

For Office Use Only:

File Number	<u>ANR 2021091</u>	Application Fee	<u>pd 1560.00</u>
Related File Number	_____	Conservation Authority Fee	<u>pd 502.85</u>
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	<u>May 3 (complete)</u>	Planner	<u>H. Goodband</u>
Complete Application	<u>May 4/21</u>	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: _____

A. Applicant Information

Name of Owner David Vandersanden

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 21 Turkey Point Rd

Town and Postal Code Turkey Point NOE1T0

Phone Number 519 240 1884

Cell Number 519 230 9478

Email michellevandersanden90@gmail.com

Name of Applicant Darryl L. L. L.

Address 1704 EAST QUARTER LINE

Town and Postal Code WINDHAM NOE2A0

Phone Number 519 428 7350

Cell Number "

Email SWIFTRAKE farms@MSN.COM
(LOWER CASE)

Name of Agent

SAME - ALAN

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):

ALL OF LOT 9 RP 343 TOWNSHIP (CHARLOTTETOWN)
WOLFEN

Municipal Civic Address:

21 TURNER RD - TURNER

Present Official Plan Designation(s):

Present Zoning:

SEASONAL RESORT (RESIDENTIAL)

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:

SEASONAL RESORT (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, and height on your attached sketch which must be included with your application:

EXISTING 20'X30'-1 STOREY. EX ACCESSORY 16'X21'
COTTAGE - DETAILS ON SURVEY / SITE PLAN

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:

ADDITION (20'X30' 1-STOREY) 1 BATH - 3 PIECE
1- BEDRM. 1- SITTING AREA

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:

20'X30'X10' ONE STOREY ADDITION.

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:

Prior 1970

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

Prior 1970

9. Existing use of abutting properties:

SAME - SEASONAL COTTAGE - S.F.D.

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, m² or %

Lot frontage 50' / 160.154 _____

Lot depth 150' / 450.72 _____

Lot width 16.54 _____

Lot area 7500 sq' _____

Lot coverage COTTAGE 16% / DECKS APPROX 600 sq' / ACCESS. 16' x 21' 336 sq' _____

Existing Front yard 40' To COTTAGE _____

Rear yard 90' _____

Left Interior side yard 4' _____

Right Interior side yard 16' _____

Exterior side yard (corner lot) _____

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

LOT COVERAGE RELIEF (16% LOT COVERAGE PROP.
EXISTING COTTAGE 600 sq' (NOT INCLUDING EXISTING
PROPOSED ADD. 600 sq' EXISTING - DECKS
NOT INCLUDING EXISTING DECKS / ACCESSORY BLDG.

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

By-law: PROPOSED OVER LOT COVERAGE (15%)
(ALL DECKS FOR HANDICAP ACCESS)
(OWNER PERMIT WHEN CHANGING)

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 _____

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

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 *Reesh Hoon* 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.

D. Hoon

Owner

Sat, Dec, 5th, 2020

Date

4M R/H

Owner

Sat, Dec, 5th, 2020

Date

Owners Name:

David Vander Sanden

Roll Number:

Total Acreage:

None - Agriculture - Seasonal Residential

Workable Acreage:

None

Existing Farm Type: (for example: corn, orchard, livestock)

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

1954 (COTTAGE)

Owners Name:

N/A

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:

N/A

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:

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

EXISTING PERSONAL COTTAGE

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:

*REQUIRED SITE PLAN
FOR LVRLE - PERMIT AND BUILDING
PERMIT CONTAINS LOT DEVELOPMENT*

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:

*SITE/GRADING PLAN
ENSURES PROPER DRAINAGE ETC.*

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 150 M.

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 300 M.

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 _____

I ASSUME ALL OF
T.O.P. AREA CONSIDERED
WETLAND. AS
SPECS. BY L.P.R.C.A.

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water *Private* ☐ Communal wells
☐ Individual wells *Private Water Supply* ☒ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

- ☐ Storm sewers *Site Coverage* ☐ Open ditches
☐ Other (describe below) *Approved Now.*
-

2. Existing or proposed access to subject lands

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

Name of road/street: *#21 TURNER POINT ROAD.*

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.

*ADDITION TO EXISTING PERSONAL
RESIDENCE - NEW SEPTIC SYSTEM TO BE INSTALLED
- WILL VERBALLY PROBABLY ALL GO
- SITE PLAN APPROVAL WITH BE
REQUIRED*

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) *NEW SYSTEM*
- ☐ Environmental Impact Study
- ☒ Geotechnical Study / Hydrogeological Review *CONTROLLED BY NPACT*
- ☒ Minimum Distance Separation Schedule *AS PER SITE PLAN & MINOR VARIANCE APP.*
- ☐ 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.

K. Declaration

I, Sherry Ann Martin of Norfolk County

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:

In NORFOLK COUNTY

[Signature]
Owner/Applicant/Agent Signature

This _____ day of _____

A.D., 20_____

Sherry Ann Martin
Commissioner, Province of Ontario,
for the Commission of Norfolk County.
Expires January 1, 2019

A Commissioner, etc. [Signature]

**TOPOGRAPHIC SITE PLAN
FOR: DARRYL HAGEN
21 TURKEY POINT ROAD
TURKEY POINT**

PIN 50285-0112 (LT)

SCALE: 1 : 150

1 0 6 METRES
JEWITT AND DIXON LTD.
30'

SITE B.M. #1

SPIKE IN FACE OF
WOOD HYDRO POLE
ELEV = 177.000
(GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	△
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
MANHOLE	SHOWN	MH	⊙

NOT COVERABLE

LOT 50x150' 7500 18

17500
7500
10000

LOT 50x150' = 7500 S.A. FT.
EXISTING CORNICE 20x30' - 6000'
PROPOSED ADDITION 20x30' 600'

PROPOSED COVERPAGE

PERCENTAGE 16

APPROX 600' OPEN DECKS

4 WHEEL CHAIR RAMPS

(NECESSARY FOR OWNER)

LOT 11

REGISTERED

LOT 10

LOT 9

LOT 8

343

REGISTERED

LOT 21

343

TURKEY POINT ROAD
ROAD ALLOWANCE BETWEEN LOTS 12 AND 13

PROPERTY DESCRIPTION:

ALL OF LOT 9
REGISTERED PLAN 343
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
COUNTY OF NORFOLK

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JUNE 8, 2020

KIM HUSTED, O.L.S.
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JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W.	--	J.D.
BOOK	--	LL
CALC.	--	J.L.M.
PLAN	--	J.L.M.
CHECK	--	K.H.
CLIENT	--	HAGEN
PROJECT No.	--	20-2508

20-2508-TOP0



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: 21 Turkey Point Road

Legal Description:

Roll Number: 49311020000

Application #:

Information Origins: drawings and site sketch Hagan Construction

Resort Residential Zone (RR)

5.8.2 Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
a) minimum lot area (new lot)	4000.00	existing		sqm
b) minimum lot frontage				
i) interior lot	15.00	existing		m
ii) corner lot	18.00	existing		m
c) minimum front yard	6.00	6.70		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 Left	3.00	4.89		m
Right	1.20	1.20		m
f) minimum rear yard	9.00	22.0+		m
g) maximum building height	9.10	< 9.10		m
h) maximum lot coverage	15.00	23.00	8.00	%
3.22 min building elevation of the top of foundation(above sea level)	176.50	176.50		
Comments	Addition must meet the 176.5m to top of foundation.			

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:

Roxanne Lambrecht

I have read and understand the above.

Signature of owner or authorized agent

Roxanne Lambrecht

Signature of Zoning Administrator

Date

22-Mar-20

Date

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

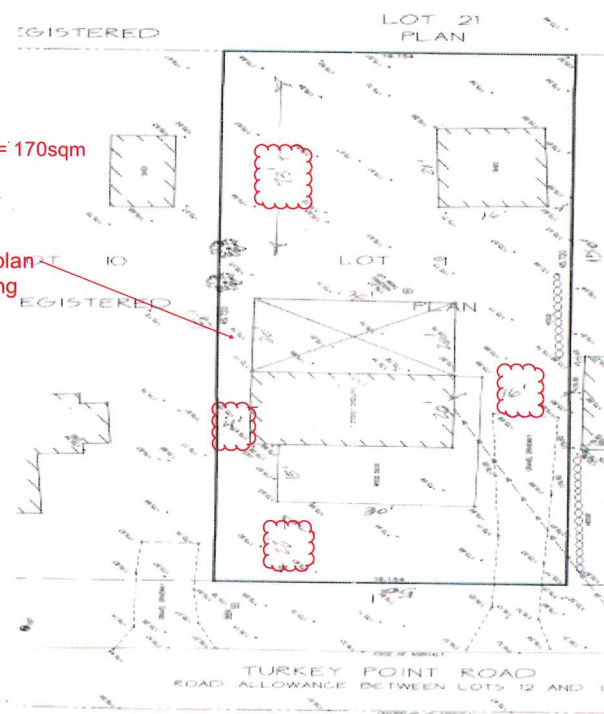


new addition with covered deck
 16.0 ft x 5.0 ft = 80sq ft
 18.0 ft x 34.0ft = 612 sqft
 TOTAL ADDITION = 692sqft (64.28sqm)

*LOT AREA = 738.56 sqm
*LOT COVERAGE = 105 sqm + 65 sqm = 170sqm
Lot coverage @ 23.0%

- Note: drawings don't match site plan
- set backs to lot lines meet zoning
- height of new addition < 9.1m
- parking meets 2P

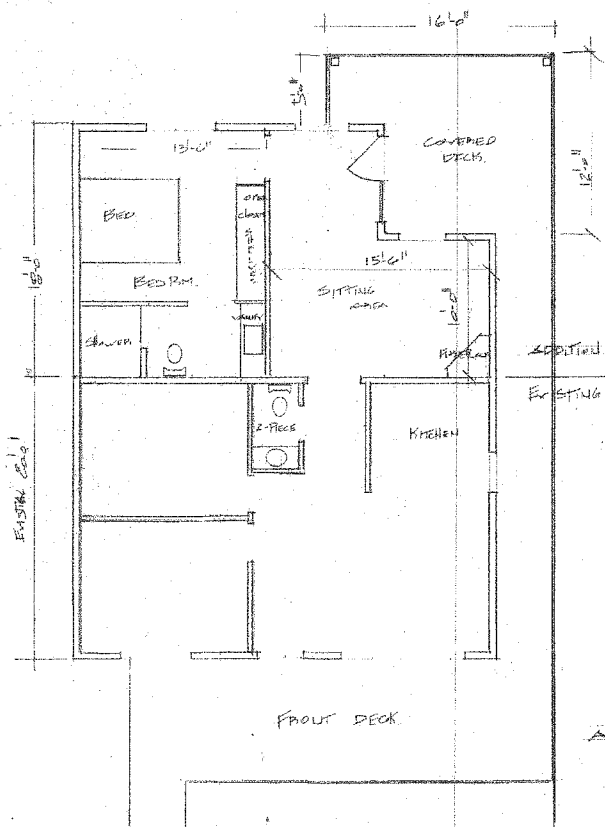
ADDITION: Dave & Michelle
Turkey Pt
July 2020



plot plan handed in

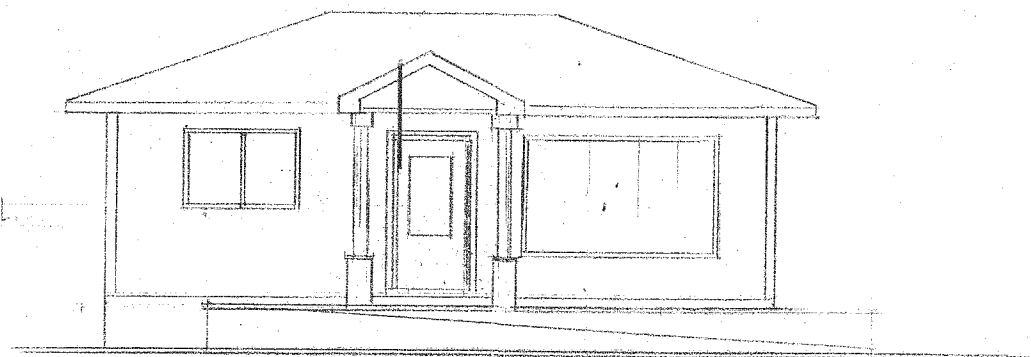
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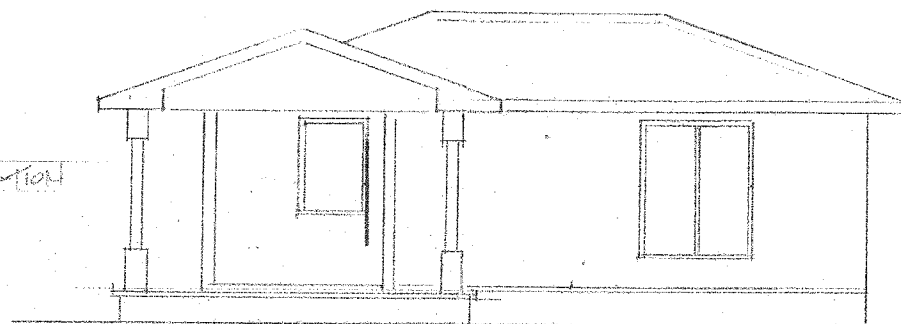


ADDITION: Dave & Michelle
Turkey Pt
July 2020

FRONT EL.



REAR ELEVATION





LOT 11

**TOPOGRAPHIC SITE PLAN
FOR: DARRYL HAGEN
21 TURKEY POINT ROAD
TURKEY POINT**

PIN 50285-0112 (LT)

SCALE: 1 : 150

1.5 0 6 METRES

JEWITT AND DIXON LTD.

30'

SITE B.M. #1

SPIKE IN FACE OF
WOOD HYDRO POLE
ELEV = 177,000
(GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	△
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⊕
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊕
MANHOLE	SHOWN	MH	⊕

Lot Coverage

Lot 50'x150' 7500 18

175.00
175.00
175.00

Lot 50'x150' - 7500 SQ. FT.
EXISTING CORAGE 20'x30' - 600'²
PROPOSED ADDITION 20'x30' 600'²
PROPOSED COVERAGE
PERCENTAGE % - 16
APPROX. 600'² OPEN DECKS
& WHEELCHAIR RAMPS.
(NECESSARY FOR OWNER)

TURKEY POINT ROAD
ROAD ALLOWANCE BETWEEN LOTS 12 AND 13

REGISTERED

LOT 21
PLAN

343

PROPERTY DESCRIPTION:

ALL OF LOT 9
REGISTERED PLAN 343
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
COUNTY OF NORFOLK

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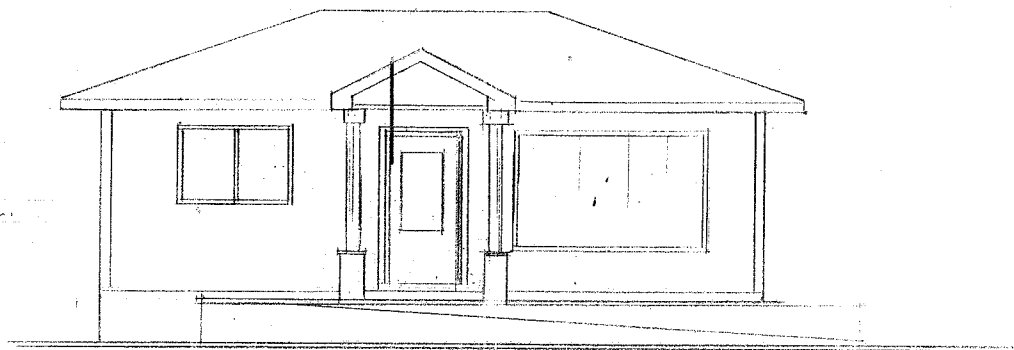
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

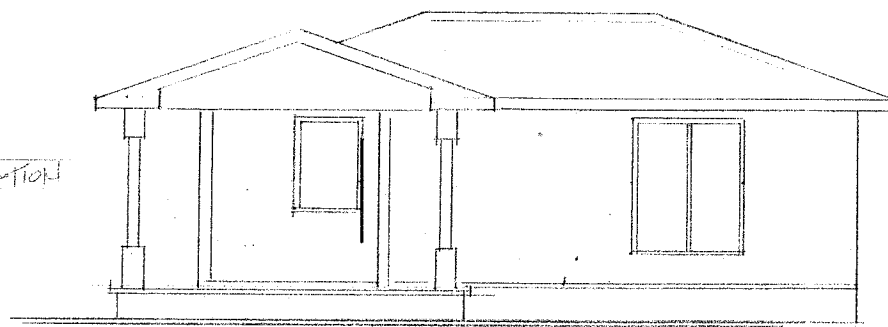
F.W.	- J.D.
BOOK	- LL
CALC.	- J.L.M.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT - HAGEN	
PROJECT No. - 20-2508	

20-2508-TOPO

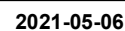
FRONT EL.



REAR ELEVATION



Geographic Township of CHARLOTTVILLE



MAP 3

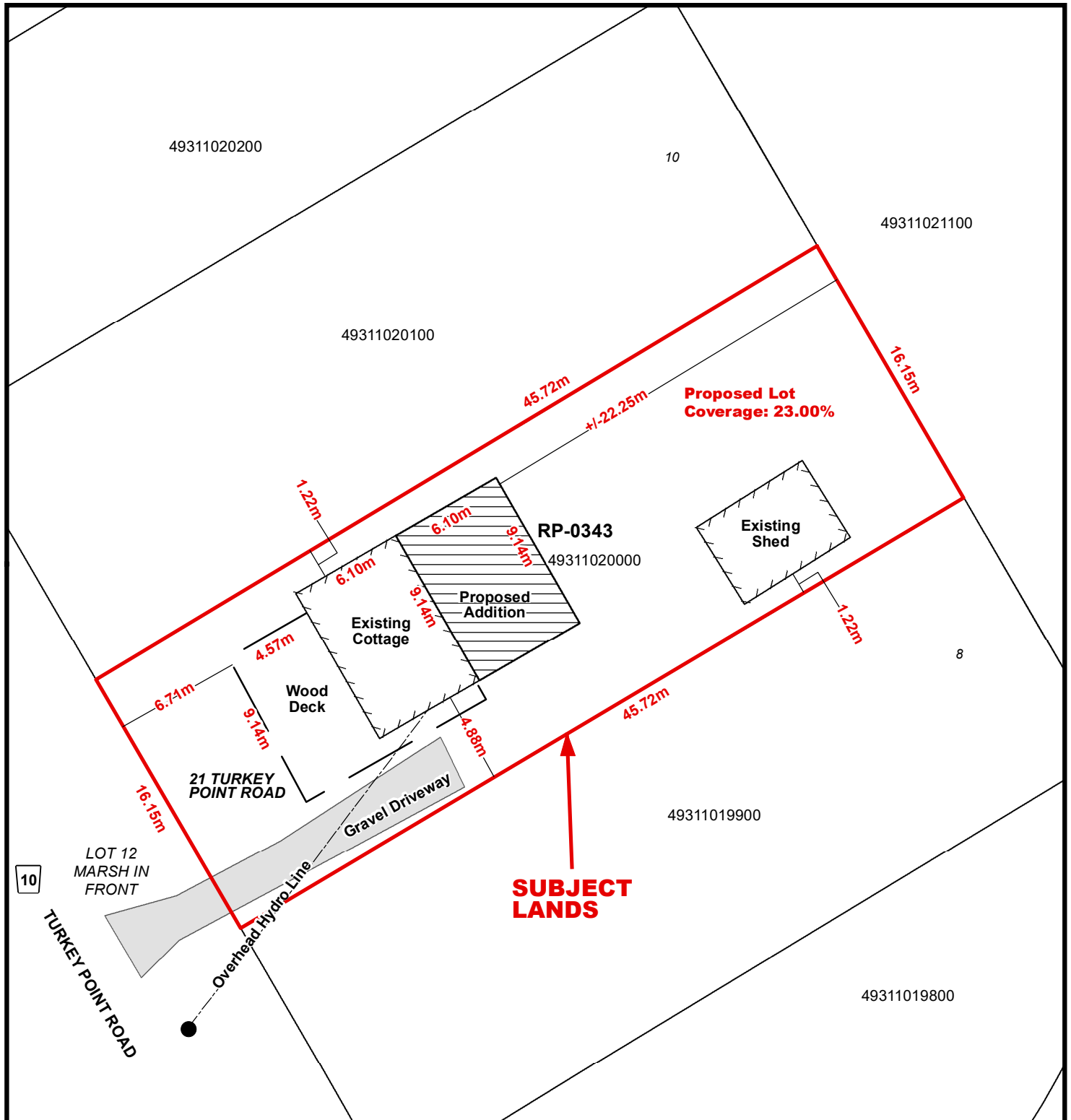
File Number: ANPL2021091

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300



LOCATION OF LANDS AFFECTED

File Number: ANPL2021091

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:300

