

**For Office Use Only:**

File Number	<u>ANPL2018247</u>	SPRT Meeting	
Related File Number	<u>ANPL2018246</u>	Application Fee	<u>\$1406</u>
Pre-consultation Meeting		Conservation Authority Fee	
Application Submitted	<u>OCT 10/18</u>	OSSD Form Provided	
Complete Application	<u>OCT 11/18</u>	Planner	<u>Alisha</u>
Public Notice Sign			

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

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Official Plan Amendment                               |
| <input type="checkbox"/>            | Zoning By-Law Amendment                               |
| <input type="checkbox"/>            | Temporary Use By-law                                  |
| <input type="checkbox"/>            | Draft Plan of Subdivision/Vacant Land Condominium     |
| <input type="checkbox"/>            | Condominium Exemption                                 |
| <input type="checkbox"/>            | Site Plan Application                                 |
| <input type="checkbox"/>            | Consent/Severance                                     |
| <input checked="" type="checkbox"/> | Minor Variance  |
| <input type="checkbox"/>            | Easement/Right-of-Way                                 |
| <input type="checkbox"/>            | Extension of a Temporary Use By-law                   |
| <input type="checkbox"/>            | Part Lot Control                                      |
| <input type="checkbox"/>            | Cash-in-Lieu of Parking                               |
| <input type="checkbox"/>            | Renewable Energy Project or Radio Communication Tower |

**Property Assessment Roll Number:** Part 2 33501004902

**A. Applicant Information**

**Name of Owner** (Ed Speelziek) Brant Star Developments Ltd

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** 18 Oakley Road

**Town and Postal Code** Brantford ON N3T 5K1

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

**Cell Number** 519 758-4570

**Email** brantstar@rogers.com



**Name of Applicant** Ed Speelizieik  
**Address** 18 Oakley Road  
**Town and Postal Code** Brantford, ON N3T 5K1  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519 758-4570  
**Email** brantstar@rogers.com

**Name of Agent** G. Douglas Vallee Limited  
**Address** 2 Talbot Street North  
**Town and Postal Code** Simcoe, ON N3Y3W4  
**Phone Number** 519-426-6270  
**Cell Number** \_\_\_\_\_  
**Email** michaelhiggins@gdvallee.ca

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 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):

Lots 1&2 Block 16 RP 19-B Plan 37R10972 Part 1 Village of Waterford

**Municipal Civic Address:** \_\_\_\_\_

**Present Official Plan Designation(s):** Urban Residential

**Present Zoning:** Residential Type 2 R2 Zone

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

☐ Yes ☒ No If yes, please specify:

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3. Present use of the subject lands:

The land is presently vacant.

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:

The land is vacant.

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.

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:

Propose to construct a semi-detached dwelling.

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 Known.

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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:

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### C. Purpose of Development Application

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:

Propose to construct a semi-detached dwelling on the lot.

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

The subject lot was severed and is deficient in lot frontage and lot area for semi-detached dwellings.

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: \_\_\_\_\_

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: \_\_\_\_\_

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

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

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):

\_\_\_\_\_

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

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

Lot frontage	17.691	
Lot depth	28.712	
Lot width	17.691	
Lot area		507.94
Lot coverage		
Front yard		
Rear yard		6.5 m
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	2	
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

**12. Multiple Family Residential (if applicable)**

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: 2 semi detached dwellings

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<sup>2</sup>**

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

**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 (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

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 (e.g. office, retail, storage, etc.):

#### 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 (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:  
Owner
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:

Lots are located in the urban area of Waterford.

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:

The land is not located near a source water protection area.

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

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Norfolk Street

### 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.

The applicant is seeking relief of the lot area from the required 510 sq m to the existing 507.94 sq m.  
Relief of the required rear yard from 7.5 m to 6.5 m

### H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format:

Developmentname Planname Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

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. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. 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
- ☐ 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
- ☐ Functional Servicing Report
- ☐ 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. Three (3) 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. Proof that property taxes to be paid up to date



6. Proof of insurance:

- a. Commercial General Liability satisfactory to the County must include:
  - i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
  - ii. The Corporation of Norfolk County shall be named as an additional insurer
  - iii. The policy shall contain a provision for cross liability in respect of the name insurer
  - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
  - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
  - vi. Products and completed operations coverage
  - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
- b. Certificate of Insurance for Professional
- c. Certificate of Insurance for Owner

7. Written Legal Description of the Property and the Property Identification Number (PIN)

8. Postponement (if there are mortgagees)

9. Transfers/easements or agreements related to the subject lands

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration

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.

\_\_\_\_\_  
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 Ed Speelziek Brant Star Developments Ltd. am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize G. Douglas Vallee Limited 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



N. Declaration

I, ED SPEELZIEK 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:

THE TOWN OF SIMCOE

Owner/Applicant Signature

In Norfolk County

This 9 day of OCTOBER

A.D., 2018

[Signature]  
A Commissioner, etc.

MICHAEL JOHN HIGGINS, a Commissioner, etc.,  
Norfolk County, for G. Douglas Vallee Limited.  
Expires June 19, 2021.



## Zoning Review

Zoning Application Number:

### PROPERTY INFORMATION

Address: Norfolk Street (Waterford)

Roll Number: 331033501004902

Information Origins: survey provided by Vallee

Special Provision on Property:

Planning Application #:

The proposed information and any supporting documents have been provided by the owner/applicant. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

### Urban Residential Type 2 Zone (R2) for Semi Detached Dwellings

Ref#	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	PART 1 (each lot)				
	i) interior lot	255.00	253.97	1.03	m.sq
	ii) interior lot	255.00	253.97	1.03	m.sq
	b) minimum lot frontage				
	i) interior lot	8.50	8.80	N/A	m
	ii) interior lot	8.50	8.80	N/A	m
	c) minimum front yard	6.00		N/A	m
	i) detached garage with rear lane	3.00		N/A	m
	d) minimum exterior side yard	6.00		N/A	m
	e) minimum interior side yard				
	i) detached garage (3.0m)	3.00			m
	ii) detached garage with a rear lane;	1.20		N/A	m
	attached garage	1.20		N/A	m
	f) minimum rear yard(each lot)	7.50	6.50	1.00	m
	g) maximum building height	11.00		N/A	m

Comments

lot area measures 507.94 but being divided for semi detached, therefore each semi has lot area of 253.97sqm. For a total lot area relief of 2.06

### Parking

4.1 number of parking spaces

Comments

REQUIRED	PROPOSED	DEFICIENCY	UNITS
4	4.00	N/A	


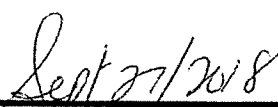
minimum 2 parking spaces for each dwelling unit must be provided on lot

Zoning Approved by;

Roxanne Koot, Zoning Administrator

519-426-5870 ext. 1829 or 1839

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

Signature of Zoning Administrator

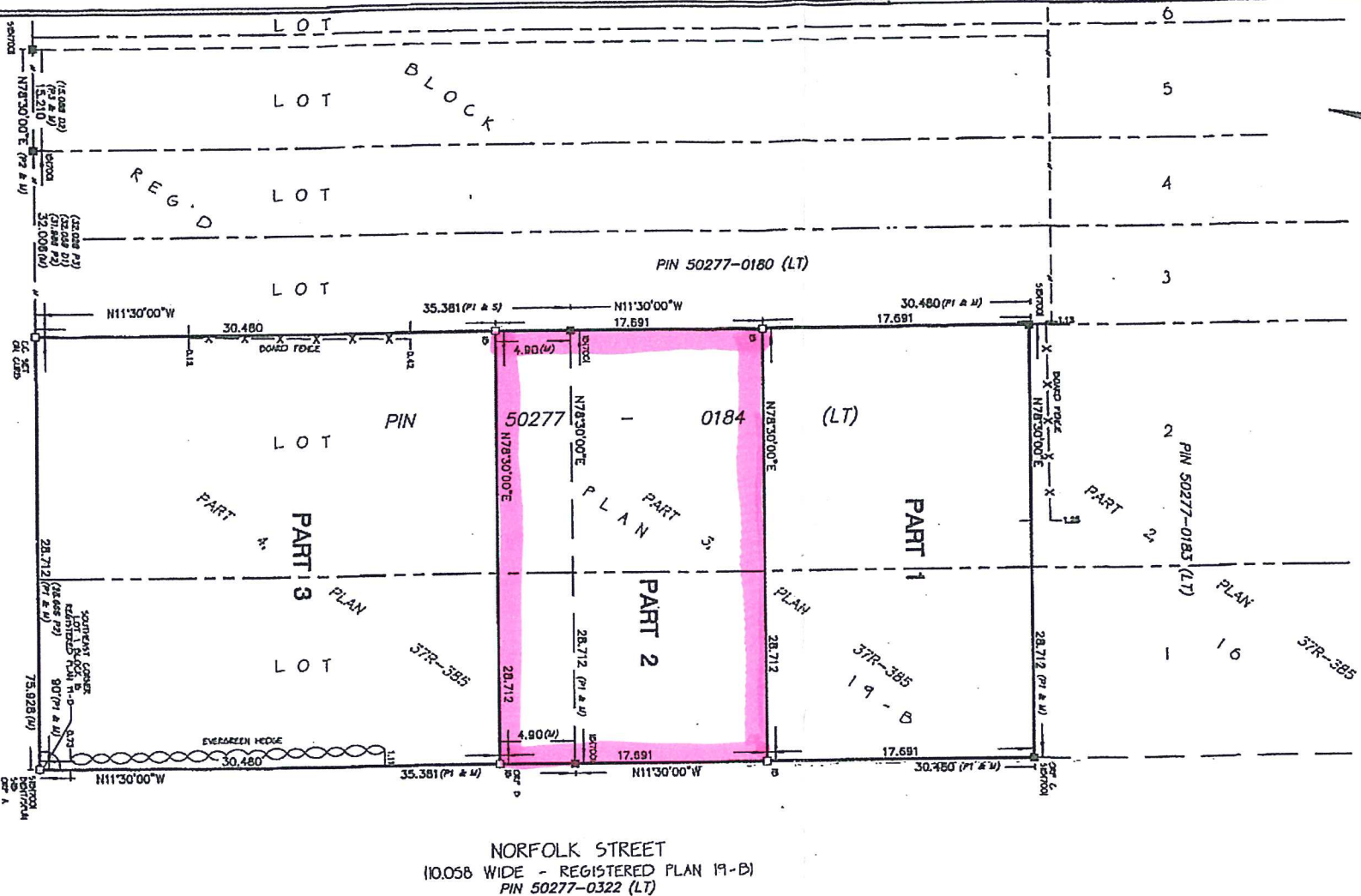
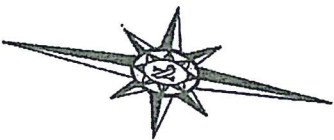
Date

Zoning Reviewd by;

Applicant

Signature

Date



NORFOLK STREET  
(10.058 WIDE - REGISTERED PLAN 19-B)  
PIN 50277-0322 (LT)

MECHANIC STREET WEST  
(10.117 WIDE - REGISTERED PLAN 19-B)  
ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8  
PIN 50277-0102 (LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 37R-10972		
DATED <u>APRIL 12, 2017</u>		RECEIVED AND DEPOSITED DATED <u>APRIL 13, 2017</u>		
<u>D. J. Husted</u> NIA HUSTED ONTARIO LAND SURVEYOR		* <u>B. McCall</u> REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)		
SCHEDULE				
PART	PART LOT	BLOCK/PLAN	PIN NO.	AREA (sq.m)
1	1 & 2	BLOCK 16 REGD PLAN 19-B	50277-0184 (1.1)	507.94
2	1 & 2	BLOCK 16 REGD PLAN 19-B	50277-0184 (1.1)	507.94
3	1 & 2	BLOCK 16 REGD PLAN 19-B	50277-0184 (1.1)	507.94

PARTS 1, 2 & 3 COMPRISE ALL OF PIN 50277-0184 (1.1)

PLAN OF SURVEY  
OF PART OF  
LOTS 1 & 2, BLOCK 16  
REGISTERED PLAN 19-B  
VILLAGE OF WATERFORD  
IN  
NORFOLK COUNTY  
SCALE 1 : 250  
JEWITT AND DIXON LTD.

NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT  
OF NORFOLK STREET AS SHOWN ON PLAN 37R-385, HAVING A BEARING  
OF N11°30'00"W, AND CAN BE CONVERTED TO GRID BY APPLYING  
A ROTATION OF 0°50'36" COUNTER CLOCKWISE.  
DISTANCES ARE METRIC GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99943821, THEN DIVIDING  
BY 0.3048 TO CONVERT TO IMPERIAL.  
RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM  
SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO C, HAVING A BEARING OF  
N12°20'36"W, UTM ZONE 17, (G17 WEST LONGITUDE) NAD83 (CSRS) (2010)  
OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE  
CAN-NET NETWORK, UTM ZONE 17, (G17 WEST LONGITUDE) NAD83 (CSRS) (2010)  
COORDINATES ARE TO A HORIZONTAL ACCURACY AS PER SEC. 14 (2) OF OREGA 216/10  
POINT ID NORTHING EASTING

ORP A	4757972.831	544460.573
ORP B	4757987.618	544457.518
ORP C	4758024.699	544445.591

COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT,  
AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 31st DAY OF MARCH, 2017.  
DATED: APRIL 4, 2017  
D. J. HUSTED  
NIA HUSTED, O.L.S.  
FOR JEWITT & DIXON LTD.

JEWITT AND DIXON LTD.

F.W. - J.P.H.  
BOOK - LT-TILE

LEGEND

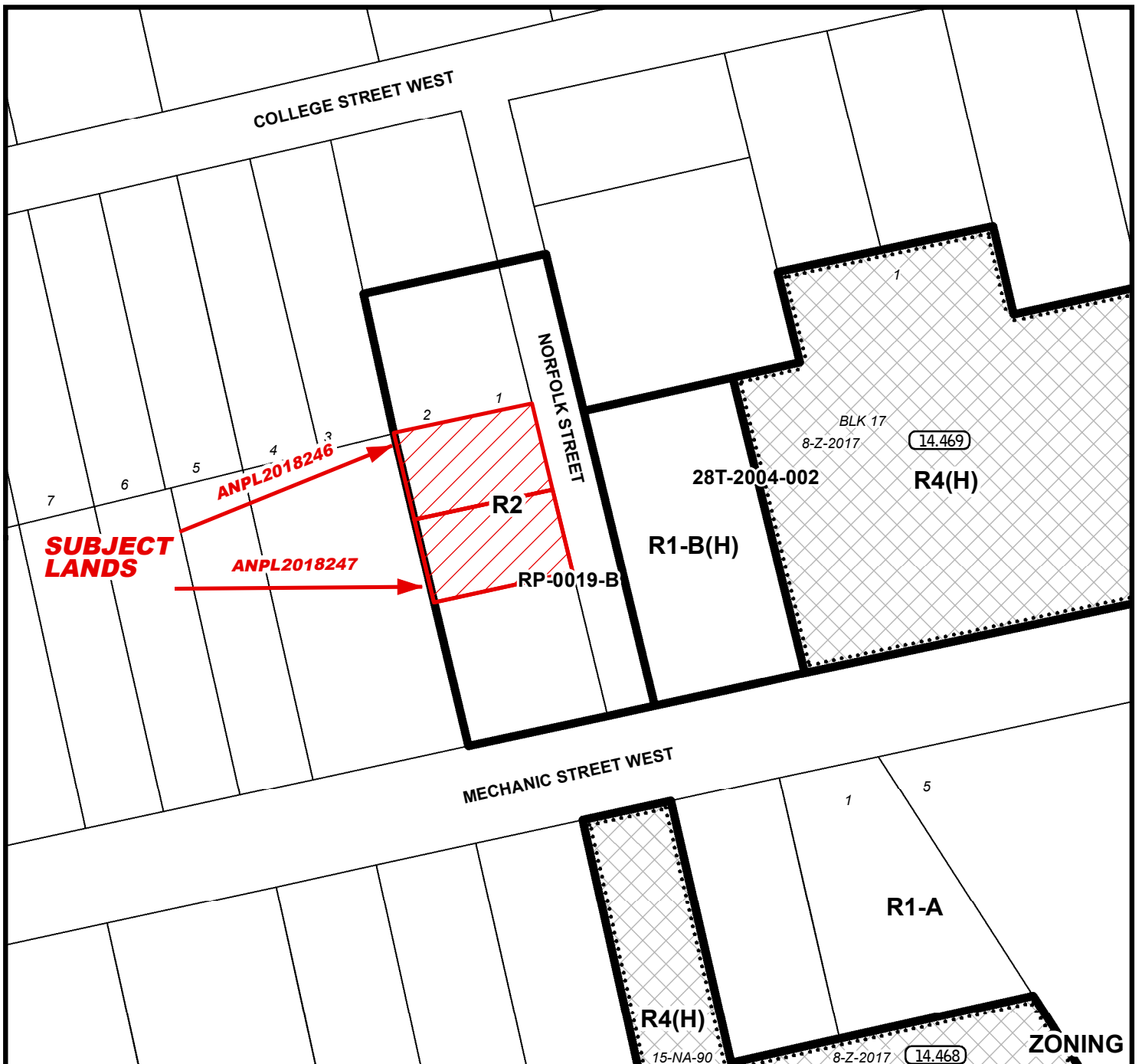
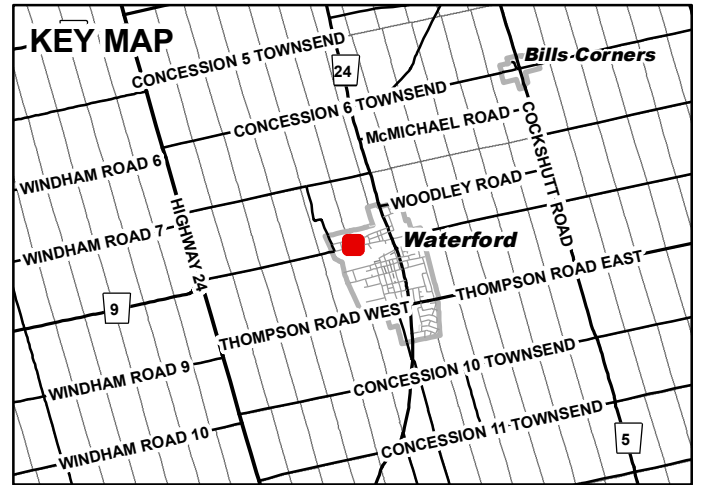
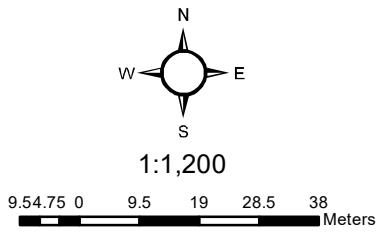
REGISTERED  
CUT CROSS

SHOWN  
CC  
PLAN

# MAP 1

## File Number: ANPL2018246 & ANPL2018247

### Urban Area of WATERFORD

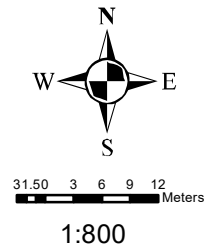




## MAP 2

File Number: ANPL2018246 & ANPL2018247

Urban Area of WATERFORD

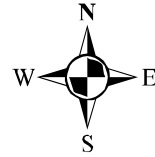




# MAP 3

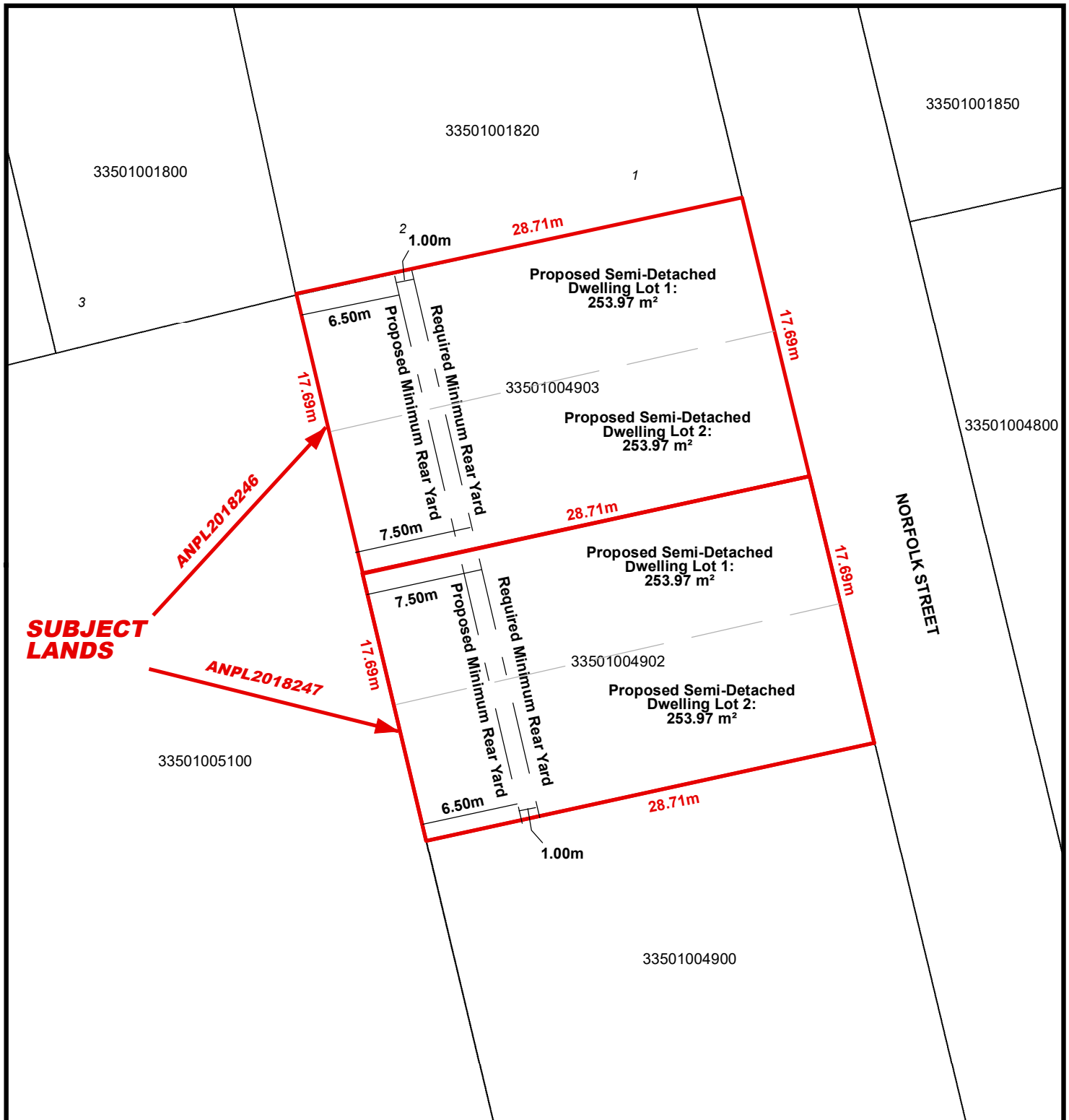
File Number: ANPL2018246 & ANPL2018247

Urban Area of WATERFORD



0 1 2 3 4 Meters

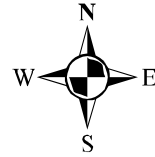
1:350



# LOCATION OF LANDS AFFECTED

File Number: ANPL2018246 & ANPL2018247

Urban Area of WATERFORD



0 1 2 3 4 Meters

1:350

