

**For Office Use Only:**

File Number ANPL2023287  
Related File Number -  
Pre-consultation Meeting -  
Application Submitted Sept. 6, 2023  
Complete Application Sept. 19, 2023

Application Fee \$2743.00  
Conservation Authority Fee N/A  
Well & Septic Info Provided N/A  
Planner Hanne Yager  
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: 403-025-06800-0000

**A. Applicant Information**

Name of Owner

JAMES ZANARDO

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

31 WINDHAM E 1/4 LINE RD

Town and Postal Code

SIMCOE ON N3Y 4K6

Phone Number

519-212-2665

Cell Number

"

Email

slinkster84@gmail.com

Name of Applicant

JAMES ZANARDO

Address

SAME

Town and Postal Code

Phone Number

Cell Number

Email

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 owner and agent noted above.

☒ Owner

☐ Agent

☐ Applicant

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

JAMES ZANARDO / SAME

## B. Location, Legal Description and Property Information

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

CON 14 PT LOT 6 RP 37R 3622

SIMCOE, AGRICULTURAL LAND

Municipal Civic Address: 31 WINDHAM E 1/4 LINE RD N3Y 4K6

Present Official Plan Designation(s):

Present Zoning: A

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:

RESIDENTIAL

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:

HOUSE, GARAGE, STORAGE,

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:

N/A EXISTING GARAGE TO BE CONVERTED INTO AN "ARBU". SEE PROVIDED DRAWING OF PROPERTY + DIMENSIONS

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:

ALWAYS RESIDENTIAL?

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:



### 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<br>(EXISTING)             | Deficiency |
|---------------------------------|-----------------------------------|-----------|-----------|------------------------------------|------------|
| Lot frontage                    | 126'/38.4m                        |           |           |                                    |            |
| Lot depth                       | 507'/154.5m                       |           |           |                                    |            |
| Lot width                       | 765'/233.1m                       |           |           |                                    |            |
| Lot area                        | 3.9 ACRES                         |           |           |                                    |            |
| Lot coverage                    | 54/sq ft                          |           |           |                                    |            |
| Front yard                      | 75m/38.4m                         | 40m       | 6m        | 46m                                | N/A        |
| Rear yard                       | 60m                               | > 1.2m    |           | 66m                                | N/A        |
| Height                          | 5m                                | 5m        |           | 5m                                 | N/A        |
| Left Interior side yard         | 3.7                               |           |           | 3.7m                               | N/A        |
| Right Interior side yard        | 25m                               |           |           | 25m                                | N/A        |
| Exterior side yard (corner lot) |                                   |           |           |                                    |            |
| Parking Spaces (number)         | 1                                 |           |           |                                    |            |
| Aisle width                     | 4m ?                              |           |           |                                    |            |
| Stall size                      | 18 sq/m ?                         |           |           |                                    |            |
| Loading Spaces                  | 38.4-45.85 meters                 | 40M       |           | 38.4 (front) to 45.85 (back) 5.85m | ☆          |
| Other                           | EXISTING FLOOR SPACE IS 667 sq/ft |           |           |                                    |            |

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:

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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:

N/A

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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:

ALWAYS RESIDENTIAL?

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:



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

DISTANCE FROM MAIN HOUSE TO ARDU  
IS MAX 40m (ENTIRE UNIT). FRONT OF ARDU  
COMPLIES, REAR OF UNIT FALLS OUTSIDE. EXISTING BUILDINGS  
CANNOT BE MOVED. EXISTING STRUCTURES

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage:

N/A

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:

N/A

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:

N/A

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: 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 \_\_\_\_\_  
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: \_\_\_\_\_  
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Date of Land Purchase: \_\_\_\_\_

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CANNOT BE MOVED. EXISTING STRUCTURES

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: N/A

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: N/A

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: N/A

Depth: \_\_\_\_\_



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):

PREVIOUS OWNER USED GARAGE FOR ROOFING  
COMPANY

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

**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:

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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:

N/A - NO BUILDING / CHANGES TO LAND

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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:

N/A

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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.

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):

PREVIOUS OWNER USED GARAGE FOR ROOFING  
COMPANY

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. 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 ☒ Other (describe below)

NEW SEPTIC TO BE INSTALLED (NONE EXISTING)

### 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:

WINDHAM E 1/4 LINE RD

## 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.

- CONVERTING EXISTING GARAGE INTO ARDU  
- SEPTIC PERMIT TO FOLLOW  
- MINOR VARIANCE TO ALLOW FOR DISTANCE FROM MAIN HOUSE

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 \_\_\_\_\_

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**Floodplain**

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**Rehabilitated mine site**

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**Non-operating mine site within one kilometre**

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**Active mine site within one kilometre**

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**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 \_\_\_\_\_



#### **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.

J. Danach

Owner/Applicant/Agent Signature

8-30-23

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

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

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

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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
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**All final plans must include the owner's signature as well as the engineer's signature and seal.**



**K. Declaration**

I, JAMES ZANARDO of 31 WINDHAM E YLINE RD

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:

Simcoe

Zanardo

Owner/Applicant/Agent Signature

In Norfolk County

This 6 day of Sept.

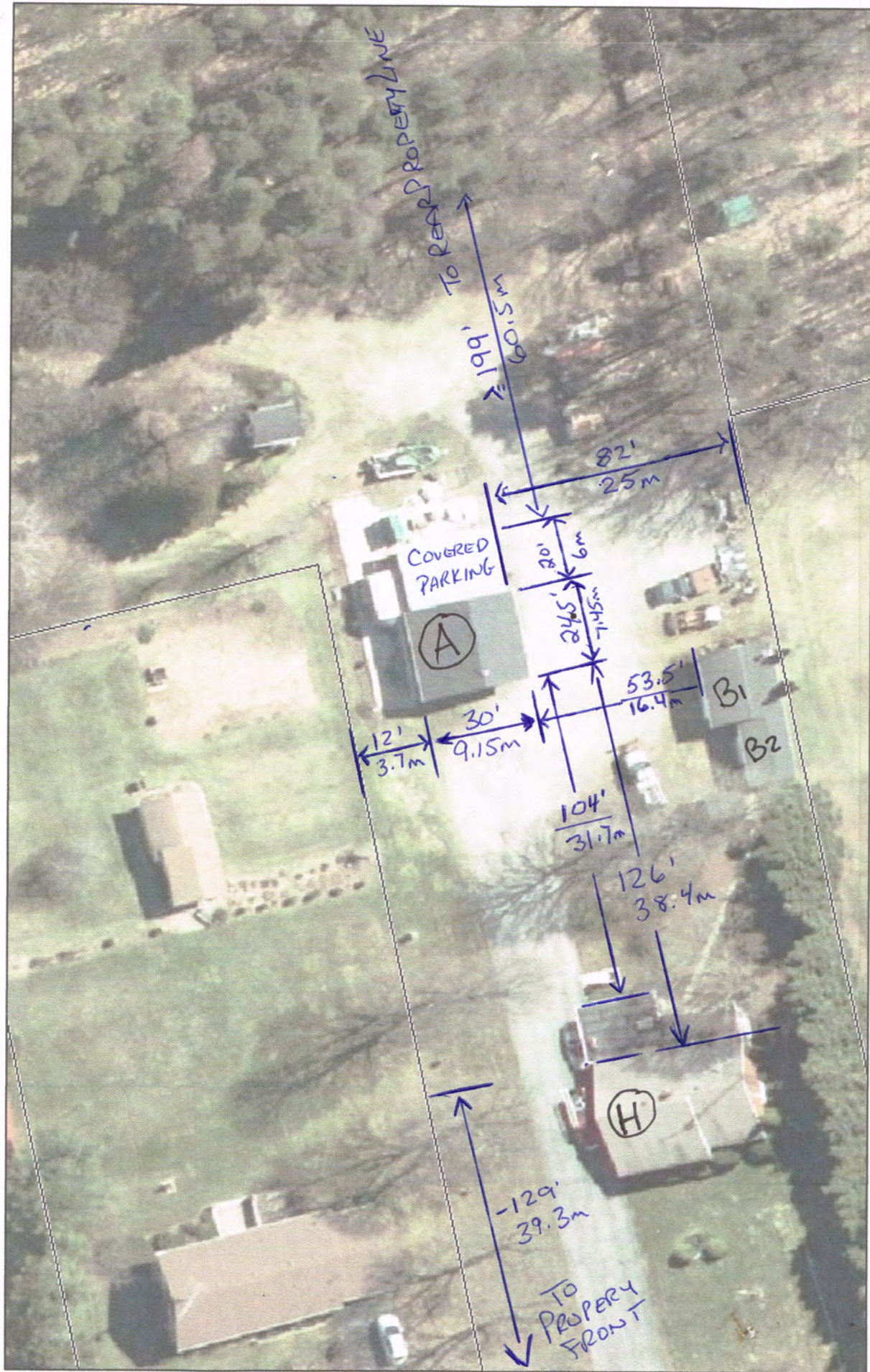
A.D., 2023

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 1, 2025.

Jodi Lynn Pfaff-Schimus  
A Commissioner, etc.



# MAP NORFOLK - Community Web Map



2023-06-30, 1:58:43 p.m.

☐ Land Parcels

Civic Address

Plan Lines

Reg Plan Lot Numbers

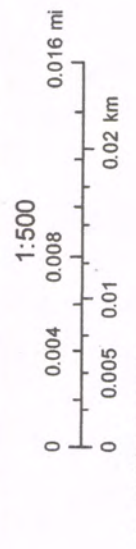
Road Labels

DraftPlan

**A** = EXISTING GARAGE TO BE CONVERTED TO ARDU

**B1 + B2** = STORAGE UNITS

**H** = HOUSE



Queen's Printer for Ontario  
Norfolk GIS



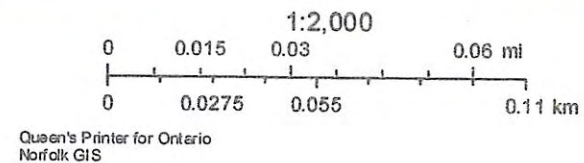
# MAP NORFOLK - Community Web Map



2023-06-30, 2:00:26 p.m.

- |                                       |                      |
|---------------------------------------|----------------------|
| <input type="checkbox"/> Land Parcels | Reg Plan Lot Numbers |
| Civic Address                         | Road Labels          |
| Plan Lines                            | DraftPlan            |

H = House  
★ = ARD





53'36" ALLOWANCE FOR ROAD BETWEEN LOTS 6 AND 7



I require this plan be deposited under THE REGISTRY ACT.

PLAN 37 R-3622

RECEIVED AND DEPOSITED

DATED June 4, 1987

DATED June 11, 1987

REC'D DIXON  
ONTARIO LAND SURVEYOR  
LAND REGISTRAR FOR THE REGISTRY  
DIVISION OF NORFOLK (INS. 37)

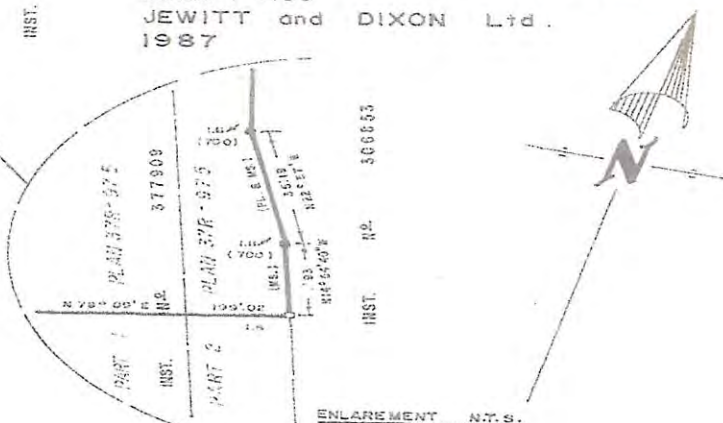
SCHEDULE

| PART | PART OF LOT | CON. | INSTRUMENT | AREA           |
|------|-------------|------|------------|----------------|
| 1    | 6           | XIV  | 377909     | 125827 SQ. FT. |

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF PART 1, PLAN 37 R-075, BEING N 14° 55' 30" W.

PLAN OF SURVEY  
OF PART OF

**LOT 6**  
**CONCESSION XIV**  
FORMERLY IN THE GEOGRAPHIC  
TOWNSHIP OF WINDHAM  
IN THE  
COUNTY OF NORFOLK  
NOW IN THE  
**TOWN OF SIMCOE**  
IN THE REGIONAL MUNICIPALITY OF  
**HALDIMAND - NORFOLK**  
SCALE 1"=100'  
JEWITT and DIXON Ltd.  
1987



KING'S HIGHWAY NO. 3 (AS WIDENED BY R.P. 327)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT  
AND THE REGULATIONS MADE THEREUNDER  
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF JUNE 1987.  
DATED MAY 20, 1987  
J. C. DIXON  
ONTARIO LAND SURVEYOR

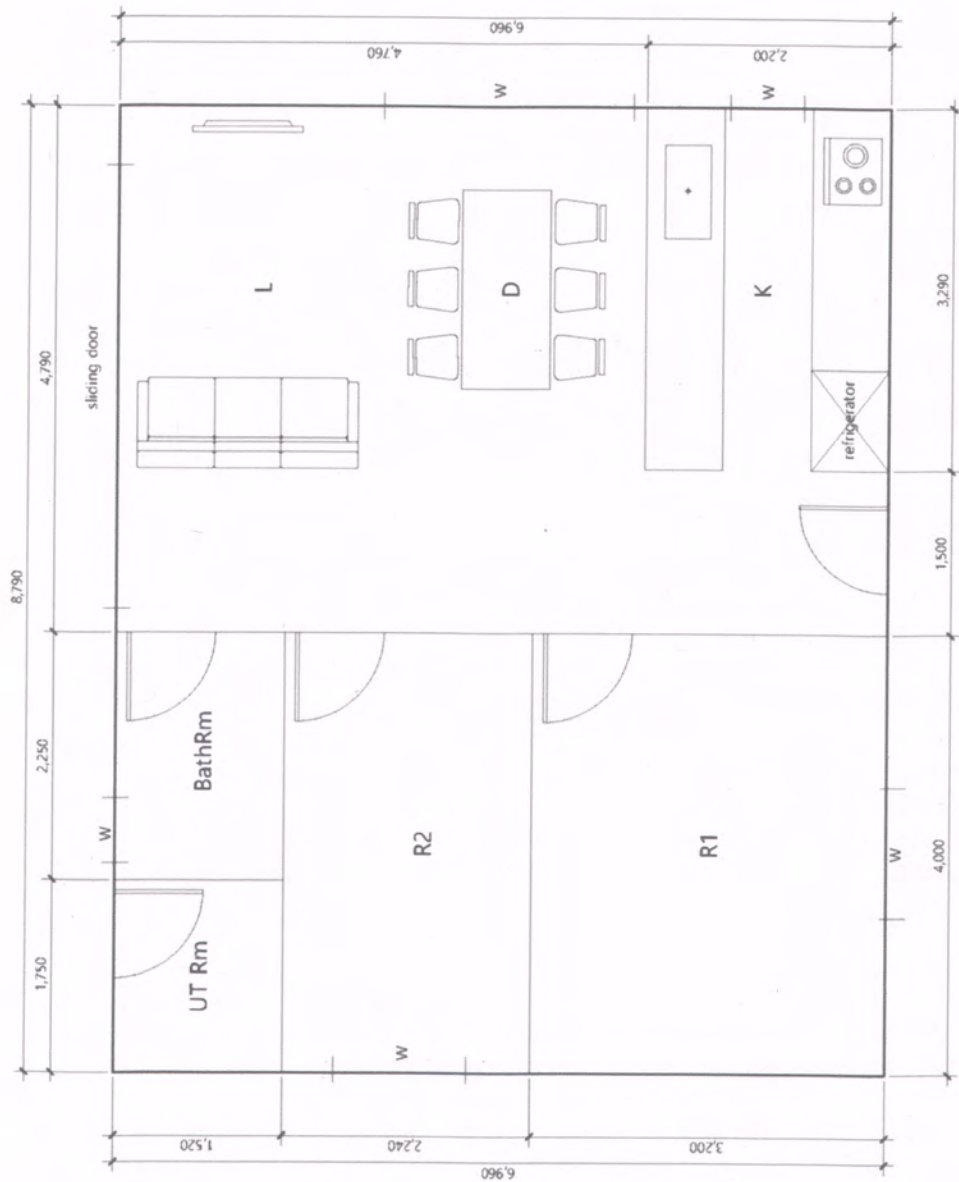
**CAUTION!** THIS PLAN IS NOT A PLAN OF SUBDIVISION  
WITHIN THE MEANING OF THE PLANNING ACT.  
**LEGEND**  
1/2" x 45" STANDARD IRON BARS SHOWN 100 S.I.B.  
3/8" x 24" x 24" IRON BARS SHOWN 100 I.O.B.  
LOT LINES SHOWN 100 L.O.L.  
DEED LINES SHOWN 100 D.L.  
FENCES SHOWN 100 F.  
FOUND IRON BARS SHOWN 100 F.I.B.  
PLANTED IRON BARS SHOWN 100 P.I.B.  
CUT CROSS SHOWN 100 C.C.

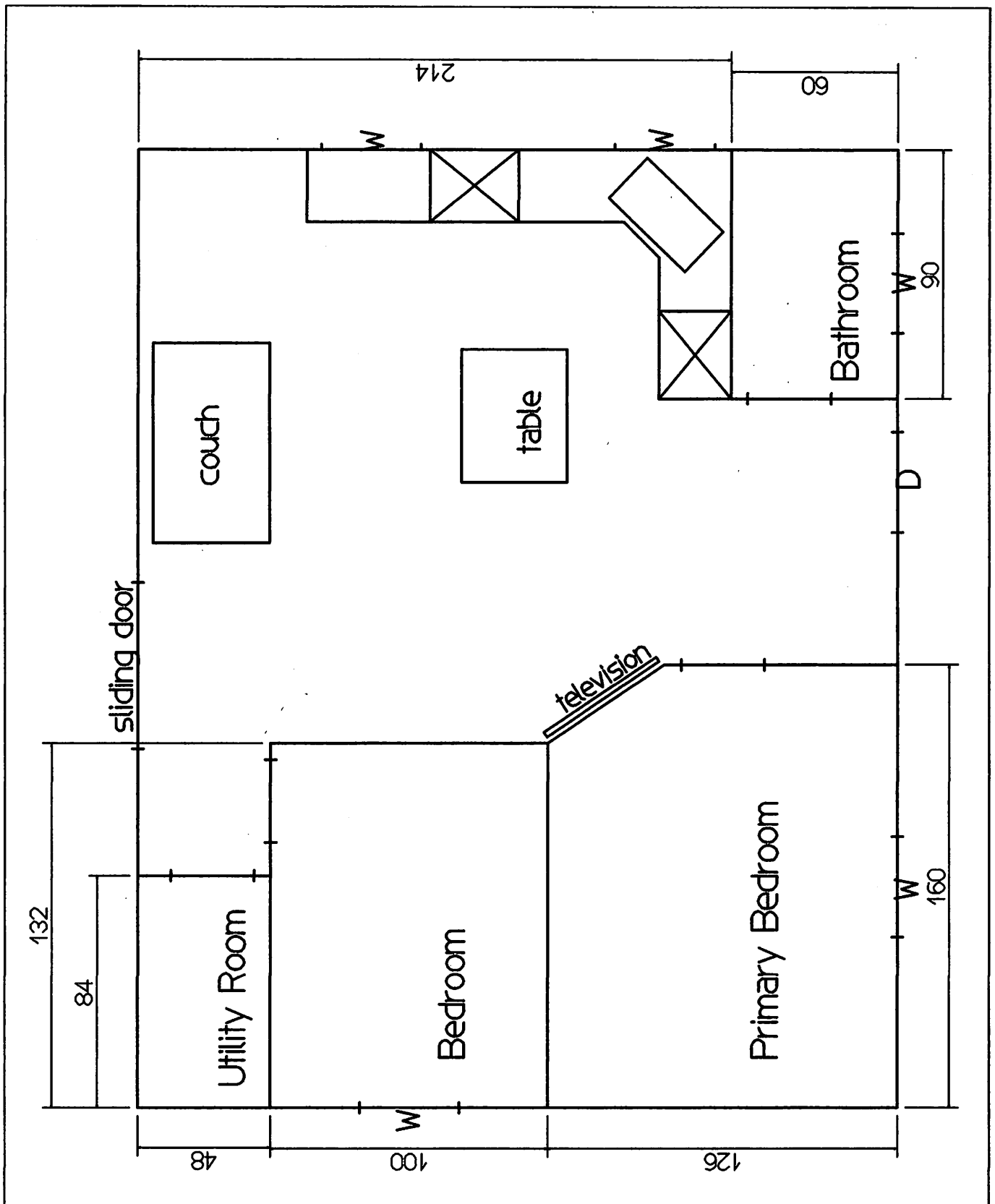
**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS  
90 KENT STREET, SOUTH, SIMCOE, ONTARIO.  
N3Y 2Y1  
PHONE: (519) 426-0842

FIELD WORK H.F.J.  
CALCULATIONS H.F.J.  
PLAN H.F.J.  
CHECKED H.F.J.

ARDU - GARAGE CONVERSION  
31 WINDHAM EY LINE

62sq/m ONE STOREY UNIT

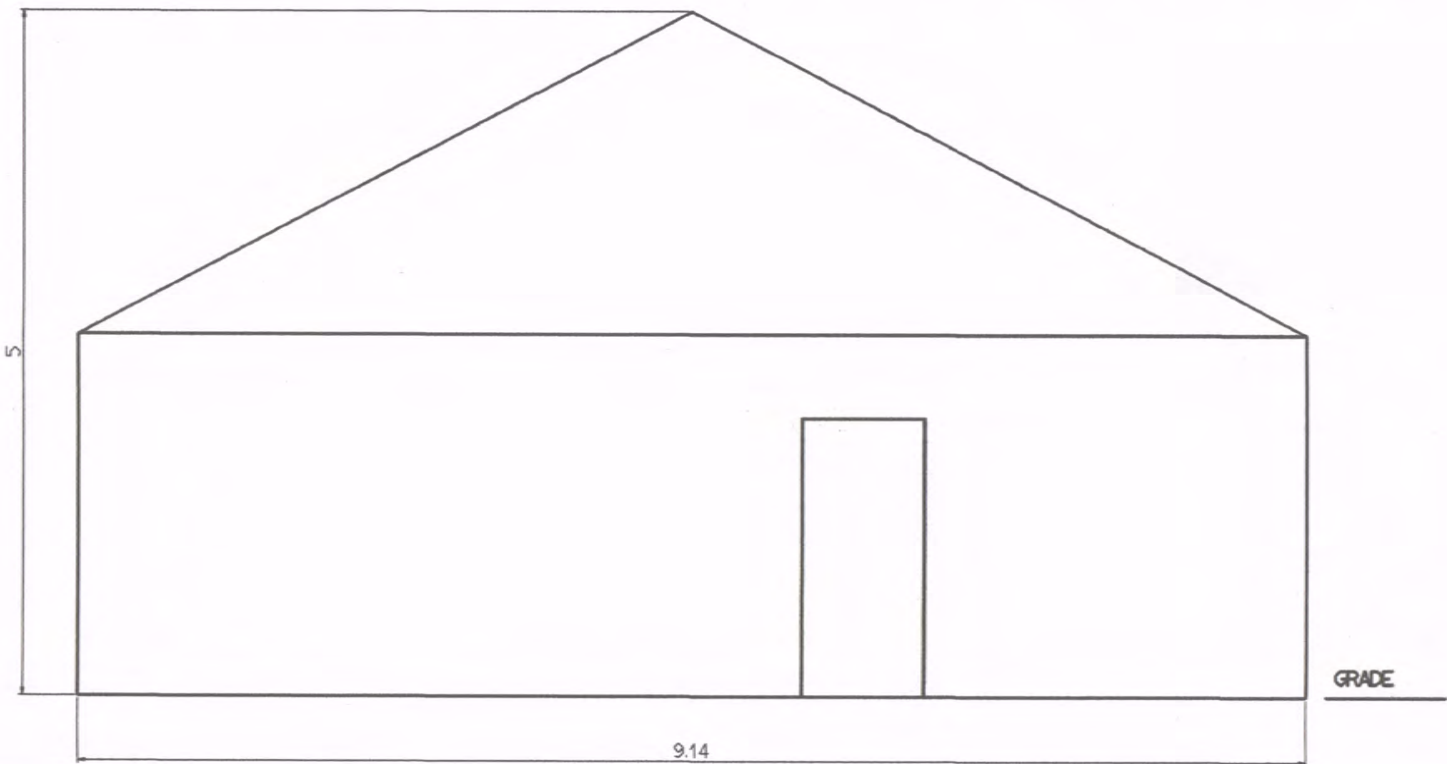




|                             |                               |           |        |                           |                    |                           |
|-----------------------------|-------------------------------|-----------|--------|---------------------------|--------------------|---------------------------|
| Customer :                  | Technology :<br>Laser cutting |           |        | Scale:                    | Thickness:<br>1.00 | Measurement unit:<br>Inch |
| Material :<br>1" MS         | Material Code:<br>HRS1000     |           |        | Code<br><br>ARDU design 4 |                    |                           |
| Cutting time : 0.00min      | Created                       | 8/30/2023 | System |                           |                    |                           |
| Common cut : No             | Altered                       | 8/30/2023 | System | Description<br><br>Rev A  |                    |                           |
| Fill part : No              | Approved                      |           |        |                           |                    |                           |
| Rotation : 90°              | Dimension X : 361.25          |           |        |                           |                    |                           |
| File name : 00000215.BPD    | Dimension Y : 291.91          |           |        |                           |                    |                           |
| Processing sequence ok : No | Actual area : 0               |           |        |                           |                    |                           |

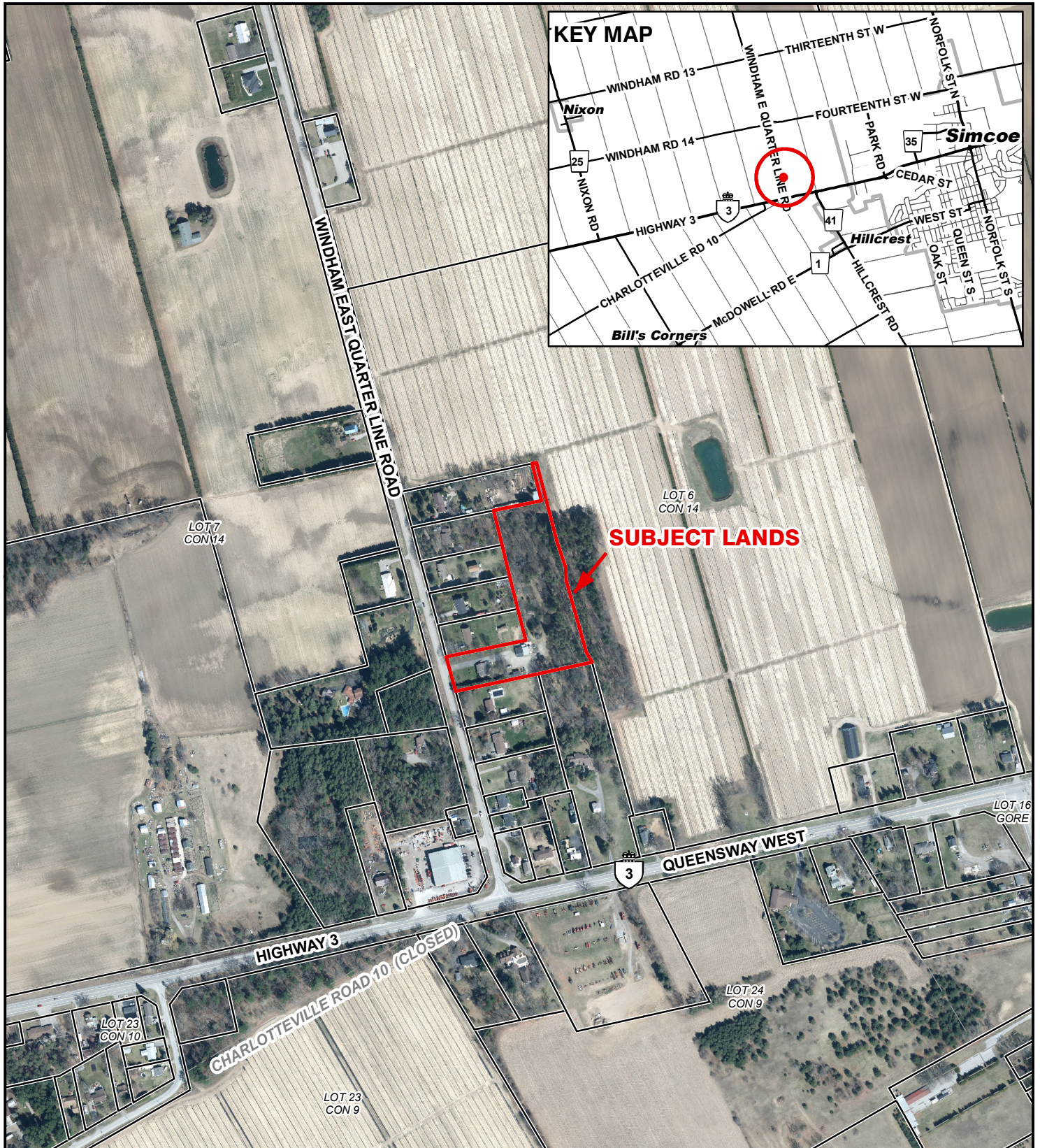


ELEVATION DRAWING FOR 31 WINDHAM EAST QUARTER LINE ROAD ARDU




|                             |                           |         |             |                    |
|-----------------------------|---------------------------|---------|-------------|--------------------|
| Customer :                  | Technology :              | Scale : | Thickness : | Measurement unit : |
|                             | Laser cutting             |         | 1.00        | Inch               |
| Material :<br>1" MS         | Material Code:<br>HRS1000 | Code    |             |                    |
| Cutting time : 0.00min      | Created                   |         |             |                    |
| Common cut : No             | Altered                   |         |             |                    |
| Fill part : No              | Approved                  |         |             |                    |
| Rotation : 90°              | Dimension X : 11.31       |         |             |                    |
| File name :                 | Dimension Y : 5.51        |         |             |                    |
| Processing sequence ok : No | Actual area : 0           |         |             |                    |





**Legend**

 Subject Lands

2020 Air Photo

9/26/2023



40 20 0 40 80 120 160  
Meters

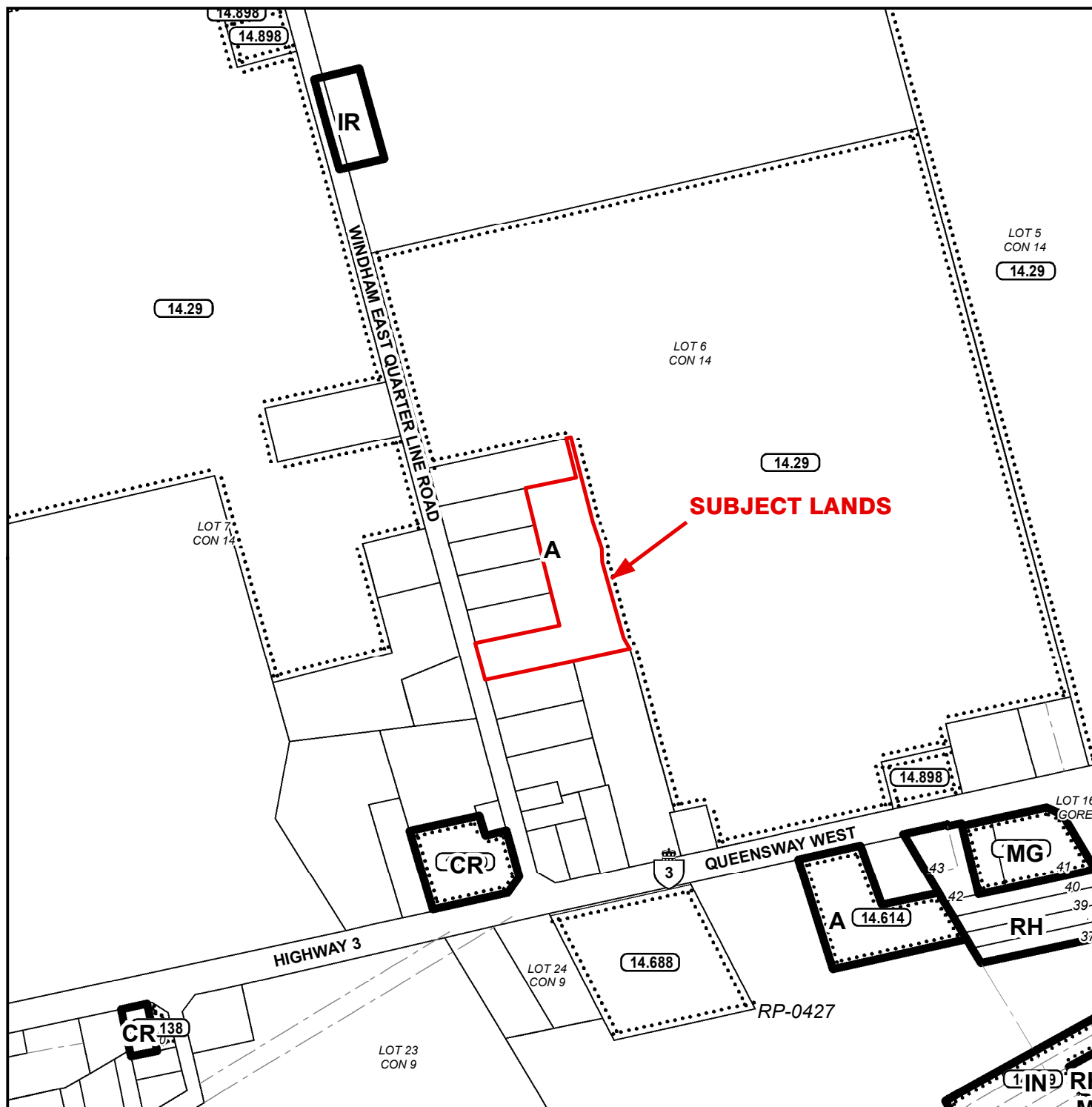


# MAP B

## ZONING BY-LAW MAP

Geographic Township of WINDHAM

ANPL2023287



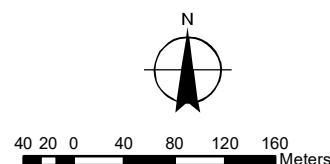
### LEGEND

Subject Lands

### ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- MG - General Industrial Zone
- RH - Hamlet Residential Zone
- IN - Neighbourhood Institutional Zone
- MR - Rural Industrial Zone
- IR - Rural Institutional Zone

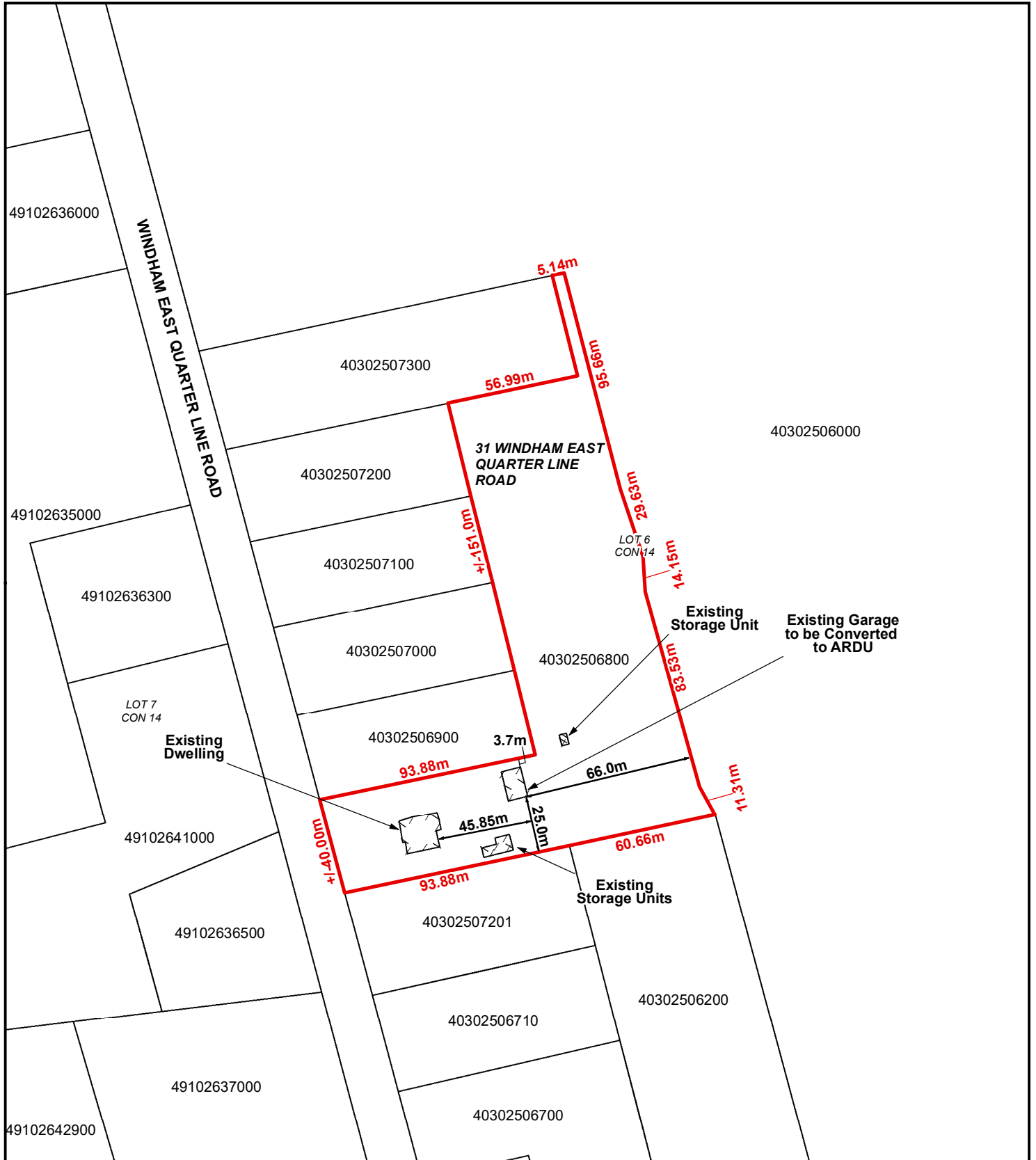
9/26/2023





# CONCEPTUAL PLAN

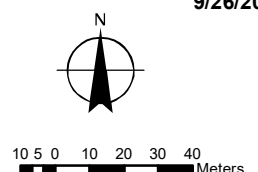
Geographic Township of WINDHAM



## Legend

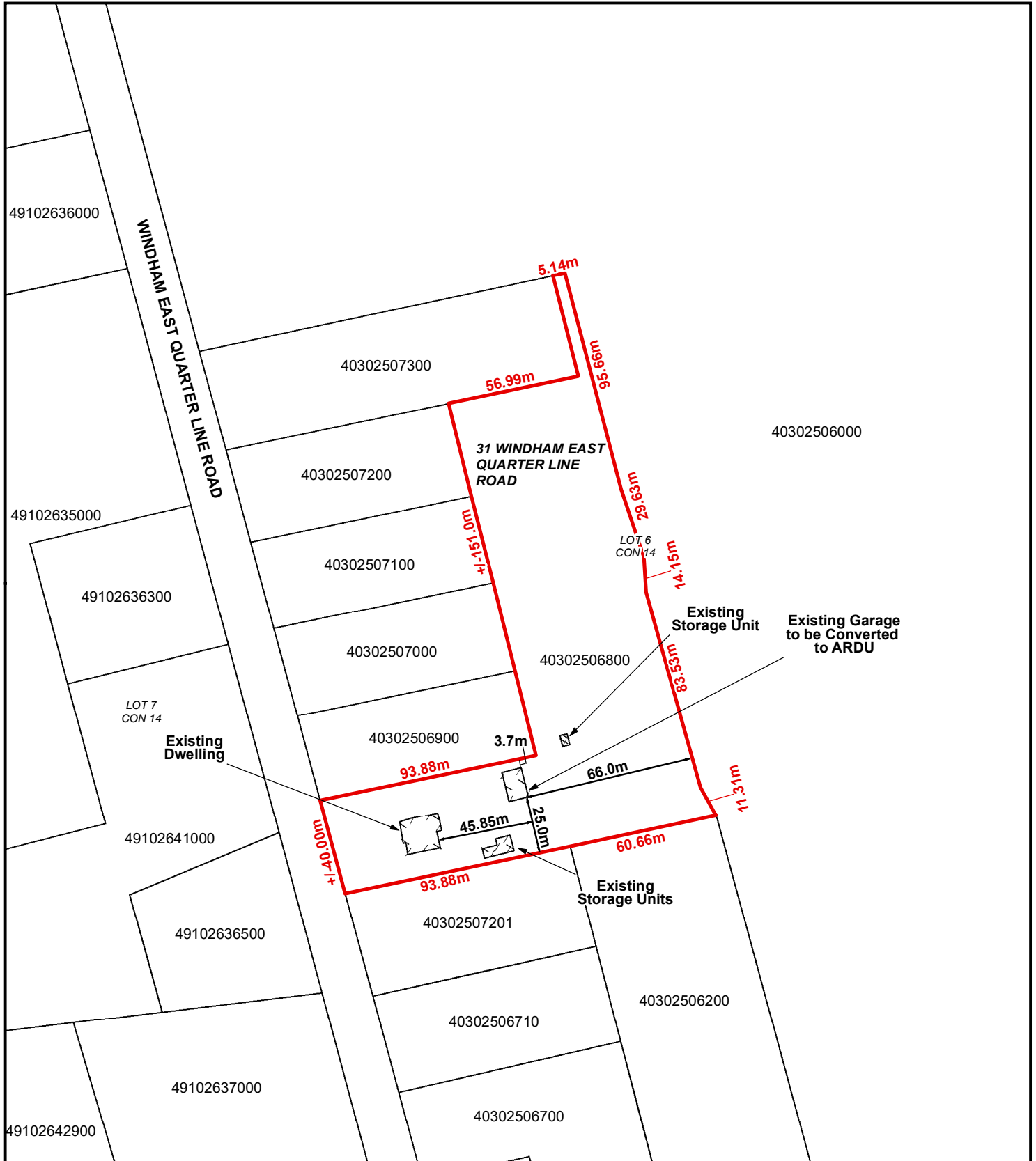
Subject Lands

9/26/2023



## CONCEPTUAL PLAN

Geographic Township of WINDHAM



### Legend

Subject Lands

9/26/2023

