

For Office Use Only:

File Number	ANPL2023169	Application Fee	\$1711.00
Related File Number		Conservation Authority Fee	
Pre-consultation Meeting		Well & Septic Info Provided	
Application Submitted		Planner	A. Wallace
Complete Application	May 29, 2023	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: 50275-0366**A. Applicant Information****Name of Owner** Jesse Vicano

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 440 Angling RD

Town and Postal Code Boston/Waterford NOE 1Y0

Phone Number 519-802-2958

Cell Number -

Email Vicano.jesse@hotmail.com

Name of Applicant Same as Owner

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent J H Cohoon Engineering Limited - R W Phillips

Address 440 Hardy Road, Unit 1

Town and Postal Code Brantford, Ontario N3T 5L8

Phone Number 519 753 2656

Cell Number _____

Email rphillips@cohooneng.com

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 owner and agent noted above.

☒ Owner ☒ Agent ☐ Applicant

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

N/A

B. Location, Legal Description and Property Information

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

Lot 2, Plan 37M74 (Pin attached)

Municipal Civic Address: 440 Angling Road

Present Official Plan Designation(s): Residential and Agricultural

Present Zoning: RH - Rural Hamlet and Agriculture (AGR)

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:

Single Family residence recently commenced construction

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 above - Site Plan for the proposed residence is illustrated on the 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.

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:

The proposal is to construct a 199.72 sq.m. agricultural (garage) to located within the agricultural zoned area of the lot

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:

Vacant for up to 10 years

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:

Norfolk Power Distribution Inc. - no effect

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	N/A				
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

It was anticipated that the size of the accessory structure would be determined from the agricultural zoning provisions whereas the interpretation of Norfolk County was that it is determined that the accessory structure relate to the residential zoning provisions

3. **Consent/Severance/Boundary Adjustment:** 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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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

D. All Applications: 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:
Personal Knowledge

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. All Applications: 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:

Yes

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:

The lot is within a plan of subdivision

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 lot is within a plan of subdivision and source water protection was not identified

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. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Angling Road

G. All Applications: 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.

N/A

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:

- ☐ 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

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

May 8, 2023

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 Jesse Vicano am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J H Cohoon Engineering 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

May 8, 2023

Date

Owner

Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

K. Declaration

I, R W Phillips of City 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*.

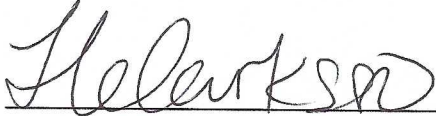
Declared before me at:

City of Brantford

In County of Brant


This 8th day of May

A.D., 2023

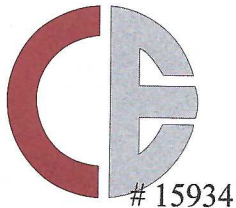


A Commissioner, etc.

LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024



Owner/Applicant/Agent Signature



J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8
Tel: (519) 753-2656 Fax: (519) 753-4263
www.cohooneng.com

May 8, 2023

County of Norfolk
Community Planning Services
185 Robinson Street
Simcoe, Ontario
N3Y 5L6

Attention: Ms. Jodi Pfaff-Schimus
Secretary-Treasurer, Committee of Adjustment

Re: Proposed Minor Variance Application
MN 440 Angling Road
Norfolk County

Dear Ms. Jodi Pfaff-Schimus:

On behalf of our client, Mr. J. Vicano please find enclosed the following information regarding our application for a minor variance to the zoning bylaw provisions as it relates to the proposed shop to be located within the agricultural zoned portion of the lot (with the single-family home being constructed in the Rural Hamlet residential zoned portion of the site.

Please find enclosed the following information in support of this application.

1. Five (5) copies of the site plans as prepared by our office relating to this site including the proposed development. (Drawings 15394-1).
2. Three (3) copies of the "Application for Minor Variance" completed by our office including an authorization letter from the owner.
3. A cheque in the amount of \$ 1,711.00 from the developer of this site being the fee relating to the Consent Application and associated Minor Variance application.
4. One (1) copy of the existing survey information relating to this site
5. Electronic Copy of documents included

The proposal is to construct a 199.72 sq.m. accessory structure to be located within the agriculturally zoned portion of the lot whereas the county has interpreted the bylaw to read that the provisions within the residential zone are applicable as the proposed shed



Professional Engineers
Ontario

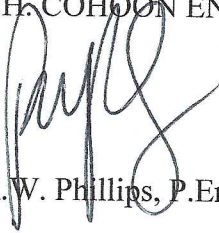
/ accessory building is accessory to the residential (single family home) rather than the agricultural zone. The current Official Plan Designation is Hamlet Residential (within the Norfolk County Official Plan) and is currently zoned Hamlet Residential (RH) in the Comprehensive Zoning Bylaw of Norfolk County. The interpretation is a result of the interpretation that the County says is consistent with similar applications / proposal within Norfolk.

With the submission of this information, we would respectfully your prompt circulation of the application to the various departments.

If you require any further details, please do not hesitate to contact this office, at your earliest convenience.

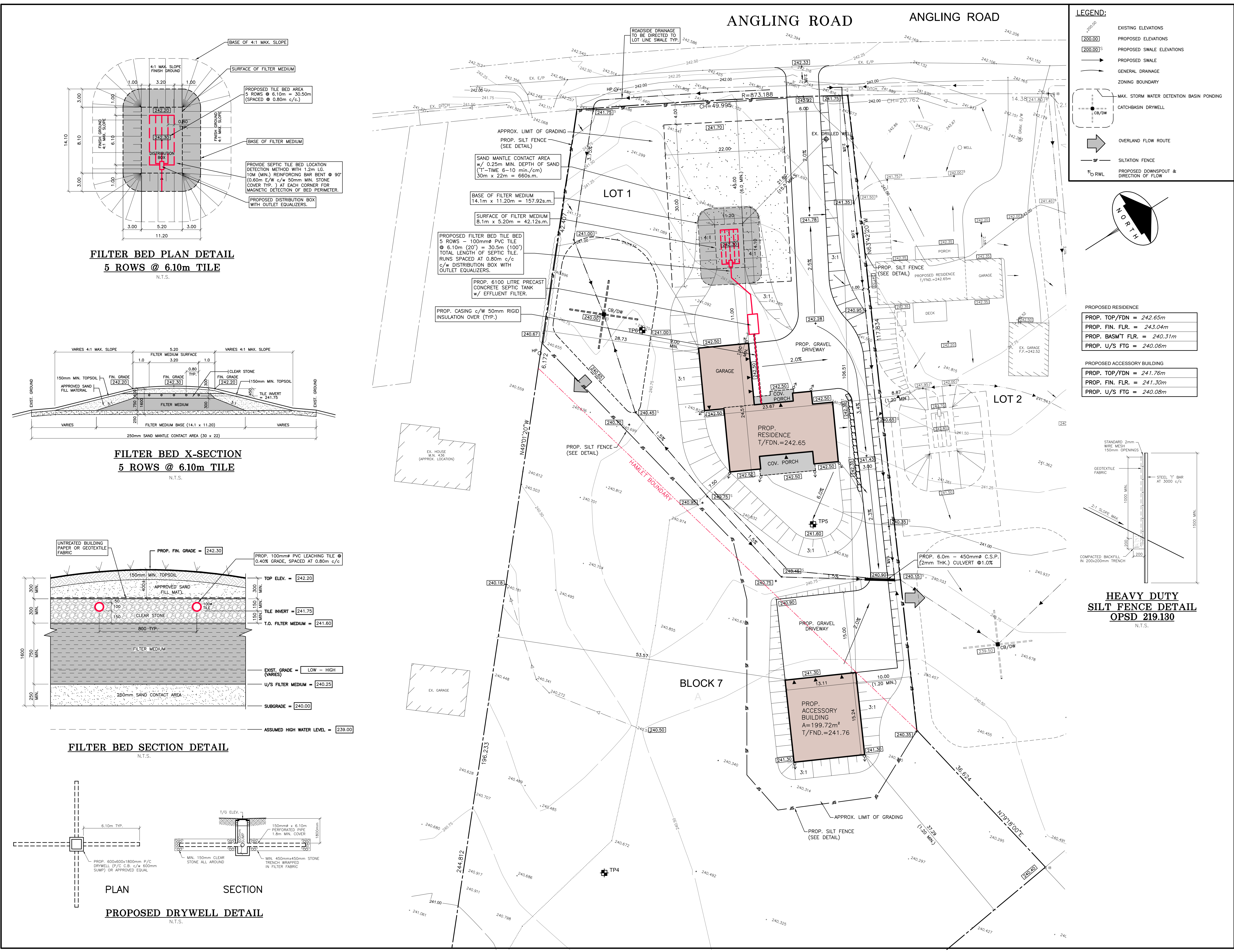
Yours truly,

J.H. COHOON ENGINEERING LIMITED

A handwritten signature in black ink, appearing to read 'R.W. Phillips', is written over the printed name.

R.W. Phillips, P.Eng.

c.c. J. Vicano



LEGEND:

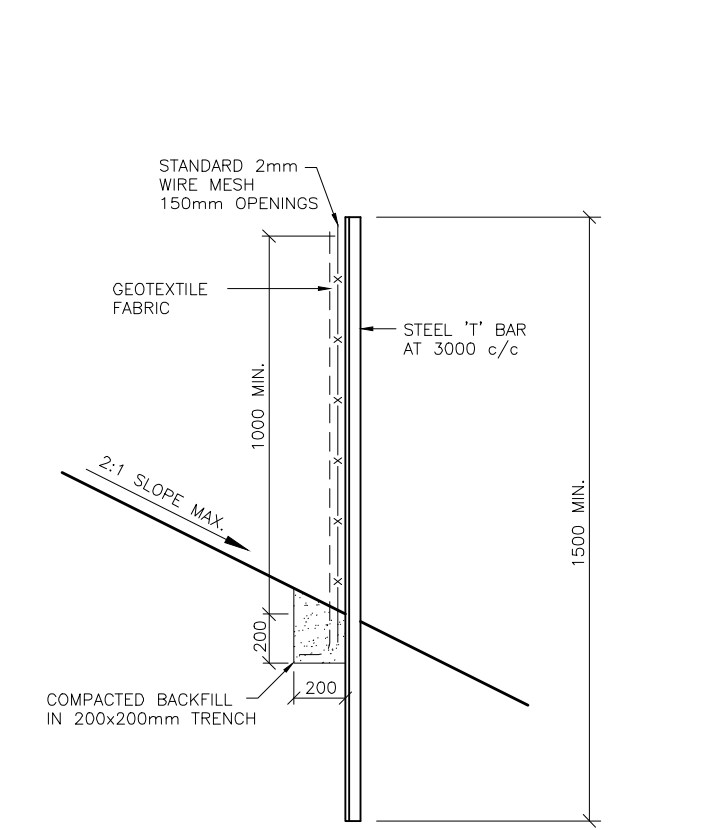
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE
- ZONING BOUNDARY
- MAX. STORM WATER DETENTION BASIN PONDING
- CATCH-BASIN DRYWELL
- OVERLAND FLOW ROUTE
- SILTATION FENCE
- PROPOSED DOWNSPOUT & DIRECTION OF FLOW

PROPOSED RESIDENCE

PROP. TOP/FDN = 242.65m
PROP. FIN. FLR. = 243.04m
PROP. BASMT FLR. = 240.31m
PROP. U/S FTG = 240.06m

PROPOSED ACCESSORY BUILDING

PROP. TOP/FDN = 241.76m
PROP. FIN. FLR. = 241.30m
PROP. U/S FTG = 240.08m



HEAVY DUTY SILT FENCE DETAIL
OPSD 219.130
N.T.S.

NOTES:

- ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (e.g. SIDEYARDS, SETBACKS, REARYARDS ETC.)
- ZONING (RH - A) LOT COVERAGE = 3.4%
- TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.
- MINIMUM CLEARANCES TO SEPTIC SYSTEM:
SEPTIC TREATMENT UNITS:
WELL = 15.0m MIN.
BUILDING = 1.5m MIN.
PROPERTY LINE = 3.0m MIN.
LAKE, STREAM ETC. = 15.0m MIN.
TILE BED DISTRIBUTION PIPE:
DRILLED WELL = 15.0m MIN.
CULV. WELL = 30.0m MIN.
BUILDING = 1.5m MIN.
PROPERTY LINE = 3.0m MIN.
LAKE, STREAM ETC. = 15.0m MIN.

NOTE: MUNICIPAL WATER IS NOT AVAILABLE TO SITE.

- DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM. (e.g. WATER SOFTENER ETC.)
- SEPTIC TANK DESIGN:**
DESIGN BASED ON 1 STOREY, 2200m².
3 BEDROOM DWELLING WITH 36.5 FIXTURE UNITS.
DAILY SEWAGE FLOW (D.S.F.) = 2425 L/DAY
WITH AN EXISTING SOIL T-TIME OF 50 min./cm.
- SEPTIC TANK DESIGN:**
USE 5 ROWS @ 6.1m (20') = 30.5m (100')
TOTAL LENGTH OF 100mm^Ø PVC DISTRIBUTION PIPE.
FILTER MEDIUM SURFACE:
8.1m x 5.2m = 42.12sq.m. (32.33sq.m. MIN.)
FILTER MEDIUM BASE:
14.1m x 11.2m = 157.92sq.m. (142.64sq.m. MIN.)
SAND CONTACT AREA:
30m x 22m = 660sq.m. (606.25sq.m. MIN.)
- SEPTIC TANK SHALL BE 6100 LITRE PRECAST CONCRETE c/w EFFLUENT FILTER ON THE OUTLET PIPE WITH MAINTENANCE ACCESS OPENING TO GROUND SURFACE.
- PROVIDE SEPTIC TILE BED LOCATION DETECTION METHOD WITH 1.2m LG. 10M (MIN.) REINFORCING BAR BENT @ 90° (0.60m E/W c/w 50mm MIN. STONE COVER TYP.) AT EACH CORNER FOR MAGNETIC DETECTION OF BED PERIMETER.
- BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CONDITIONS THAT DEVIATE FROM THE DESIGN CRITERIA. (e.g. SOIL SUITABILITY, WATER TABLE ETC.)
- BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (e.g. TRANSFORMERS, STREET LIGHTS, PEDESTALS, WATER SERVICE CURB STOP ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MIN. CLEARANCE).
- STEP DOWN TOP OF FOUNDATION AND/OR FOOTINGS TO SUIT THE PROPOSED GRADES.
- FINISHED GARAGE FLOOR TO BE 0.15m BELOW THE SET TOP OF FOUNDATION ELEVATION.
- THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
- STRUCTURAL FILL MAY BE REQUIRED ON THE SUBJECT LOT. THE BUILDER/CONTRACTOR IS ADVISED TO RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
- AN APPROVED PUBLIC WORKS PERMIT IS REQUIRED FOR ANY WORKS WITHIN THE ROAD ALLOWANCE, INCLUDING INSTALLATION OF VEHICULAR ENTRANCES.

T.B.M. No. 1 ELEV. = 242.67m (GEO)
SPIKE IN HYDRO POLE ON EAST SIDE OF ANGLING ROAD, APPROXIMATELY LOCATED 73m EAST OF EAST P/L LINE OF LOT 1 NOT SHOWN. (SET BY JEWITT & DIXON LTD. D.L.S.)

NO.	REVISION	DATE (MM/DD/YY)	BY
2	PROPERTY BOUNDARY	05/12/23	S.L.M.
1	FIXTURE UNITS/D.S.F.	04/17/23	S.L.M.

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT: **PROPOSED RESIDENCE 440 ANGLING ROAD VILLAGE OF BOSTON PART OF LOT 12 - CON 4 GEOGRAPHIC TOWNSHIP OF TOWNSEND NORFOLK COUNTY**

CLIENT: **JESSE VICANO**

LOT GRADING PLAN & SEPTIC SYSTEM LAYOUT

DESIGN:	J.C.T.	SCALE:	1:300
DRAWN:	S.L.M.	JOB No:	15934
CHECKED:	R.W.P.	DWG. No:	15934-1
SHEET:	1		
DATE:	MAR. 15, 2023		

**SKETCH FOR
SEVERANCE APPLICATION
OF ALL OF
LOT 1, PLAN 37M-74
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY**

SCALE: 1 : 750
JEWITT AND DIXON LTD.
MARCH 10, 2016



LOT
CONCESSION
12

PART 2, PLAN
37R-10767
HYDRO EASEMENT
REGISTERED AS
INSTRUMENT No.
NK77957

PARCEL 1
4900 sq.m
(1.2 AC)
(2662 sq.m
in Hamlet)

PARCEL 2
10458 sq.m (2.6 Ac.)
(2187 sq.m in Hamlet)

PLAN 37M - 74

PART 1, PLAN 37R- 10767

LOT
PLAN 37M-74
2

LOT
CONCESSION
12
4
OF TOWNSEND

NOTE:

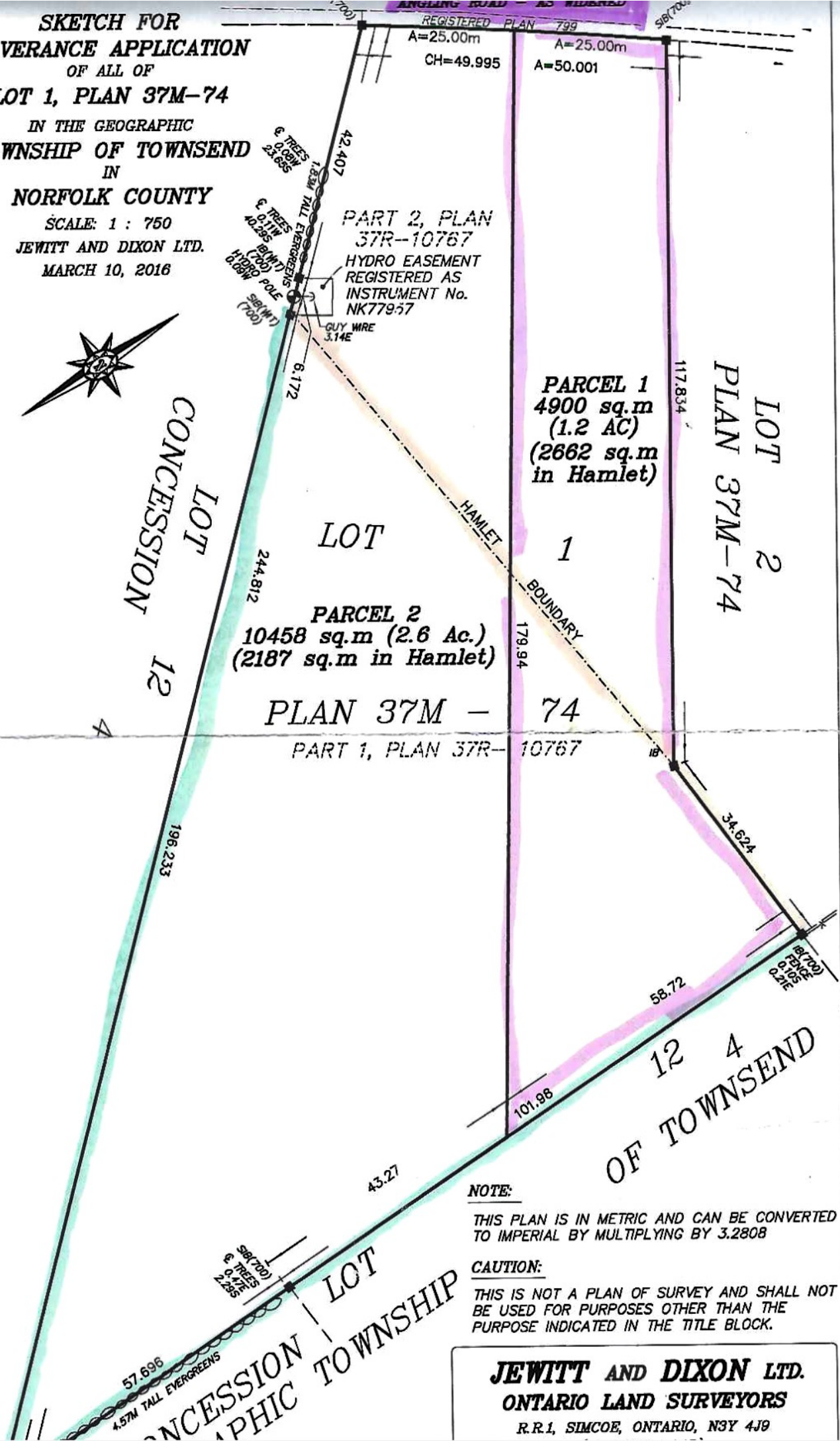
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

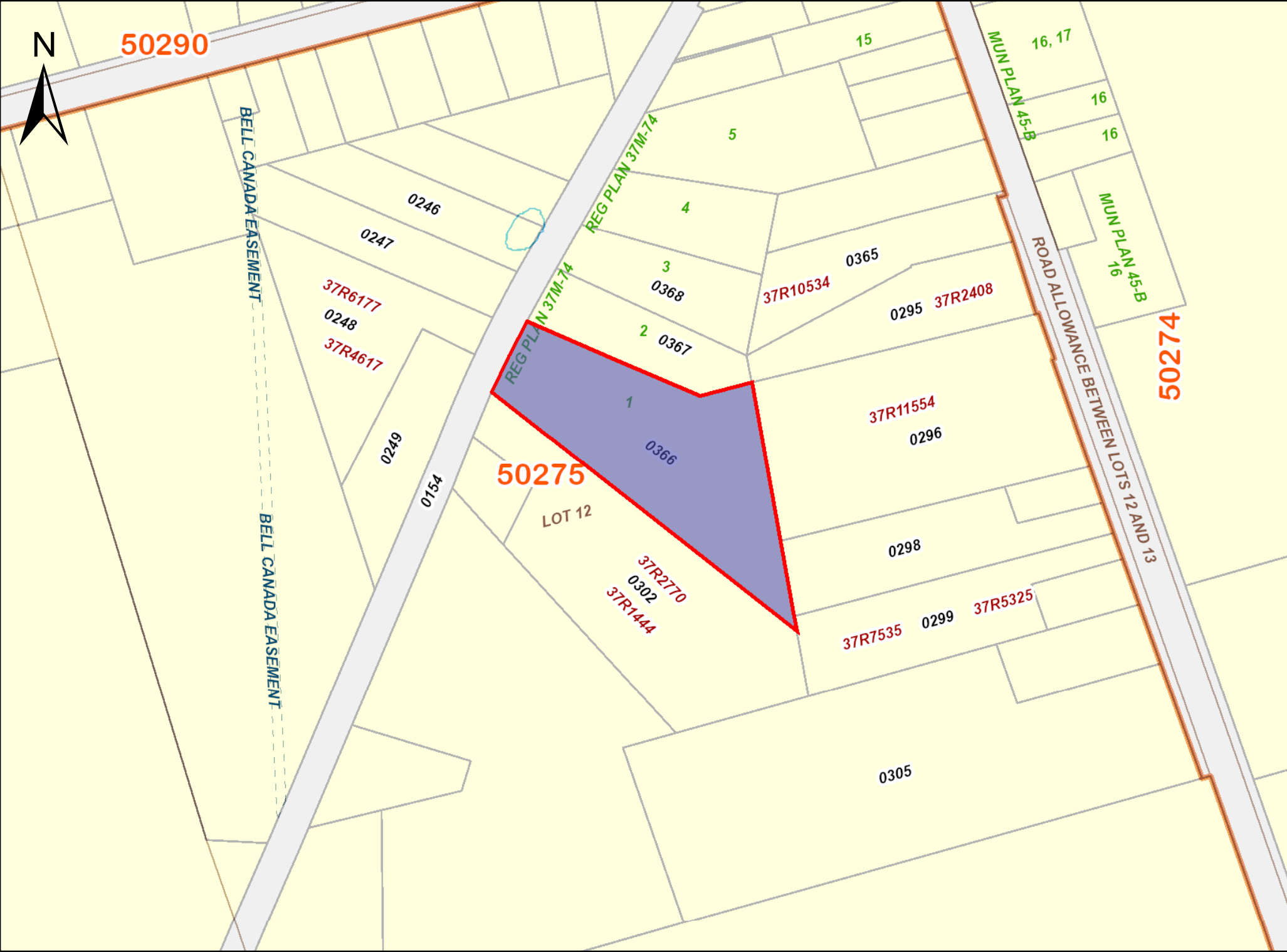
CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

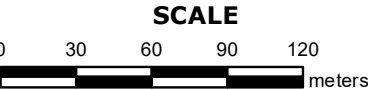
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9





PRINTED ON 01 MAY, 2023 AT 14:02:55
FOR JAMES001



PROPERTY INDEX MAP
NORFOLK(No. 37)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



LAND
REGISTRY
OFFICE #37

50275-0366 (LT)

PAGE 1 OF 1
PREPARED FOR James001
ON 2023/05/01 AT 14:03:34

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LOT 1, PLAN 37M74; SUBJECT TO AN EASEMENT IN GROSS OVER LOT 1 PLAN 37M74 AS IN NK77957; NORFOLK COUNTY

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2015/06/10.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: SUBDIVISION FROM 50275-0364

PIN CREATION DATE: 2015/09/02

OWNERS' NAMES: VICANO, JESSE ROBERT

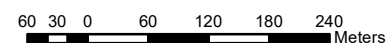
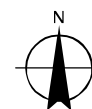
CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/09/02 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
NK77957	2015/03/26	TRANSFER EASEMENT	\$2	DUDYCH, JERRY DUDYCH, LUCY SYLVIA	NORFOLK POWER DISTRIBUTION INC.	C
37M74	2015/08/27	PLAN SUBDIVISION				C
NK82161	2015/08/27	NO SUB AGREEMENT		THE CORPORATION OF NORFOLK COUNTY	DUDYCH, LUCY SYLVIA DUDYCH, JERRY	C
NK82164	2015/08/27	CHARGE		*** DELETED AGAINST THIS PROPERTY *** DUDYCH, JERRY DUDYCH, LUCY SYLVIA	CHARTER, DAVID MURDO SZABO, ALICE ANN	
NK94421	2016/11/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** CHARTER, DAVID MURDO SZABO, ALICE ANN		
REMARKS: NK82164.						
NK160722	2023/01/24	APL OF SURV-LAND		*** COMPLETELY DELETED *** DUDYCH, JERRY	DUDYCH, LUCY SYLVIA	
NK160723	2023/01/24	TRANSFER	\$390,040	DUDYCH, LUCY SYLVIA	VICANO, JESSE ROBERT	C
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

☐ Subject Lands

6/13/2023

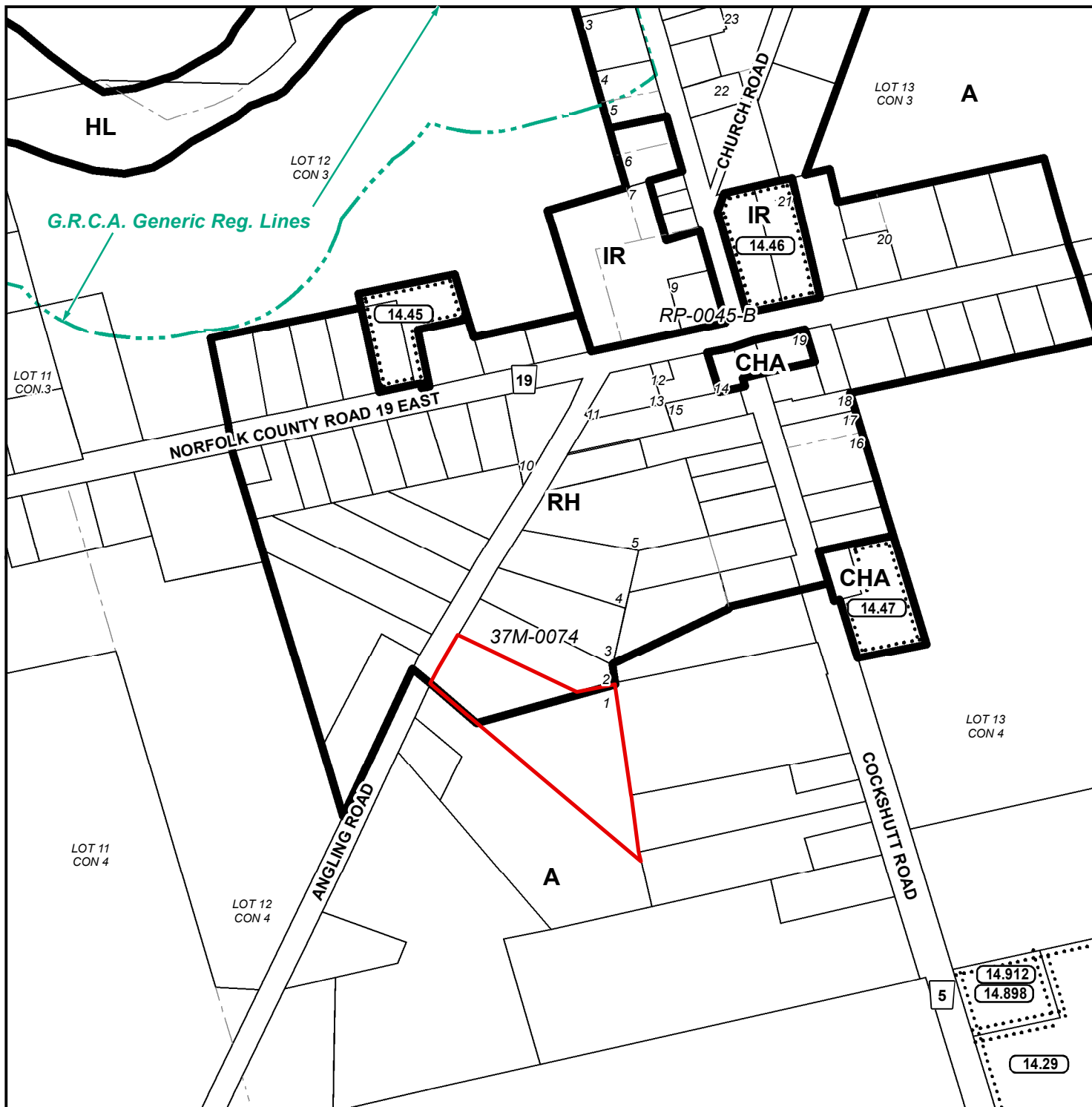


MAP B

ZONING BY-LAW MAP

Geographic Township of TOWNSEND

ANPL2023169



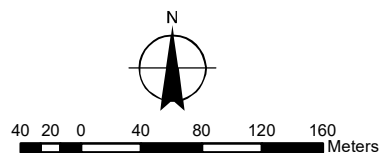
LEGEND

- Subject Lands
- GRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

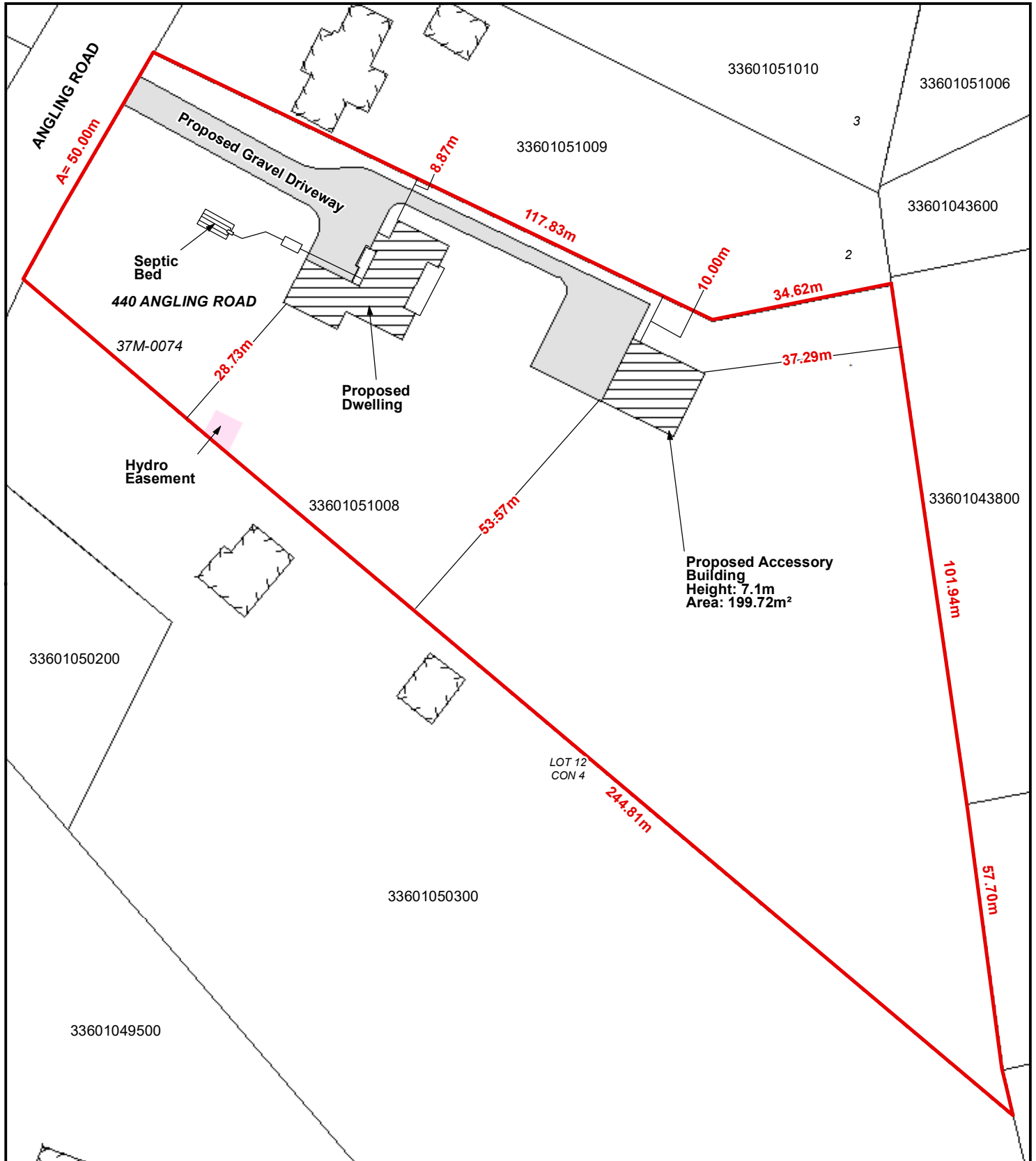
6/13/2023

- (H) - Holding
- A - Agricultural Zone
- CHA - Hamlet Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IR - Rural Institutional Zone



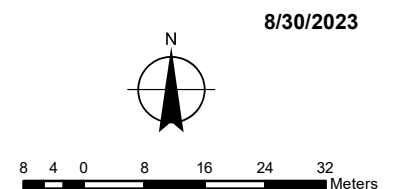
CONCEPTUAL PLAN

Geographic Township of TOWNSEND



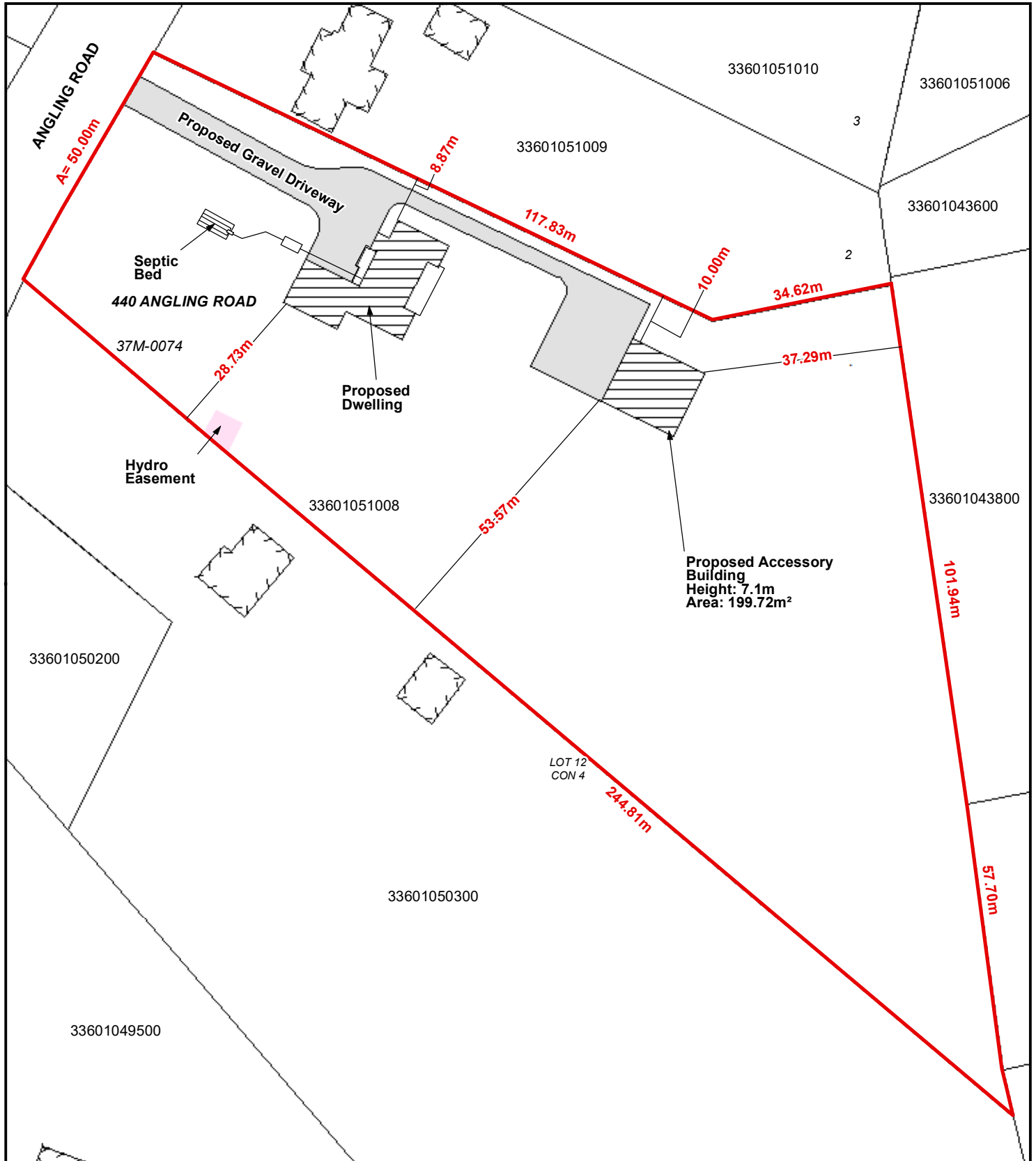
Legend

Subject Lands



CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

Subject Lands

