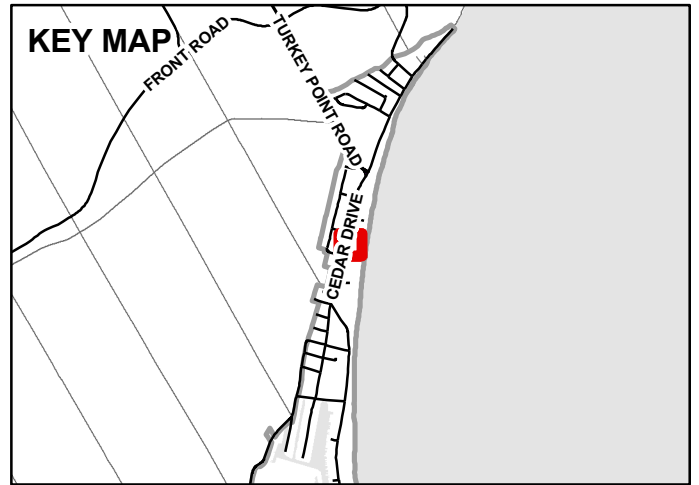
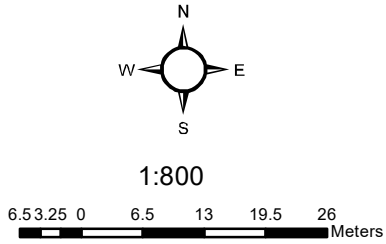
A.D., 20 18

[Signature]

A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019.

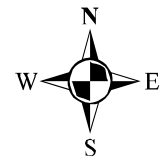
MAP 1
File Number: ANPL2018013
Geographic Township of
CHARLOTTEVILLE



MAP 2

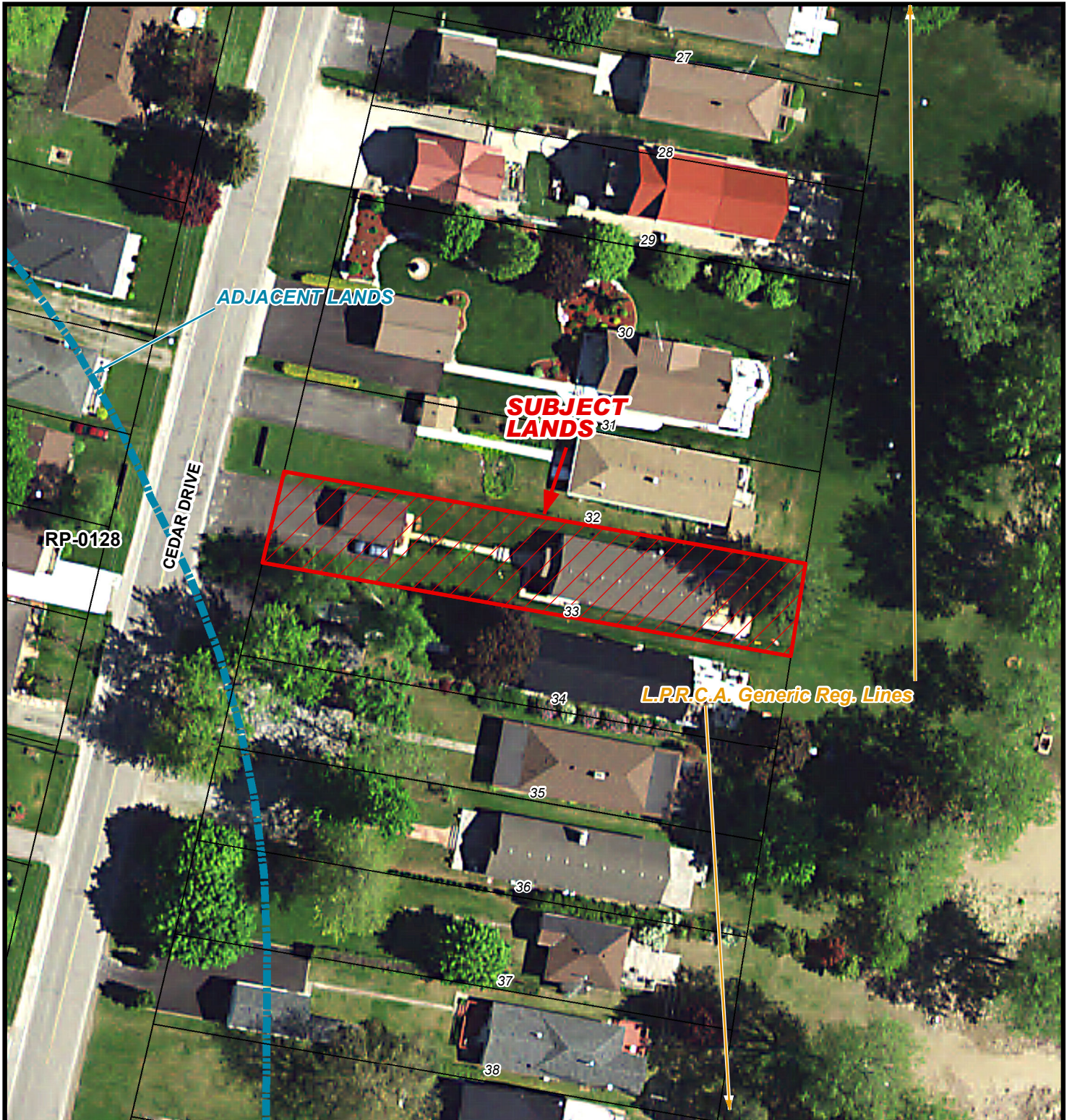
File Number: ANPL2018013

Geographic Township of CHARLOTTEVILLE



2.5 2.5 5 7.5 10 Meters

1:700



MAP 3

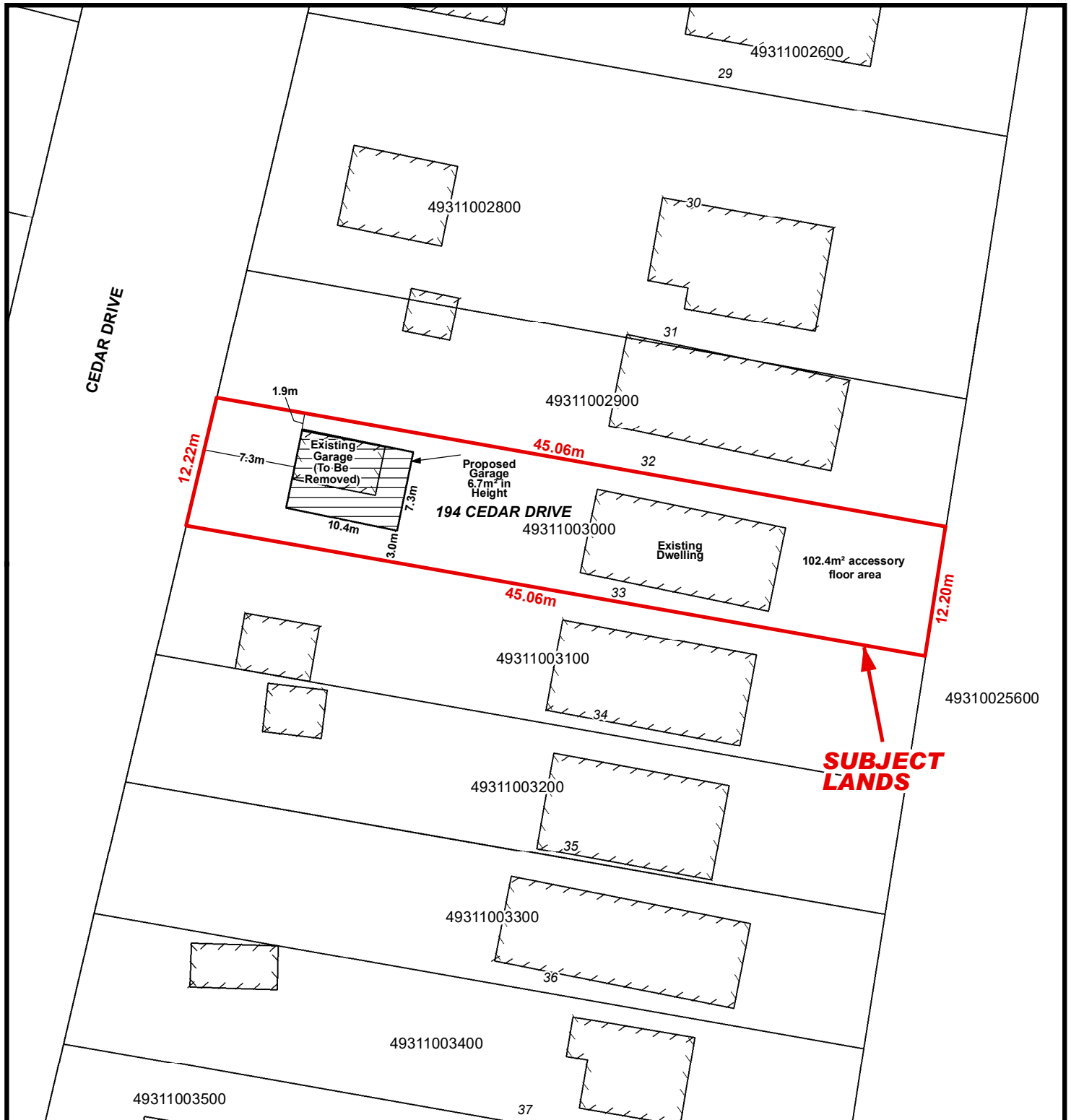
File Number: ANPL2018013

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

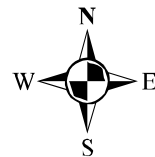
1:500



LOCATION OF LANDS AFFECTED

File Number: ANPL2018013

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

