

**For Office Use Only:**

File Number	<u>ANR 2020167</u>	Application Fee	<u>1529.<sup>00</sup> ✓</u>
Related File Number	_____	Conservation Authority Fee	<u>491.55 ✓</u>
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

**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:** 331049311002100**A. Applicant Information****Name of Owner** Rosemary Jamieson

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** 176 Cedar Drive  
**Town and Postal Code** Turkey Point, ON N0E 1T0  
**Phone Number** 289-442-7739  
**Cell Number** 289-442-7739  
**Email** Rjamieson002@sympatico.ca

**Name of Applicant** Nathan Jamieson  
**Address** 95 Pine Valley Drive  
**Town and Postal Code** Kitchener, ON N2P 2V9  
**Phone Number** 416-559-5574  
**Cell Number** 416-559-5574  
**Email** nathan.jamieson@stantec.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 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:

**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 24 Con A Pt Lot 12 in front RP 37R5296 Part 24

Municipal Civic Address: 176 Cedar Drive, Turkey Point, On N0E1T0

Present Official Plan Designation(s): OPA#3 - resort residential

Present Zoning: Resort/residential Zone (RR)

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

☒ Yes ☐ No If yes, please specify:  
SP#14.14 (permanent residence)

3. Present use of the subject lands:

Permanent Residence

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:

See Attachment A

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

N/A

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:

See Attachment A

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:  
Since 1936. Garage Renovation - 1991, Residence renovation - 2018

9. Existing use of abutting properties:

Lot 25- permanent residence, Lot 23 - seasonal cottage

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:

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	12.2m	12.2m
Lot depth	59.7m (average)	59.7m (average)
Lot width	12.2m	12.2m
Lot area	729 m <sup>2</sup>	729m <sup>2</sup>
Lot coverage	4.0%	9.9%
Front yard	5.26m	2.67m
Rear yard	17.74m	17.74m
Left Interior side yard	6.59m	3.30m
Right Interior side yard	0.93m	0.93m
Exterior side yard (corner lot)		

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

See Attachment A

#### 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

See Attachment A

#### 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: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

**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: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
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 (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:  
See Attachment A

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:

Proposed construction limits extend slightly beyond the existing structure within an area that is grassed and manicured/maintained by the applicant. No trees are proposed to be removed. +

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:

Area is not a source water protection zone.

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 \_\_\_\_\_

**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)  
Lakeview Water System (private)
- 

### Sewage Treatment

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

### Storm Drainage

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

storm runoff infiltrates into ground. Larger flows drain via overland ultimately to Lake Erie

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2. Existing or proposed access to subject lands

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

Name of road/street:

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## G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ 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 Conservation and Parks, 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

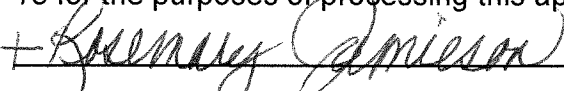
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

### 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.

  
Owner/Applicant/Agent Signature

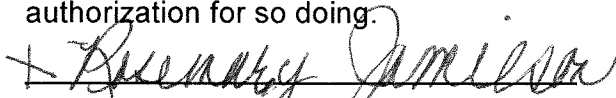
August 31, 2020  
Date

## 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.

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

August 31, 2020  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## K. Declaration

I, \_\_\_\_\_ of \_\_\_\_\_

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:

\_\_\_\_\_ NORFOLK County \_\_\_\_\_

\_\_\_\_\_ + Rosemary Simison \_\_\_\_\_

Owner/Applicant/Agent Signature

In SIMCOE, ONT  
\_\_\_\_\_ NORFOLK, County \_\_\_\_\_

This 31<sup>ST</sup> day of AUGUST 2020

A.D., 20 \_\_\_\_\_

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

\_\_\_\_\_ [Signature] \_\_\_\_\_

A Commissioner, etc.

# **Attachment 'A'**

## **Section B - Location, Legal Description and Property Information**

4. The subject lands contain one existing Residence and one existing garage. The existing Residence is a two storey building supported on a full foundation (8" concrete blocks on 34"x12" concrete footings) with a crawl space and is to be retained. A minor variance application was submitted and approved on November 15, 2017 in support of the proposed renovations to the Residence. The existing Garage is a one storey building, slab on grade structure, to be removed and replaced with a new garage and foundation. Please refer to Schedule A1 attached herein which includes a legal and topographic plan prepared by Stantec Consulting Ltd, for building locations, dimensions, and setbacks. Lot coverage calculations are also included as Table 1.

5. N/A.

6. Existing garage is proposed to be removed and replaced with a new garage to store the applicant's boat, vehicle, and seasonal appurtenances. The proposal includes two (2) garage bays – one being a 9' x 7' door for the vehicle and the other a 12' x 12' for the boat, and a storage area on the second storey. Enclosed within Schedule B (attached) are Drawings (elevations and plan view) which illustrate the proposal and proposed setbacks, along with Table 2 for lot coverage calculations.

## **Section C - Purpose of Development Application**

### **2. The following relief is requested**

- I. Relief of Accessory Building minimum front yard setback of 2.59m (based on existing garage setback)
- II. Relief of Accessory Building height of 0.3m

### **3. Relief is requested for the following reasons:**

- I. Per Table 8.2.1.6.B of the Ontario Building Code (OBC), the minimum horizontal clearance required from a structure to the septic system distribution piping is 5m (16.4ft). The existing garage is setback 5m from the septic system piping, therefore the proposed garage can't be shifted any further within the lot due to OBC requirements. As such, to accommodate the required garage size, relief is requested for the front yard setback. It should be noted that existing neighboring garages have similar or less setbacks in the front yard.
- II. The minimum garage size to accommodate both a vehicle and our 24ft boat (with trailer), while meeting minimum parking requirements, is 26 ft (wide) by 30 ft (deep). To accommodate the vertical height needed for the boat and maintain the same roof pitch as the existing Residence, a minor relief in accessory building height of 0.3m is required.

**Section D – Previous Use of the Property**

4. The property was owned by friends of the family, dating back to the original construction in 1936 when the property was used as a seasonal cottage. My father purchased the cottage in 1967, and we purchased it from him in 1989, during which it continued to be used as a family cottage and is now my permanent residence.

# SCHEDULE 'A'

- Legal and Topographic Plan completed by Stantec Consulting Ltd (May 2017)  
(Note – Hydro Easement in rear yard has been lifted by Hydro One since completion of survey)
- Figure 1 – Plan view of setbacks from existing structures
- Table 1 – Lot Coverage Calculation



Stantec Geomatics Ltd.  
100-300 Hagey Boulevard  
Waterloo ON  
Tel. 519.579.4410  
www.stantec.com

## TOPOGRAPHIC SKETCH of LOT 24 REGISTERED PLAN 128 AND PART OF LOT 12 IN FRONT OF CONCESSION A (GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE)

TOWNSHIP OF DELHI  
REGIONAL MUNICIPALITY OF HALDIMAND - NORFOLK  
Scale 1:250

Stantec Geomatics Ltd.

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### METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

### BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEAST LIMIT OF CEDAR DRIVE. AS SHOWN ON PLAN 37R-5296, HAVING A BEARING OF N79°31'55"W.

### VERTICAL DATUM NOTE

ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928-1978)

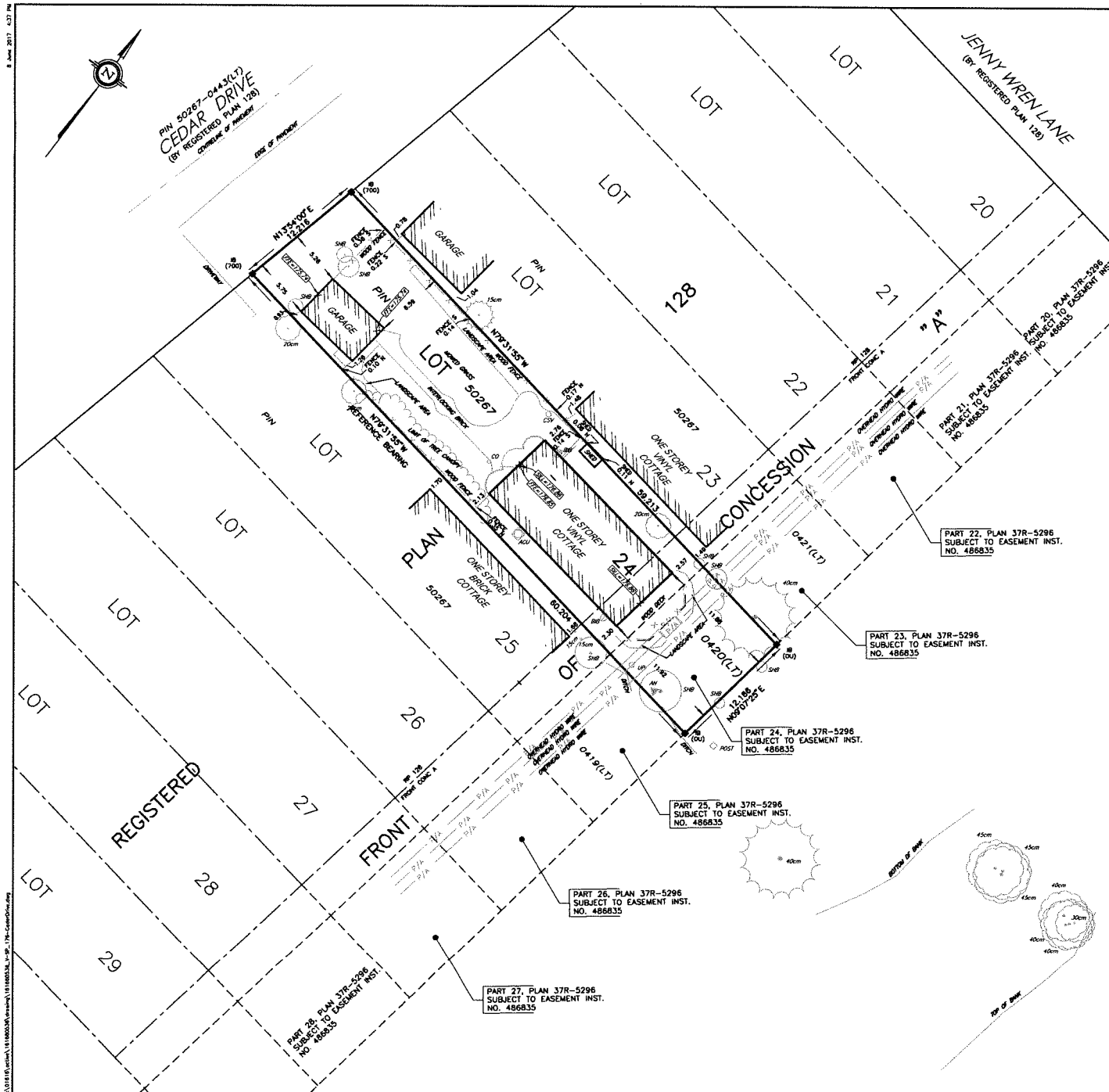
### LEGEND

DENOTES		
■	FOUND MONUMENTS	
□	SET MONUMENTS	
IB	IRON BAR	
SB	ROUND IRON BAR	
SSIB	STANDARD IRON BAR	
CC	SHORT STANDARD IRON BAR	
CP	CUT CROSS	
WIT	CONCRETE PIN	
PIN	WITNESS	
MEAS	PROPERTY IDENTIFICATION NUMBER	
PROP	MEASURED	
OU	PROPORTIONED	
STANTEC	ORIGIN UNKNOWN	
700	STANTEC GEOMATICS LTD.	
ACU	JENWIT & DIXON LTD.	
AN	AIR CONDITIONING UNIT	
BB	ANCHOR	
CD	HOSE BIB	
CSV	CLEAN OUT	
UP	CURB STOP VALVE	
SHR	UTILITY POLE	
	SHRUB	
	TREE CONIFEROUS (D.B.H. SHOWN)	
	TREE DECIDUOUS (D.B.H. SHOWN)	

DRAWN: NK

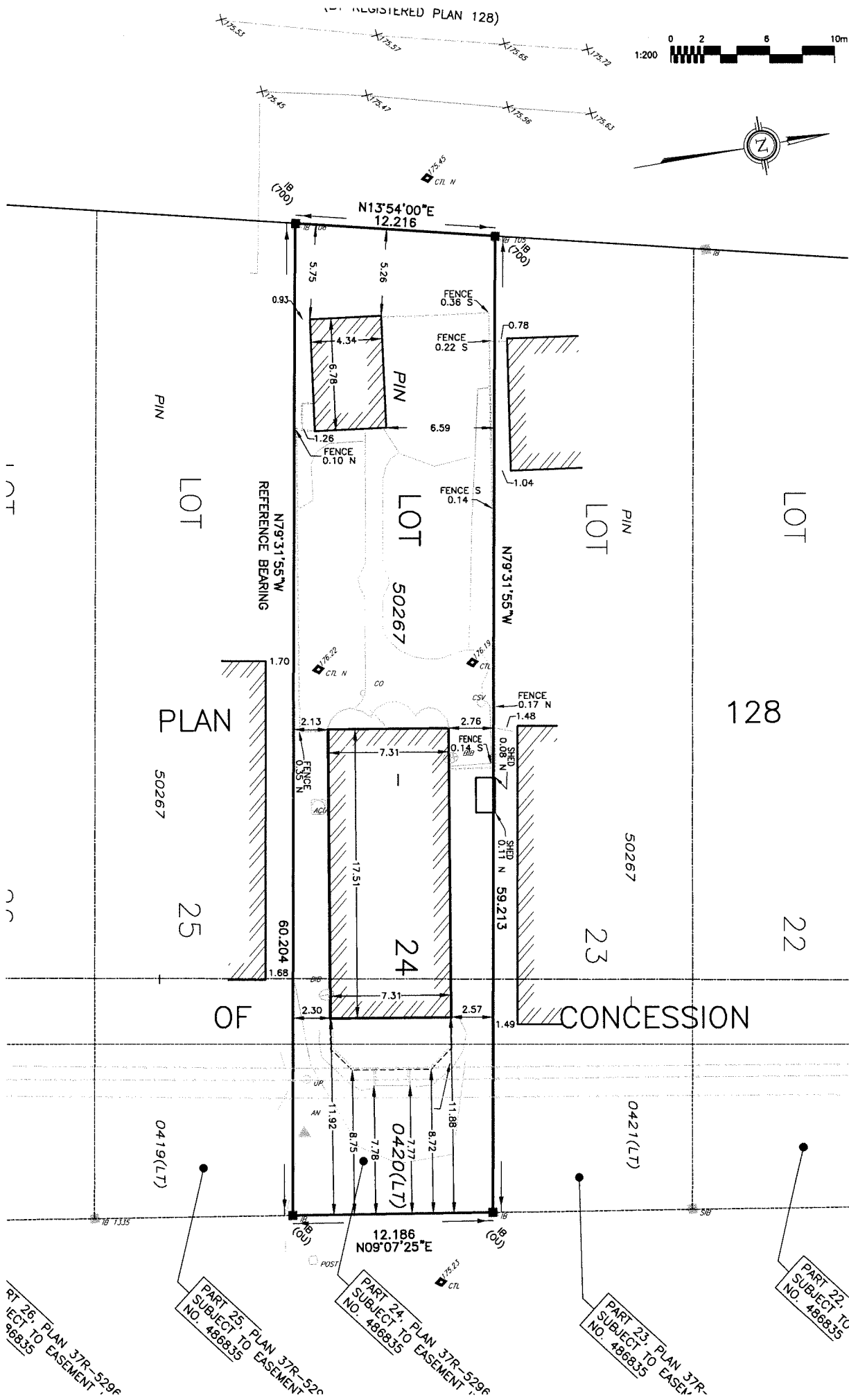
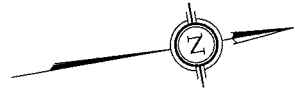
DATE: MAY 11, 2017

PROJECT No.: 161.660536



(REGISTERED PLAN 128)

0 2 6 10m  
1:200



RT. 26, PLAN 37R-529F  
ECT TO EASEMENT  
96835

PART 25, PLAN 37R-529F  
SUBJECT TO EASEMENT  
NO. 486835

PART 24, PLAN 37R-529F  
SUBJECT TO EASEMENT  
NO. 486835

PART 23, PLAN 37R-529F  
SUBJECT TO EASEMENT  
NO. 486835

PART 22, PLAN 37R-529F  
SUBJECT TO EASEMENT  
NO. 486835

## TABLE 1 - Existing Conditions

176 Cedar Drive, Turkey Point, ON

Lot Coverage Calculation(s):

Lot Size: 728.5 m<sup>2</sup> 7,838.7 ft<sup>2</sup>

### Proposed Condition:

Item	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Cottage	128.0	1,377.3
Deck (lake side) <sup>1</sup>	26.8	287.9
Deck (roadside) <sup>2</sup>	26.8	287.9
Totals:	181.5	1,953.0

Lot Coverage: **25%**

Garage:	29.4	316.6
Totals:	29.4	2,269.6

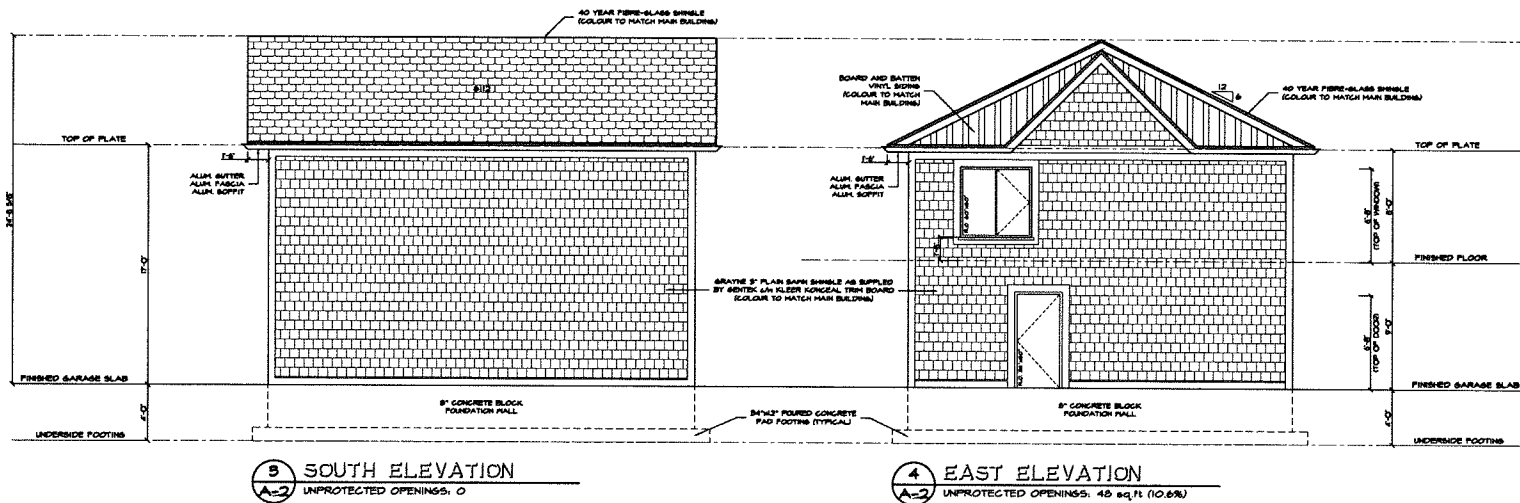
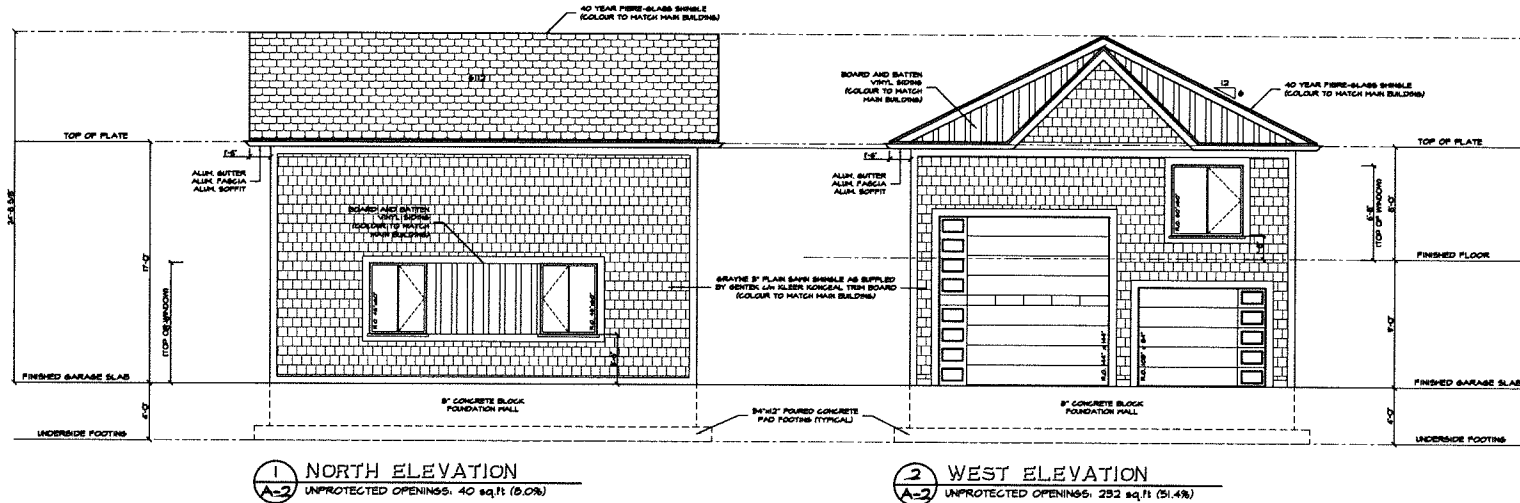
Lot Coverage: **4.0%**

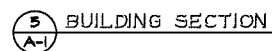
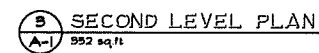
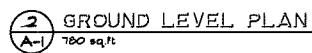
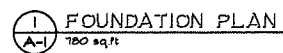
Note(s)

1. Risers/steps excluded from calculation

# SCHEDULE 'B'

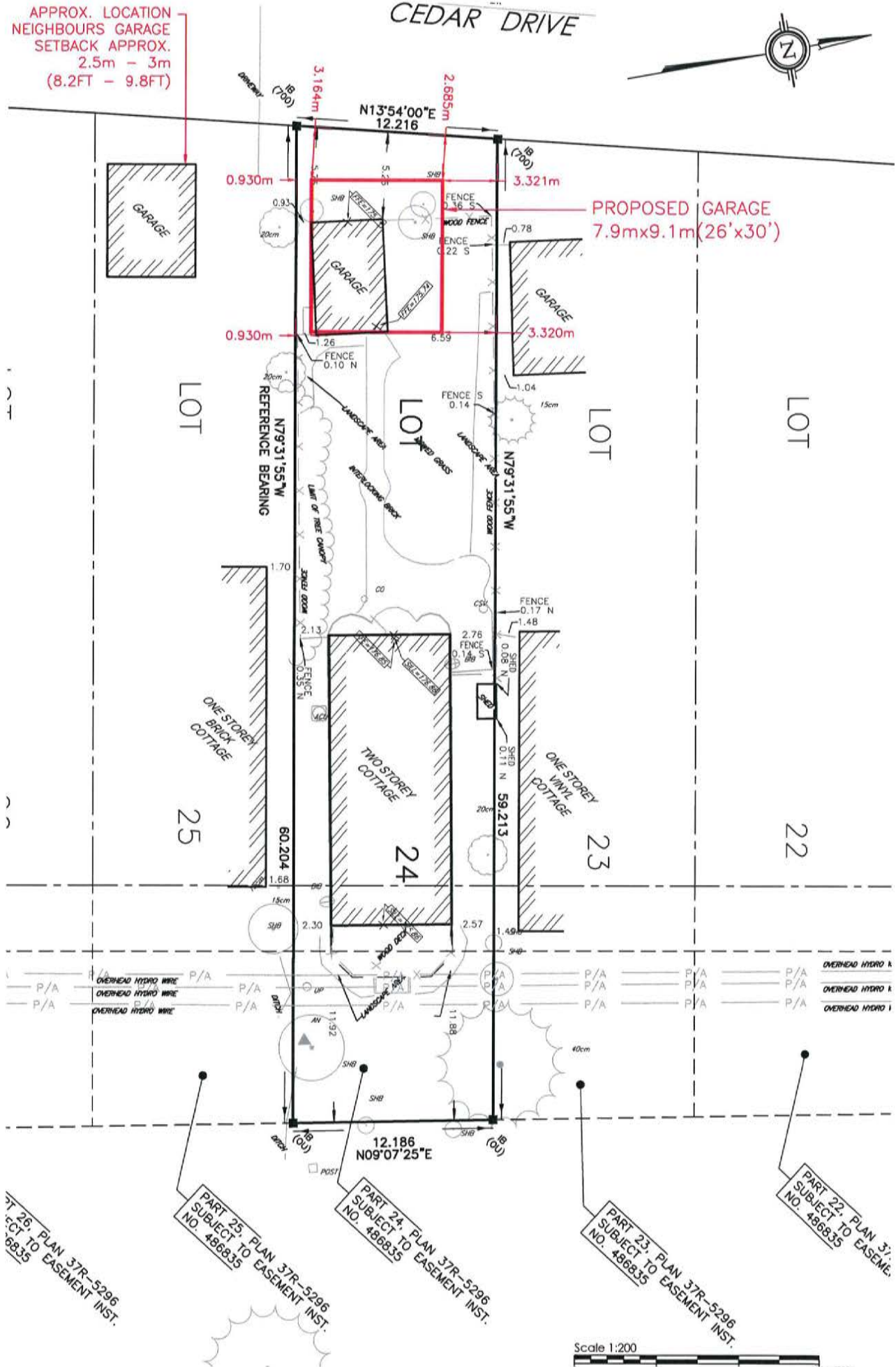
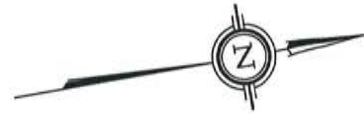
- Proposed Elevations and Plan View Drawings
- Figure 2 – Plan view of setbacks from proposed structures
- Table 2 – Lot Coverage Calculation





APPROX. LOCATION  
NEIGHBOURS GARAGE  
SETBACK APPROX.  
2.5m - 3m  
(8.2FT - 9.8FT)

CEDAR DRIVE



PART 26, PLAN 37R-5296  
SUBJECT TO EASEMENT INST.  
NO. 486835

PART 25, PLAN 37R-5296  
SUBJECT TO EASEMENT INST.  
NO. 486835

PART 24, PLAN 37R-5296  
SUBJECT TO EASEMENT INST.  
NO. 486835

PART 23, PLAN 37R-5296  
SUBJECT TO EASEMENT INST.  
NO. 486835

PART 22, PLAN 37R-5296  
SUBJECT TO EASEMENT INST.  
NO. 486835

## TABLE 2 - Proposed Conditions

176 Cedar Drive, Turkey Point, ON

Lot Coverage Calculation(s):

Lot Size: 728.5 m<sup>2</sup> 7,838.7 ft<sup>2</sup>

### Proposed Condition:

Item	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Cottage	128.0	1,377.3
Deck (lake side) <sup>1</sup>	26.8	287.9
Deck (roadside) <sup>2</sup>	26.8	287.9
Totals:	181.5	1,953.0

Lot Coverage: **25%**

Garage:	72.5	779.6
Totals:	72.5	2,732.7

Lot Coverage: **9.9%**

Note(s)

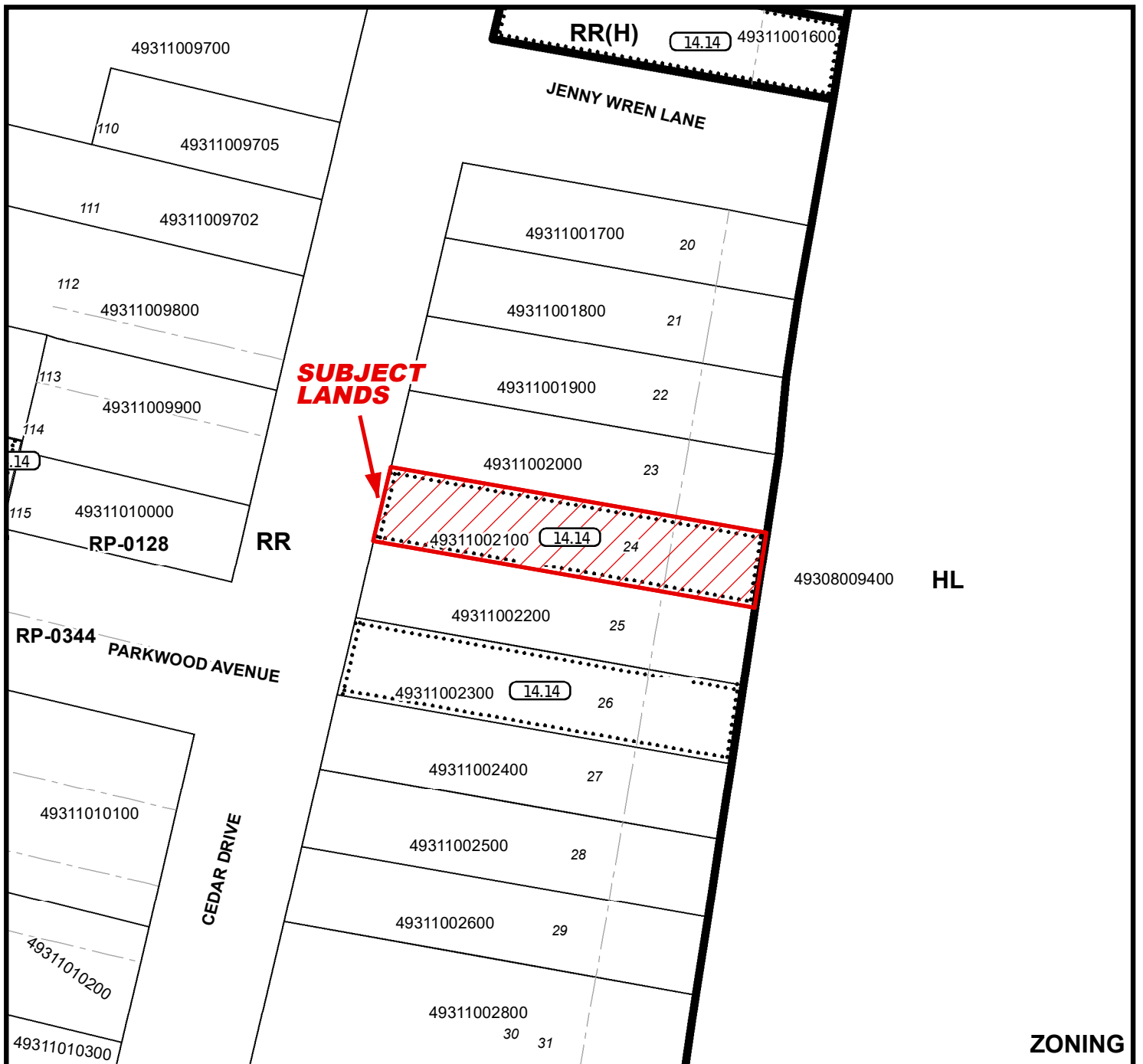
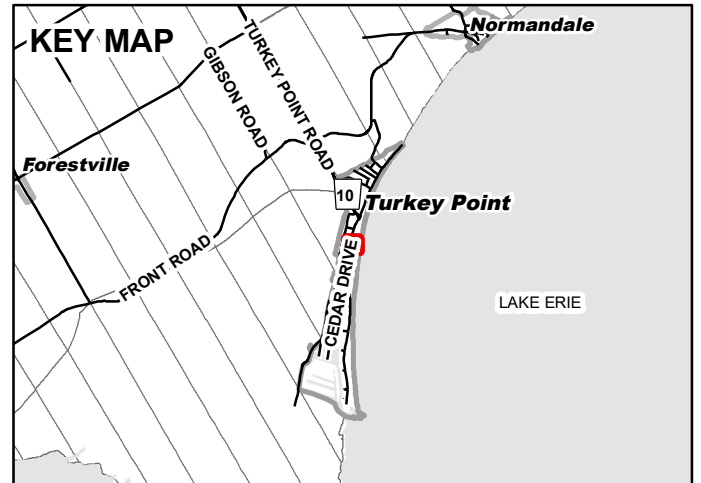
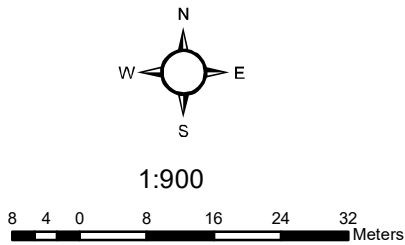
1. Risers/steps excluded from calculation



# MAP 1

## File Number: ANPL2020167

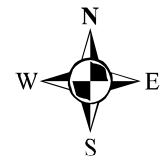
Geographic Township of  
**CHARLOTTEVILLE**



# MAP 2

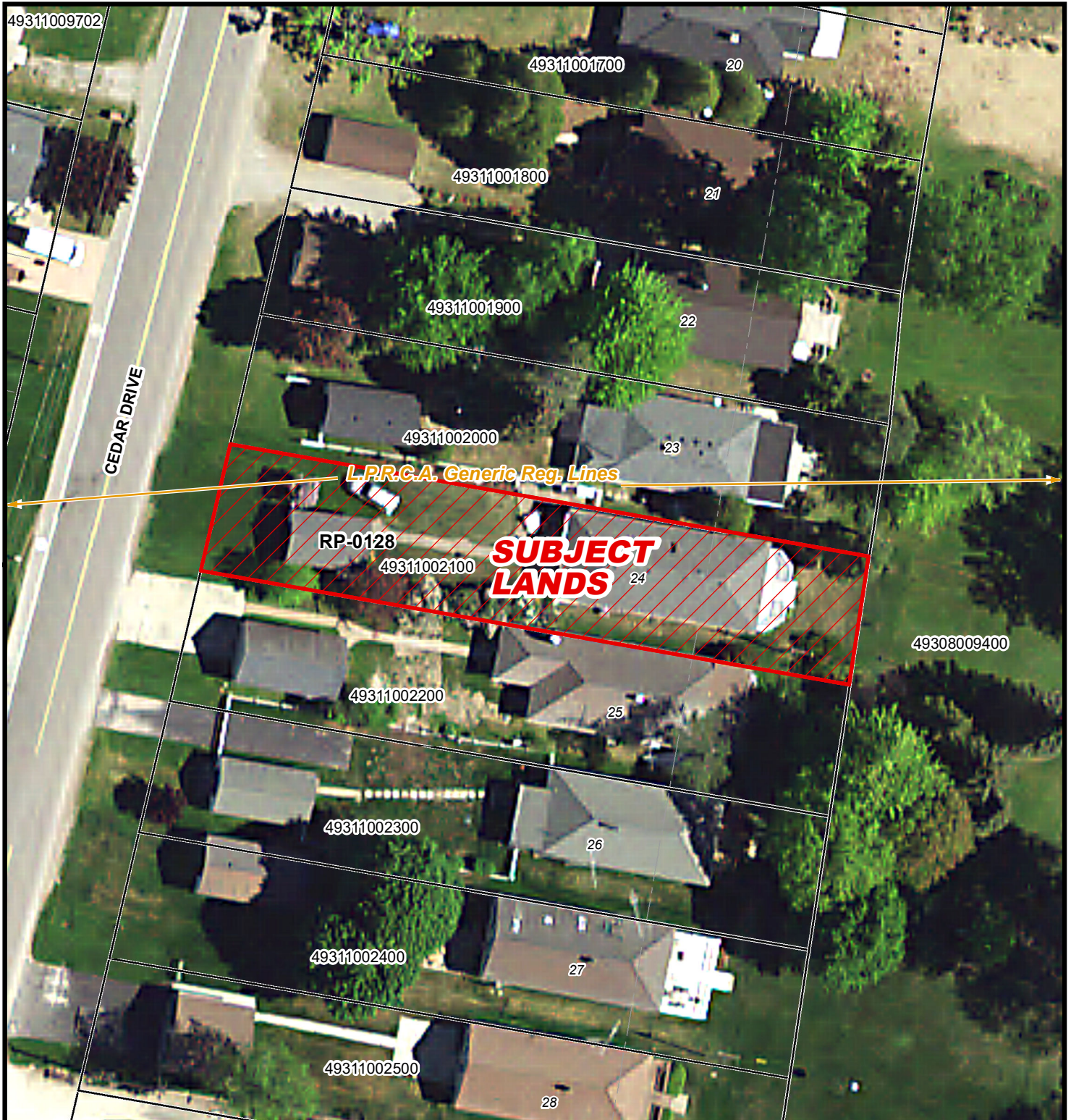
File Number: ANPL2020167

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

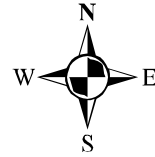
1:500



# MAP 3

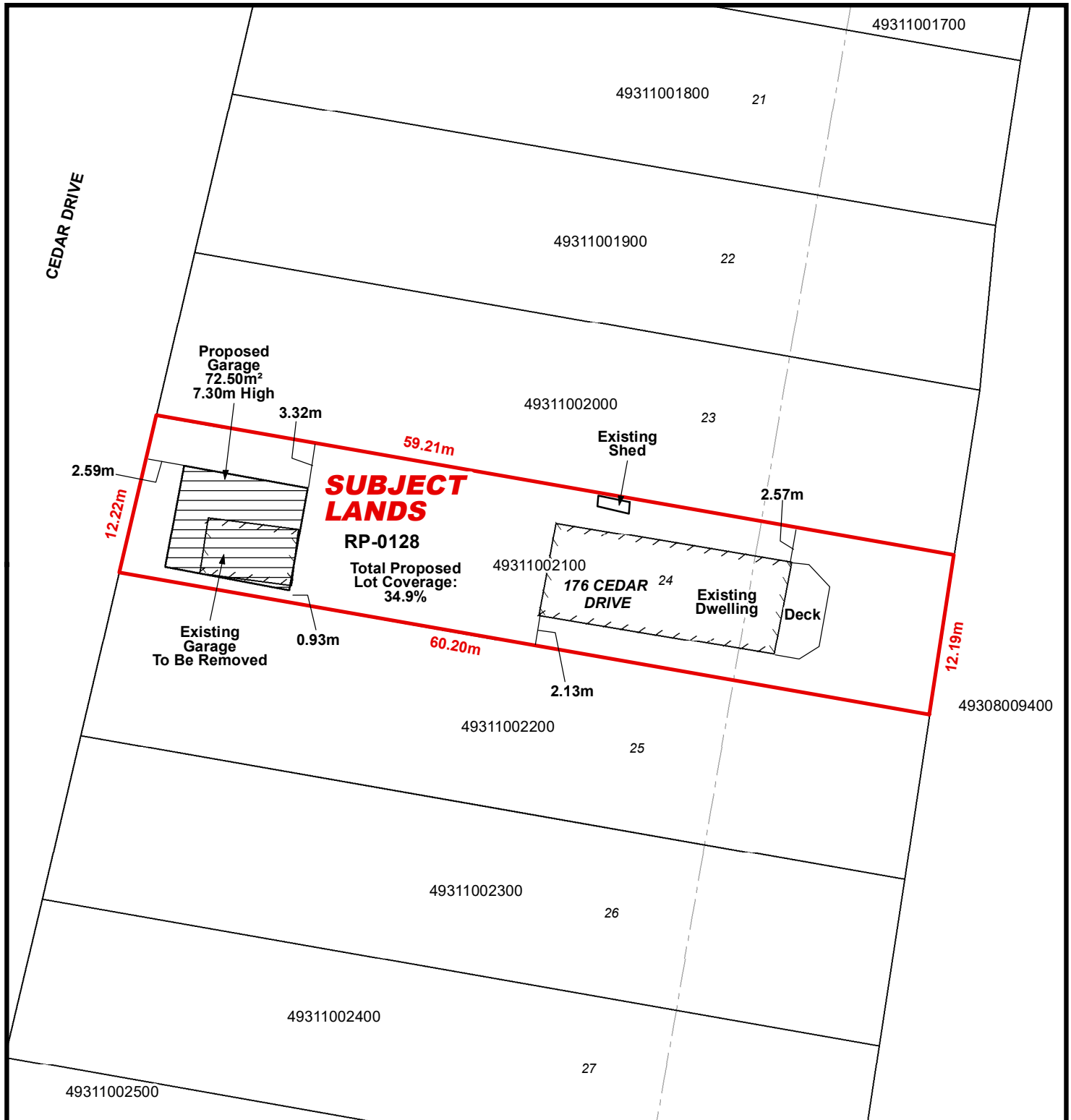
File Number: ANPL2020167

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:400

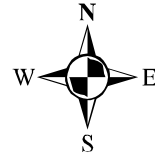




# LOCATION OF LANDS AFFECTED

File Number: ANPL2020167

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:400

