

## Committee of Adjustment Application to Planning Department

### Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application [committee.of.adjustment@norfolkcounty.ca](mailto:committee.of.adjustment@norfolkcounty.ca). Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

### Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: [www.norfolkcounty.ca/planning](http://www.norfolkcounty.ca/planning)

### After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

**Additional studies** required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

### **Notification Sign Requirements**

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or [Committee.of.Adjustment@NorfolkCounty.ca](mailto:Committee.of.Adjustment@NorfolkCounty.ca)



**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
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:** 50290-0158(IT)**A. Applicant Information****Name of Owner** Mr. F. Frick

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** 871 Norfolk County Rd 19 East**Town and Postal Code** Wilsonville, Ontario N0E 1Z0**Phone Number** 519 732 2228**Cell Number** \_\_\_\_\_**Email** felix.frick@bell.net**Name of Applicant** Same as owner**Address** \_\_\_\_\_**Town and Postal Code** \_\_\_\_\_**Phone Number** \_\_\_\_\_**Cell Number** \_\_\_\_\_**Email** \_\_\_\_\_

**Name of Agent** R. W. Phillips, J H Cohoon Engineering Limited  
**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):

Part of Lot 11 Concession 3, Geographic Township of Townsend

Part 1 of Plan 37R - 7924

**Municipal Civic Address:** 871 Norfolk County Road 19 East

**Present Official Plan Designation(s):** Agriculture

**Present Zoning:** Agriculture

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:

Unknown / Agricultural - The present use of the land is residential single family home whereas recently a parcel of land being

Part 1 of Plan 37R - XXXX

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:

The existing single family home is to remain. The attached plan details the location of the residence.

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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

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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 371.88 sq.m. accessory garage on the subject lands. The building is a single storey to house personal equipment.

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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:

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

Approximately 5 years

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9. Existing use of abutting properties:

Residential and Agricultural

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10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

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### C. Purpose of Development Application

Note: Please complete all that apply. **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	53.340m	30m		Unchanged	N/A
Lot depth	112.75m (Varies)	N/A		Unchanged	N/A
Lot width	53.340m	30m		Unchanged	N/A
Lot area	17023.03 sq.m.	2000 sq.m.		Unchanged	N/A
Lot coverage	See Site Plan	N/A		See Site Plan	
Front yard		13m		Unchanged	N/A
Rear yard		9m		Unchanged	N/A
Height		11m		Unchanged	N/A
Left Interior side yard		3m		Unchanged	N/A
Right Interior side yard		3m		Unchanged	N/A
Exterior side yard (corner lot)	N/A	N/A		N/A	N/A
Parking Spaces (number)	3 plus Garage	1 space		Unchanged	N/A
Aisle width	N/A	N/A		Unchanged	N/A
Stall size					
Loading Spaces	N/A				
Other					

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

The desire is to construct a larger personal garage with additional height to house some vehicles that are greater than the permitted height under the provisions of the Bylaw

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:

Discussions with the owner and 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:

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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:

Existing land use is being maintained

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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:

Existing land use is a residential use and unchanged as a result of the development

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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.

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)

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#### Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

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#### Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

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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:

Norfolk County Road East

## 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?

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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.

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#### **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

March 24, 2023

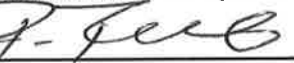
Date

## 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 Mr. F. Frick 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

March 24, 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 24 day of March

A.D., 2023



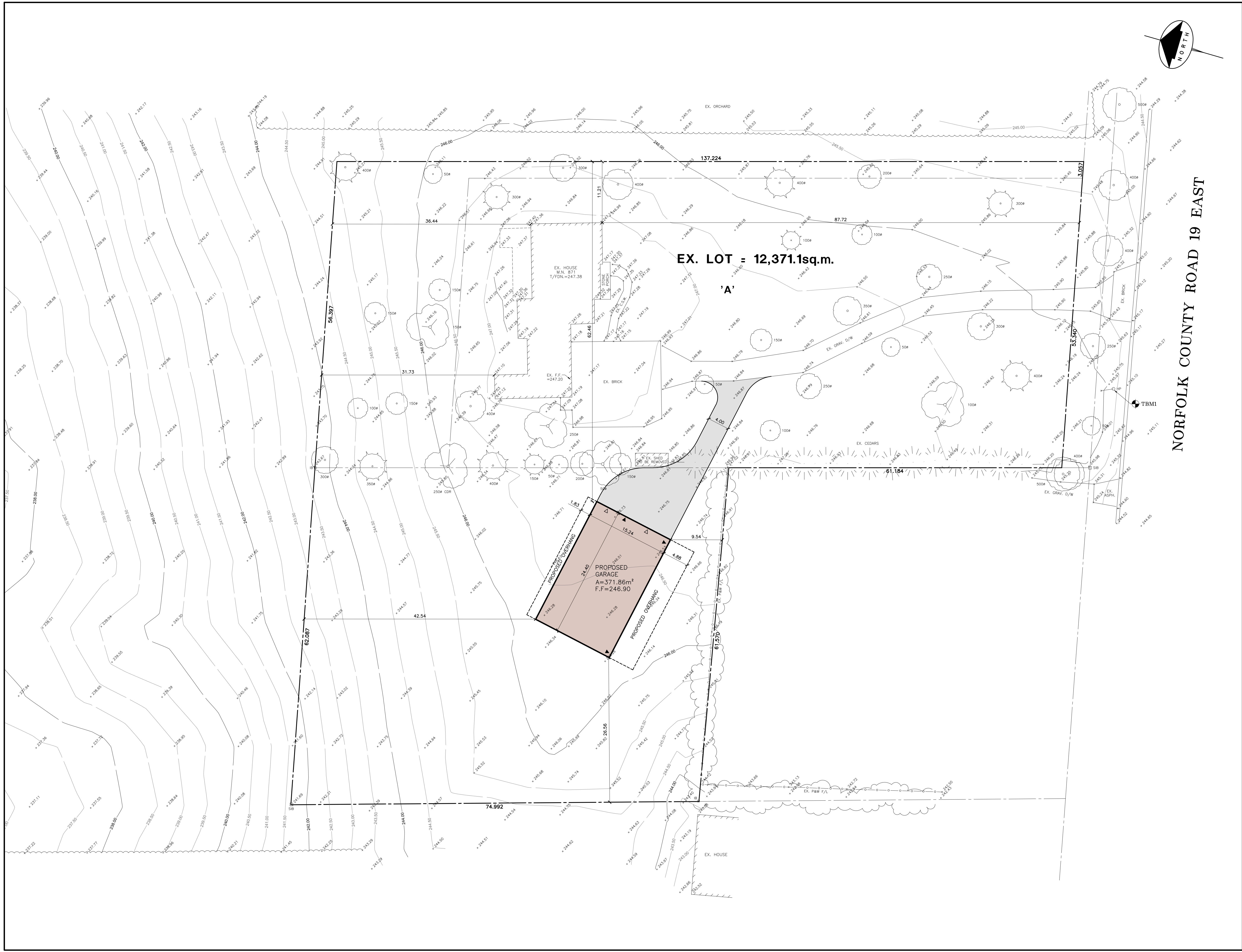
A Commissioner, etc.

  
Owner/Applicant/Agent Signature

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



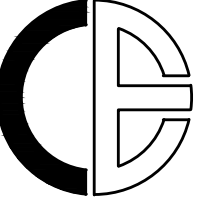




- LEGEND:**
- EXISTING ELEVATIONS
- NOTES:**
- ALL ELEVATIONS SHOWN ARE METRIC.
  - BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDEYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 246.17m (GEO)  
NAIL IN HYDRO POLE ON THE NORTH SIDE OF NORFOLK COUNTY ROAD 19 EAST AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
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**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.cohoeng.com

PROJECT:

**PROPOSED SHOP  
PART OF LOT 11  
CONCESSION 3**

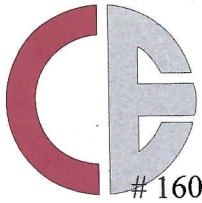
GEOGRAPHIC TOWNSHIP OF TOWNSEND  
871 NORFOLK COUNTY ROAD 19 EAST  
NORFOLK COUNTY

CLIENT:

FELIX FRICK

**MINOR VARIANCE**

DESIGN:	R.W.P.	SCALE:	1:300
DRAWN:	K.P.B./S.L.M.	JOB No:	16042
CHECKED:	R.W.P.		
SHEET:	1 of 1	DWG. No:	16042-1
DATE:	MAR. 11/24		



# 16042

# 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

March 8, 2024

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

Attention: Ms. Sheri Mott  
Secretary- Treasurer, Committee of Adjustment

Re: Proposed Minor Variance Application  
MN 871 Norfolk County Road 19 East  
Accessory Building Proposal  
Wilsonville, Ontario  
Norfolk County

Dear Ms. Mott:

In response to a request from our client, Mr. F. Frick, the current owner of the property at MN 871 Norfolk County Road 19 East, please find enclosed the following information regarding our application for approval of a minor variance related to the proposal to construct an accessory building on the subject lands / property.

1. Two (2) copies of the Proposed Minor Variance Application prepared by our office relating to the property being drawing 16042-1 illustrating the proposed accessory building on the property.
2. One (1) copy of the application for the related minor variance(s) for this site.
3. One (1) copy of the existing survey of the subject lands as prepared by Jewett and Dion Ltd., Ontario Land Surveyors, Simcoe, Ontario being reference plan 37R- 11610.
4. A cheque in the amount of \$ 2,743.00 being the required fee for the proposed Minor Variance Application

The proposal is to construct a 381.86 sq.m. accessory building on the subject lands to be located in accordance with the requirements of the Norfolk County Zoning Bylaw. The proposed accessory building / garage is proposed to be 371.86 sq.m. in size whereas the bylaw only permits the 200 sq.m. size. IN addition, the proposed garage is 8.74m in height whereas the Norfolk County Zoning Bylaw only permits 8m in height.



Professional Engineers  
Ontario



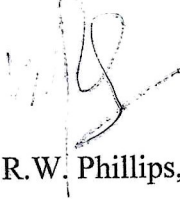
The lands are currently zoned Agricultural in the Norfolk County Comprehensive Zoning Bylaw.

With the submission of this information, we would respectfully appreciate 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.

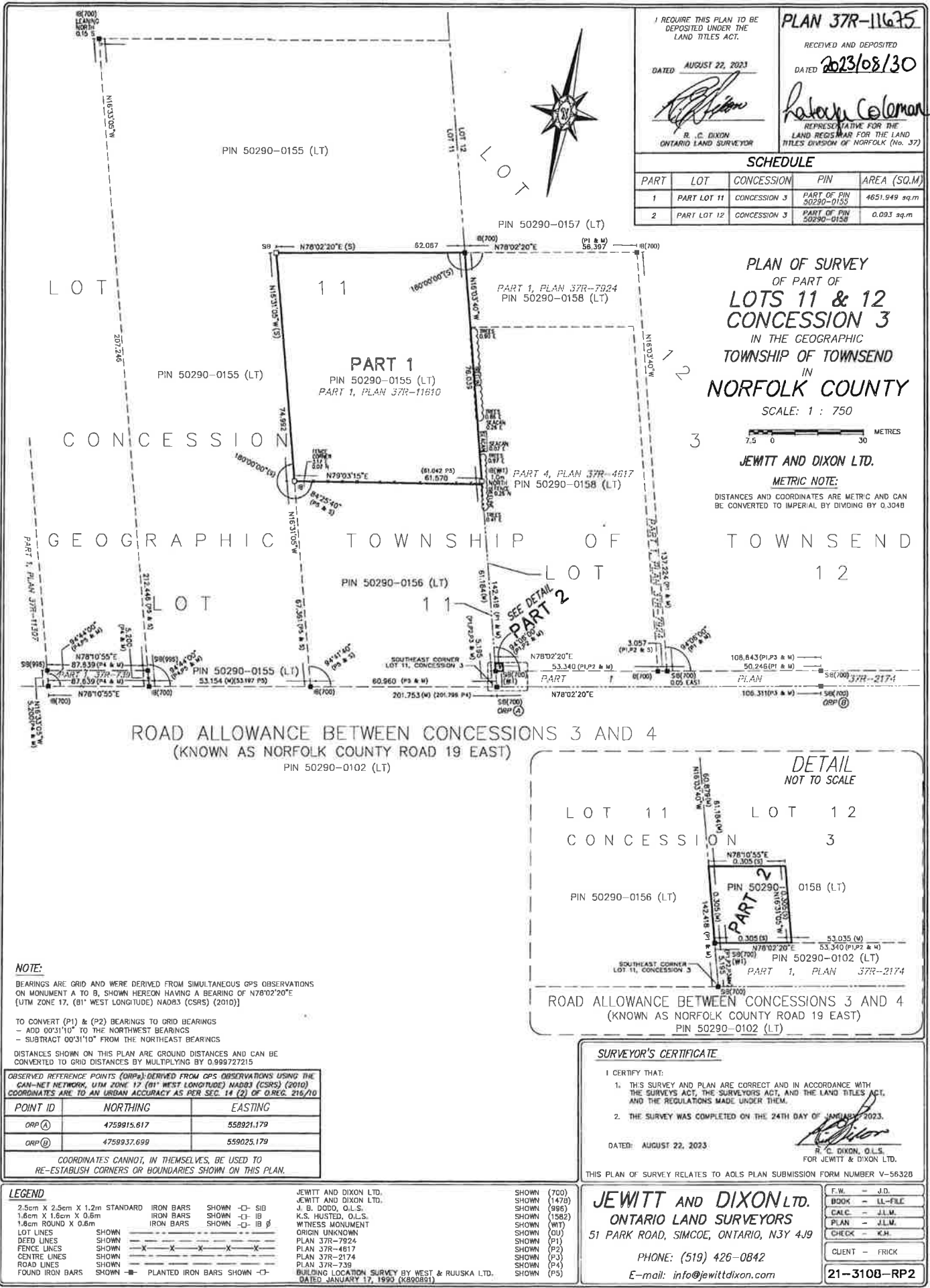
Yours truly,

J.H. COHOON ENGINEERING LIMITED

A handwritten signature in dark ink, appearing to read 'R.W. Phillips', is written over a faint, dotted rectangular stamp.

R.W. Phillips, P.Eng.

c.c. Mr. F. Frick, MN 871 Norfolk County Road 19 East, Wilsonville, Ontario



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
DATED AUGUST 22, 2023  
R. C. DIXON  
ONTARIO LAND SURVEYOR

PLAN 37R-11675  
RECEIVED AND DEPOSITED  
DATED 2023/08/30  
Rafaela Coleman  
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (SQ.M)
1	PART LOT 11	CONCESSION 3	PART OF PIN 50290-0155	4651.949 sq.m
2	PART LOT 12	CONCESSION 3	PART OF PIN 50290-0158	0.093 sq.m

PLAN OF SURVEY  
OF PART OF  
LOTS 11 & 12  
CONCESSION 3  
IN THE GEOGRAPHIC  
TOWNSHIP OF TOWNSEND  
IN  
NORFOLK COUNTY  
SCALE: 1 : 750



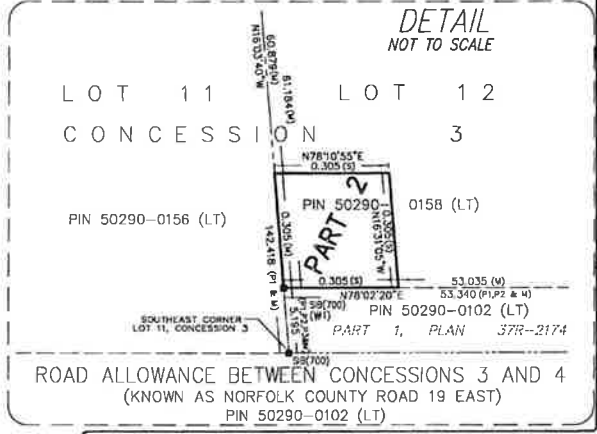
JEWITT AND DIXON LTD.

METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

GEOGRAPHIC TOWNSHIP OF TOWNSEND

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4  
(KNOWN AS NORFOLK COUNTY ROAD 19 EAST)  
PIN 50290-0102 (LT)



NOTE:

BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, SHOWN HEREON HAVING A BEARING OF N78°02'20"E (UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010))

TO CONVERT (P1) & (P2) BEARINGS TO GRID BEARINGS  
- ADD 00°31'10" TO THE NORTHWEST BEARINGS  
- SUBTRACT 00°31'10" FROM THE NORTHEAST BEARINGS

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999727215

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010)  
COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
ORP (A)	4759915.617	558921.179
ORP (B)	4759937.699	559025.179

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

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS SHOWN - SIB  
1.6cm X 1.6cm X 0.6m IRON BARS SHOWN - IB  
1.6cm ROUND X 0.6m IRON BARS SHOWN - IB  
LOT LINES SHOWN  
DEED LINES SHOWN  
FENCE LINES SHOWN  
CENTRE LINES SHOWN  
ROAD LINES SHOWN  
FOUND IRON BARS SHOWN - PLANTED IRON BARS SHOWN -

JEWITT AND DIXON LTD.  
J. B. DODD, O.L.S.  
K.S. HUSTED, O.L.S.  
WITNESS MONUMENT  
ORIGIN UNKNOWN  
PLAN 37R-7924  
PLAN 37R-4617  
PLAN 37R-2174  
PLAN 37R-739  
BUILDING LOCATION SURVEY BY WEST & RUUSKA LTD.  
DATED JANUARY 17, 1993 (K890891)

SHOWN (700)  
SHOWN (1478)  
SHOWN (986)  
SHOWN (1582)  
SHOWN (WIT)  
SHOWN (OU)  
SHOWN (P1)  
SHOWN (P2)  
SHOWN (P3)  
SHOWN (P4)  
SHOWN (P5)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF JANUARY 2023.

DATED: AUGUST 22, 2023.

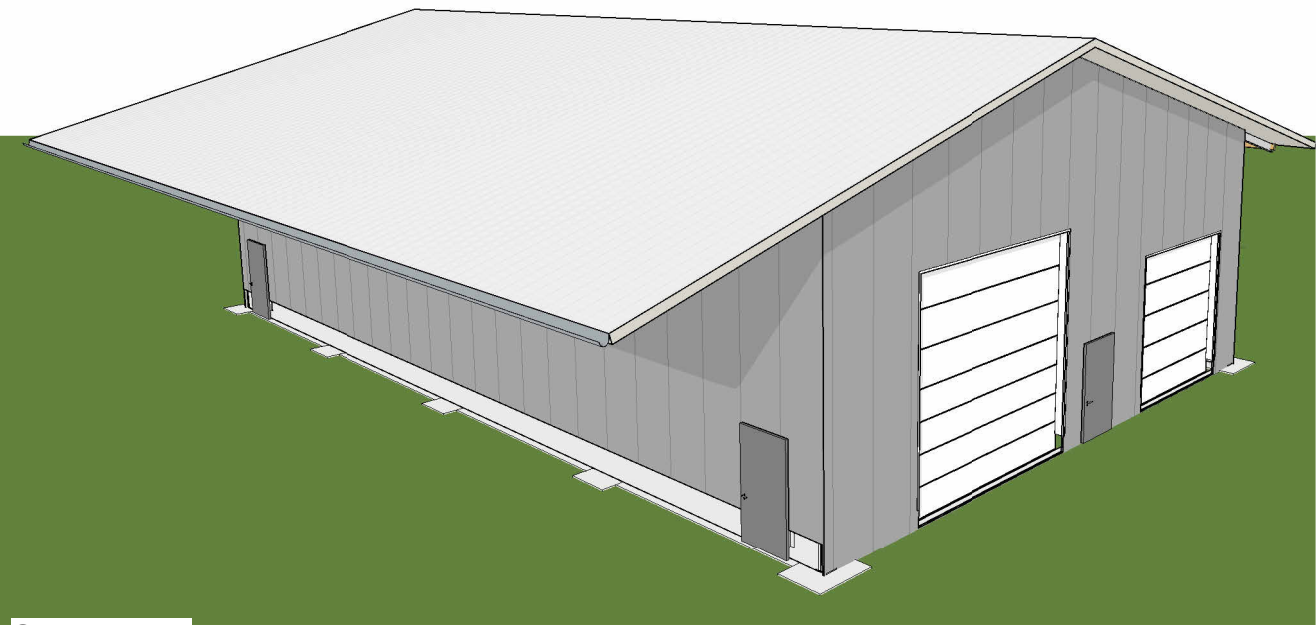
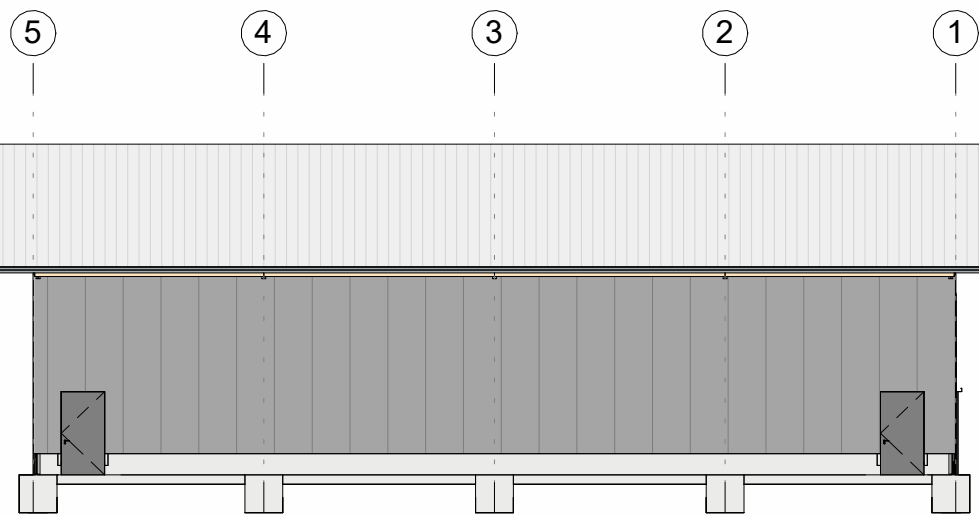
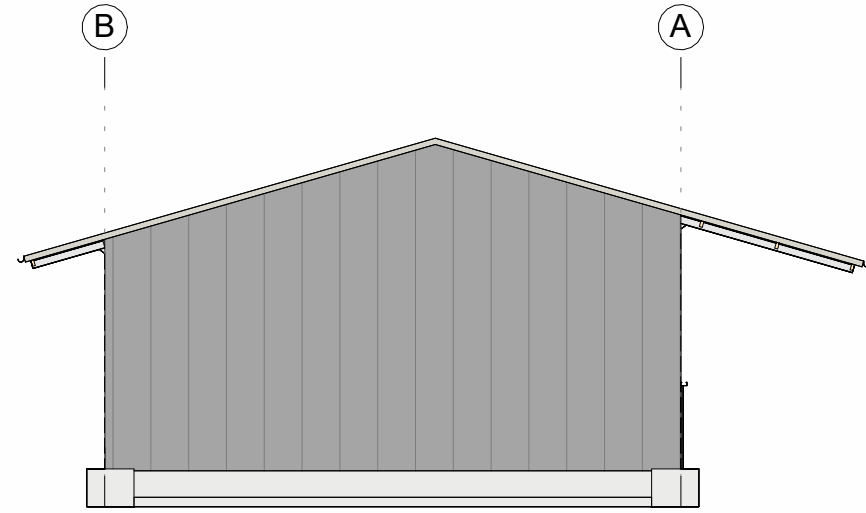
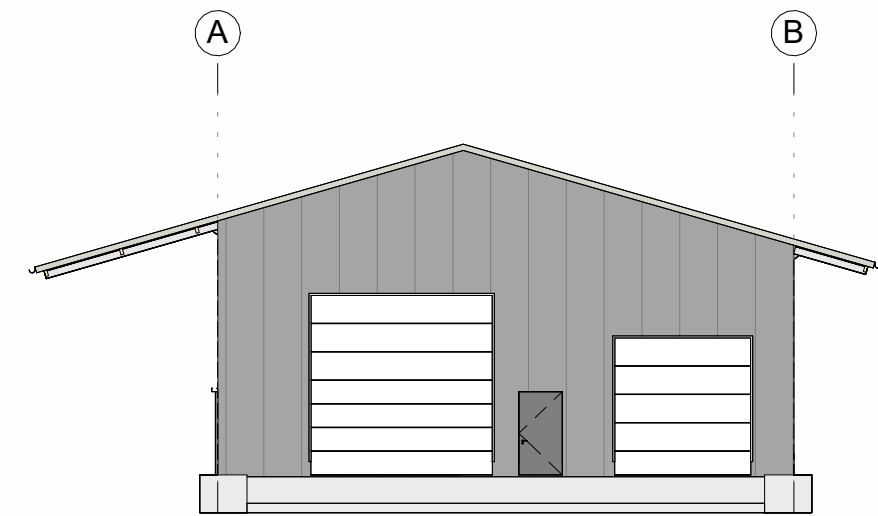
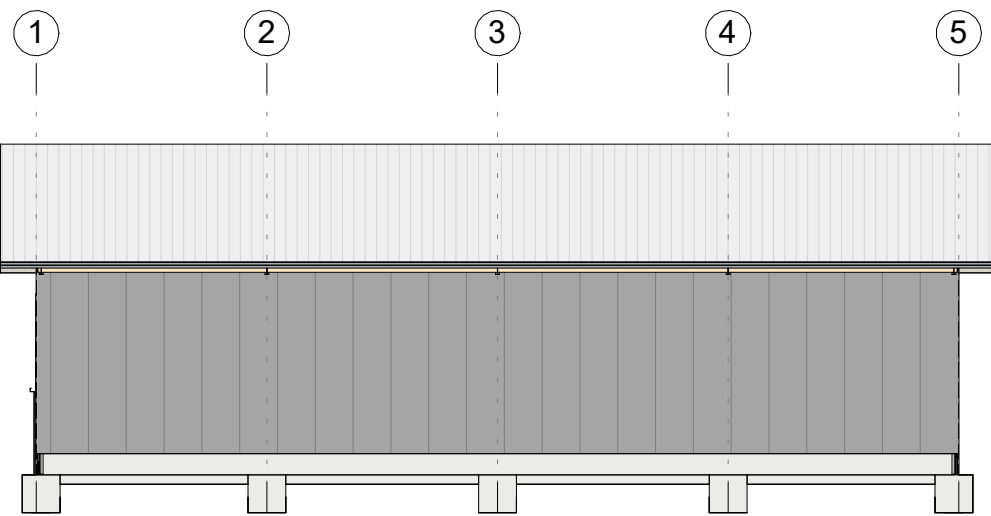
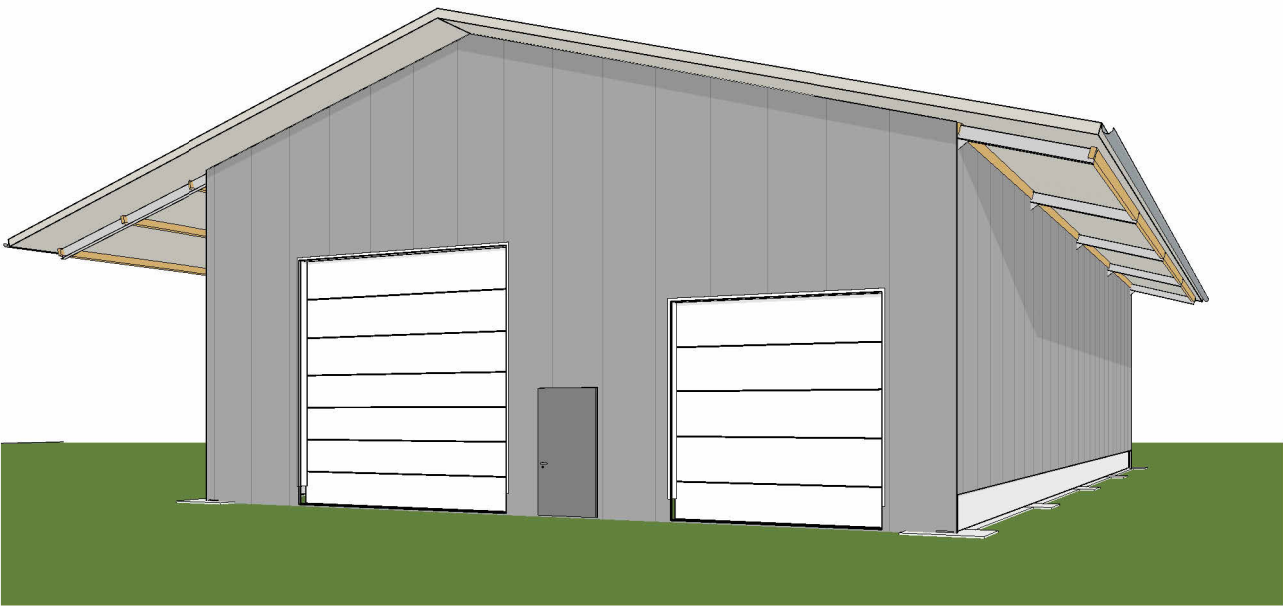
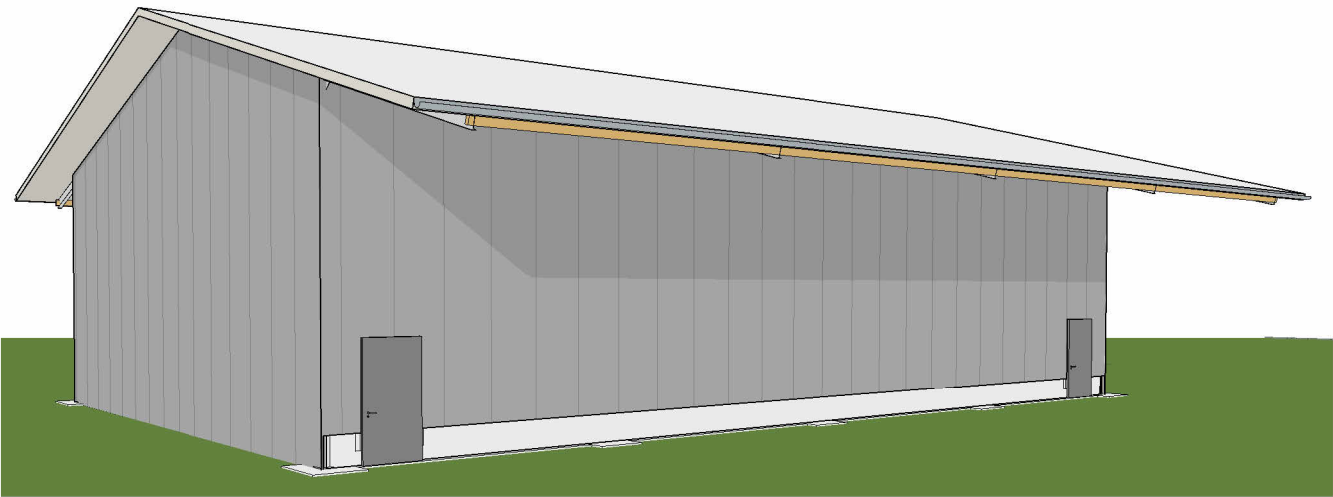
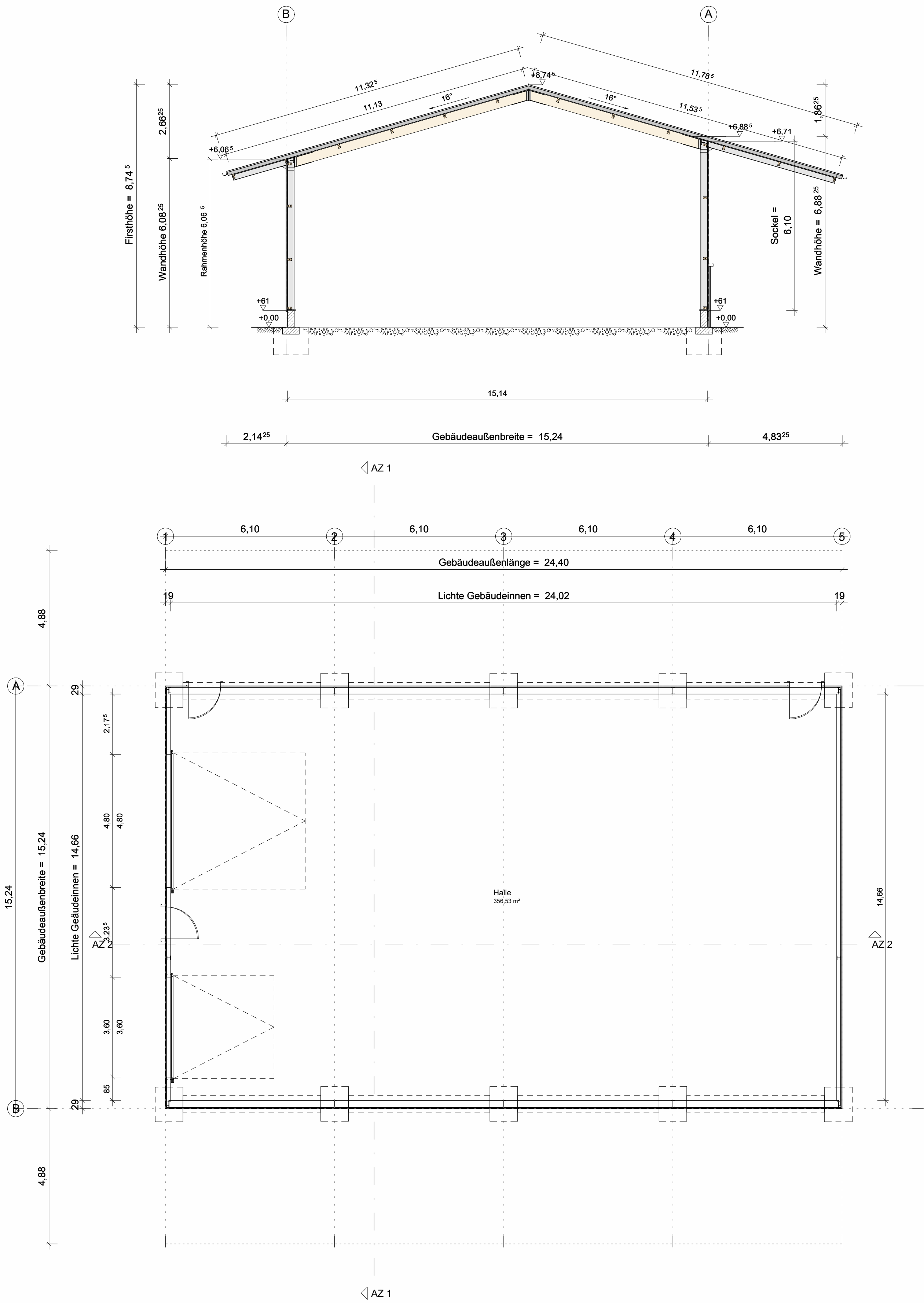
R. C. DIXON, O.L.S.  
FOR JEWITT & DIXON LTD.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-56320

JEWITT AND DIXON LTD.  
ONTARIO LAND SURVEYORS  
51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9

PHONE: (519) 426-0842  
E-mail: info@jewittdixon.com

F.W.	- J.D.
BOOK	- LL-FILE
CALC.	- J.L.W.
PLAN	- J.L.W.
CHECK	- K.H.
CLIENT	- FRICK
21-3108-RP2	



Schnitt 9-9  
M

# Angebotsplan



Planinhalt: Halle Felix Frick

**Wolf System GmbH**  
Am Stadtwald 20  
94486 Osterhofen

www.wolfsystem.de

gezeichnet: Theresa Lanz  
Telefon: +1 613 797 7703  
Ansprechp.:  
Telefon:


Maßstab: Wie angezeigt  
Plannummer: A110  
Datum: 13.03.2023

Index	Änderung	Datum	gezeichnet

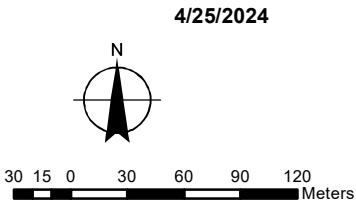




Legend

 Subject Lands

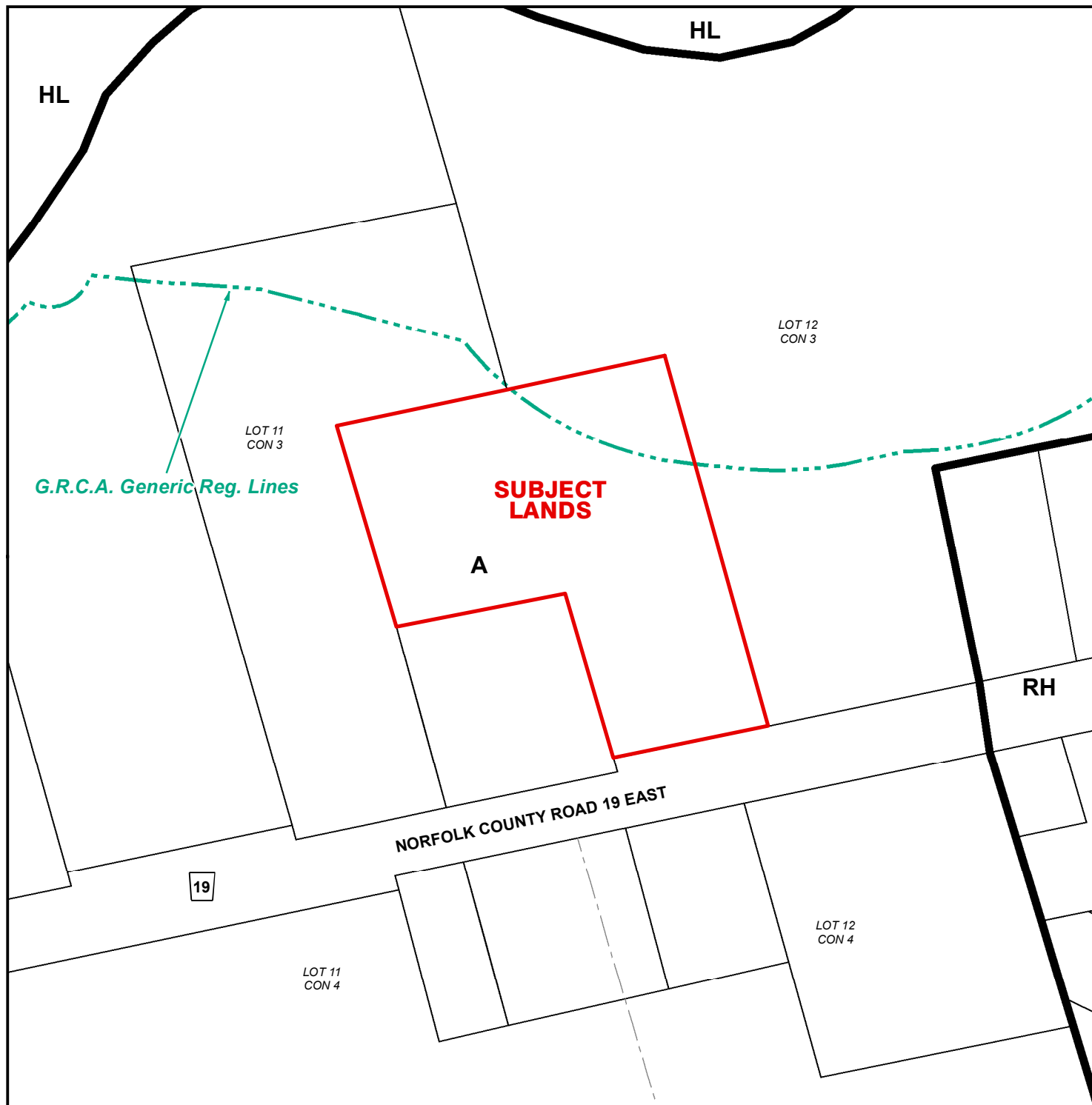
2020 Air Photo







**MAP B**  
**ZONING BY-LAW MAP**  
Geographic Township of TOWNSEND

ANPL2024107



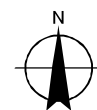
**LEGEND**

-  Subject Lands
-  GRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

4/25/2024

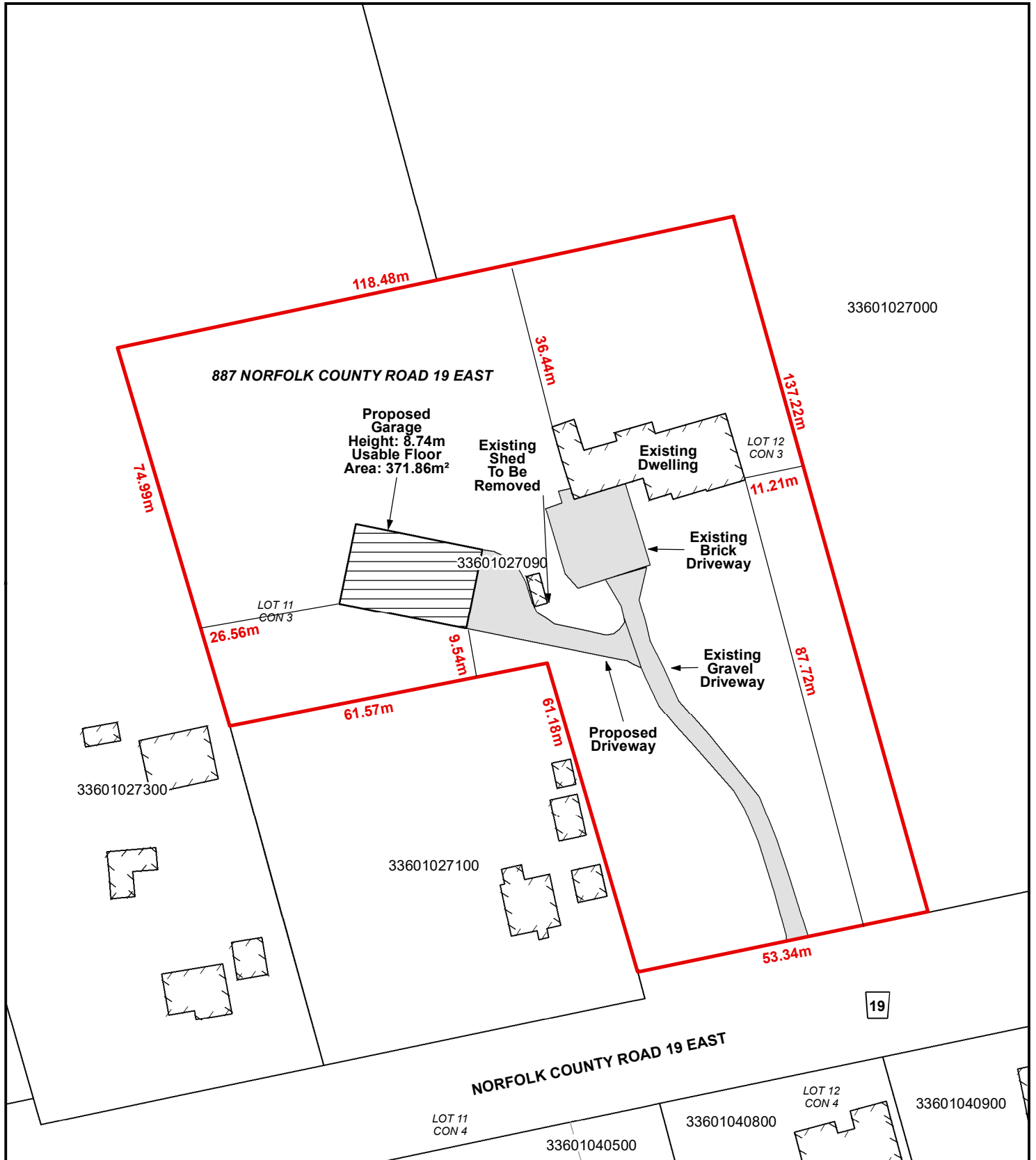
- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone



10 5 0 10 20 30 40  
Meters

**CONCEPTUAL PLAN**

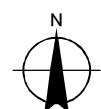
Geographic Township of TOWNSEND



**Legend**

Subject Lands

4/25/2024

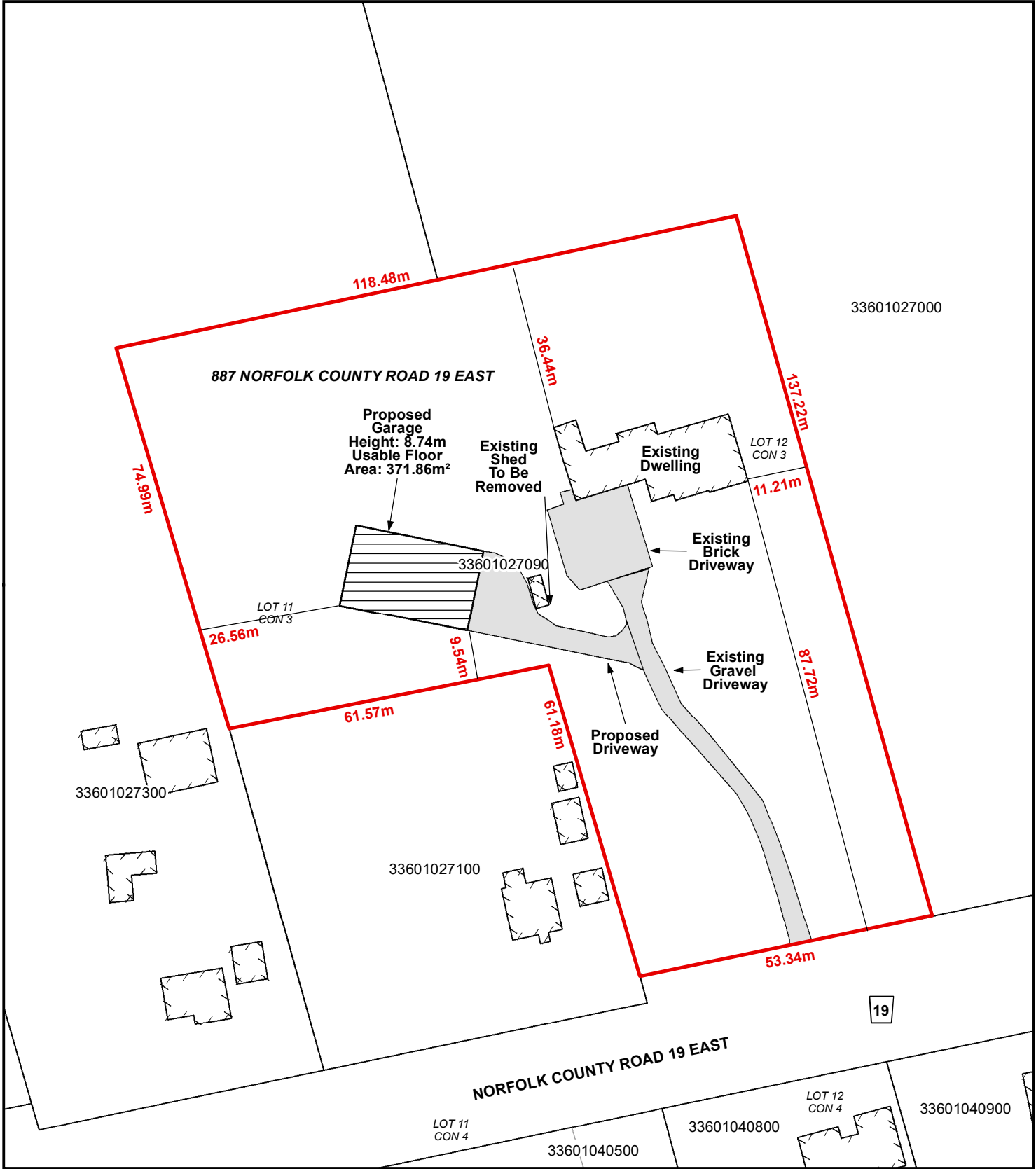


8 4 0 8 16 24 32 Meters




CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

 Subject Lands

4/25/2024

