

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.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications 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. 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

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



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: 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 Road

Town and Postal Code Boston / Waterford, Ontario N0E 1Y0

Phone Number 514 802 2958

Cell Number N/A

Email vicanojesse@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
Address 440 Hardy Rd, 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 home recently constructed complete with an accessory building structure

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 attached site Plan

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

The proposed addition to the existing accessory building is for additional storage for the owner

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 83.58 sq.m. additon to the existing 199.72 sq.m. accessory buidling

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:

Approximately 2 years (or less)

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 or impact

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 Existing Lot				
Lot depth	N/A Existing Lot				
Lot width	N/A Existing Lot				
Lot area	N/A Existing Lot				
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 provisions whereas the County interprets the bylaw to mean it is related to the agricultural provisions of the bylaw

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: _____

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:

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 plan / 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 (primarily residential) and source water protection was not identified as a potential issues

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

Type text here

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

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

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ 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

Aug 31/24

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

I/We authorize J.H. Corbett Edg LTP 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

Aug 31/24

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, J.W. Phillips
CITY OF BRANTFORD of COUNTY OF BRANT

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 08TH day of SEPT

A.D., 2024

L. Clarkson

A Commissioner, etc.

[Signature]
Owner/Applicant/Agent Signature

LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2027

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

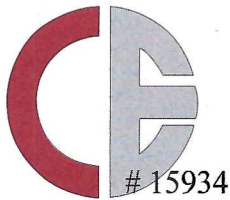
VICANO, JESSE ROBERT

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.



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

September 8, 2024

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

Attention: Mr. Mohammed Alam
Supervisor, Development Planning

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

Dear Sir:

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 addition 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. One (1) copy of the site plans as prepared by our office relating to this site including the proposed development. (Drawings 15394-1).
2. One (1) copy of the "Application for Minor Variance" completed by our office including an authorization letter from the owner.
3. A cheque in the amount of \$ 2,743.00 from the developer of this site being the fee relating to the associated Minor Variance application.
4. One (1) copy of the site plans as prepared by our office relating to this site including the proposed development. (Drawings 15394-1).
5. Electronic Copy of documents included

The proposal is to construct a 83.58 sq.m. addition to the existing 199.72 sq.m. accessory structure to be located within the agriculturally zoned portion of the lot



Professional Engineers
Ontario

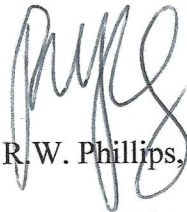
whereas the county has interpreted the bylaw to read that the provisions within the residential zone are applicable as the proposed shed / accessory building is accessory to the residential (single family home) rather than the agricultural zone. The current Official Plan Designation is Hamlet Residential and Agriculture (within the Norfolk County Official Plan) and is currently zoned Hamlet Residential (RH) and Agriculture (Agr) 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 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 the printed name.

R.W. Phillips, P.Eng.

c.c. J. Vicano

PLAN OF SUBDIVISION
OF PART OF
LOT 12
CONCESSION 4
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY

SCALE: 1 : 750

JEWITT AND DIXON LTD.

ANGLING ROAD ESTATES

Approved under Section 51 of the Planning Act, R.S.O. 1990,
this 24th day of August, 2015

Chris Baird
Chris Baird
General Manager of Development and Cultural Services
Department - Norfolk County

PLAN 37M-74

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF NORFOLK (37) AT 14:46 O'CLOCK ON THE 27th DAY OF August, 2015.
AND ENTERED IN THE PARCEL REGISTER(S) FOR PIN 50275-0364 (LT)
AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. NK 82.151

E. Noble
E. Noble
REPRESENTATIVE FOR THE LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 50275-0364 (LT)

LOT 1 IS SUBJECT TO AN EASEMENT OVER PART 2, PLAN 37R-10767 (AS IN INST. NO. NK77957)

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

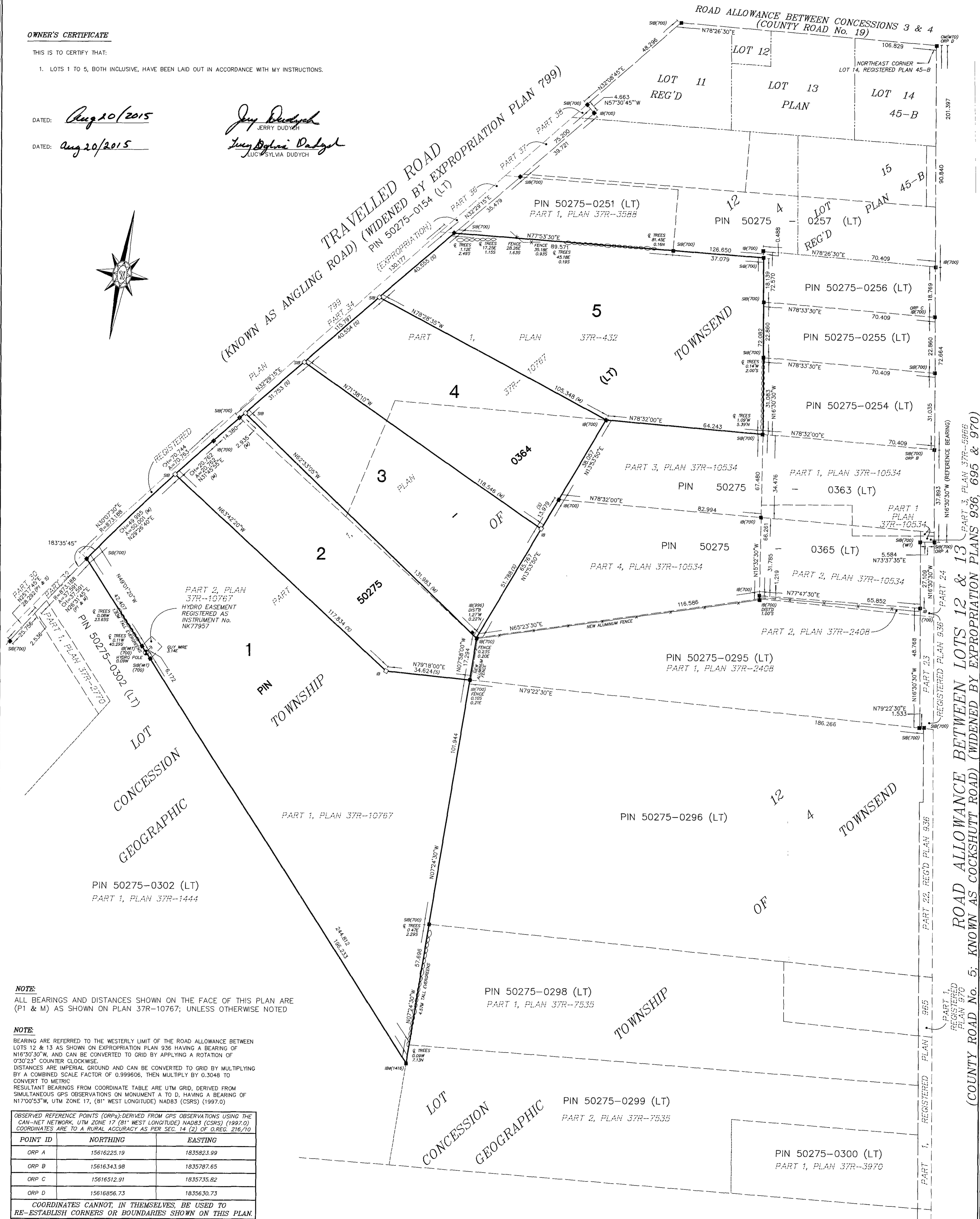
1. LOTS 1 TO 5, BOTH INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.

DATED: Aug 20/2015

DATED: Aug 20/2015

Jerry Dudyich
JERRY DUDYICH

Lucy Dudyich
LUCY DUDYICH



NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THE FACE OF THIS PLAN ARE (P1 & M) AS SHOWN ON PLAN 37R-10767; UNLESS OTHERWISE NOTED

NOTE:

BEARING ARE REFERRED TO THE WESTERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN
LOTS 12 & 13 AS SHOWN ON EXPROPRIATION PLAN 936 HAVING A BEARING OF
N16°30'30"W, AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF
0°30'23" COUNTER CLOCKWISE.
DISTANCES ARE IMPERIAL GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY A COMBINED SCALE FACTOR OF 0.999606, THEN MULTIPLY BY 0.3048 TO
CONVERT TO METRIC.
RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM
SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO D, HAVING A BEARING OF
N17°00'53"W, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0)

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE
CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0)
COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	15616225.19	1835823.99
ORP B	15616343.98	1835787.65
ORP C	15616512.91	1835735.82
ORP D	15616856.73	1835630.73

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

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 17TH DAY OF JULY, 2015

DATED: JULY 24, 2015

Jim Husted
JIM HUSTED
ONARIO LAND SURVEYOR

LEGEND

1" x 1" x 48" STANDARD IRON BARS SHOWN -□- SB
1" x 1" x 24" STANDARD IRON BARS SHOWN -□- SB
5/8" x 5/8" x 24" IRON BARS SHOWN -□- IB
5/8" x 5/8" x 24" IRON BARS SHOWN -□- IB
LOT LINES SHOWN -X-X-X-X-X-X-
FENCE LINES SHOWN -X-X-X-X-X-X-
CENTRE LINES SHOWN -X-X-X-X-X-X-
ROAD LINES SHOWN -X-X-X-X-X-X-
FOUND IRON BARS SHOWN -X-X-X-X-X-X-
PLANTED IRON BARS SHOWN -□- SB

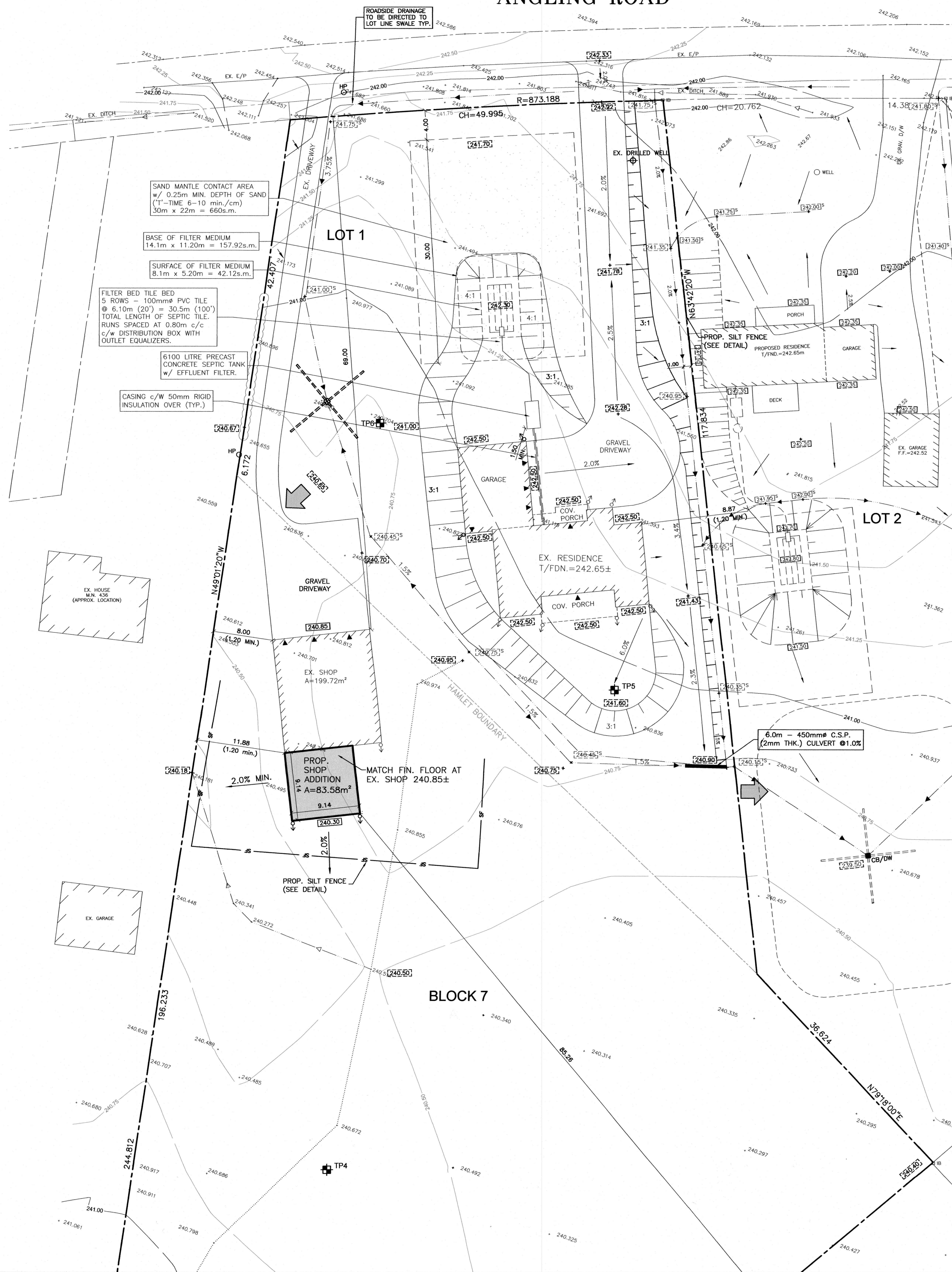
PLAN 37R-10767
WITNESS MONUMENT
JEWITT & DIXON LTD.
J. B. DODD, O.L.S.
MEASURE
SET

SHOWN (P1)
SHOWN (W1)
SHOWN (700)
SHOWN (1416)
SHOWN (996)
SHOWN (M)
SHOWN (S)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX (519) 426-1034
E-mail: surveyors@amtelecom.net

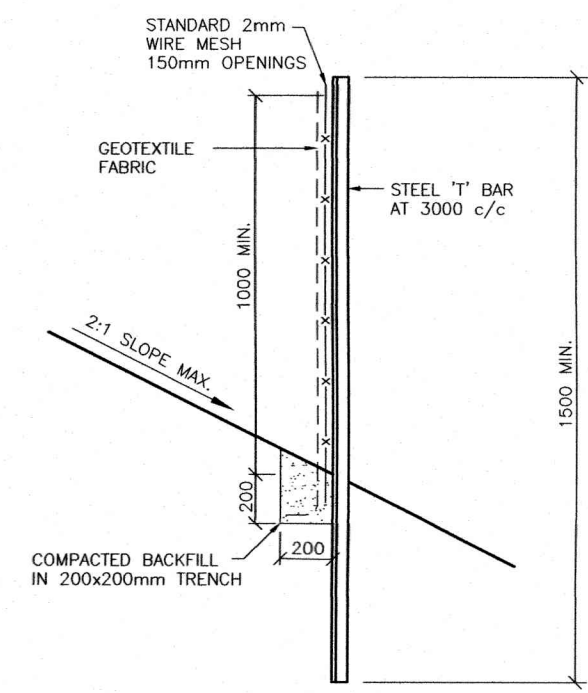
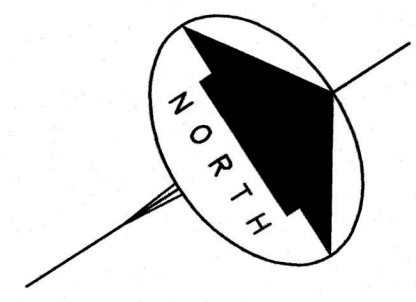
F.W. - J.P.H.
BOOK - W56.36-40650
U.L. - W060.38
CALC. - J.L.M.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - DUDYICH
JOB No. - 12-18
P1306A9725-4

ANGLING ROAD



LEGEND:

- ORIGINAL TOPO ELEVATIONS
- PROPOSED ELEVATIONS (PREVIOUS CONTRACT)
- PROPOSED SWALE ELEVATIONS (PREVIOUS CONTRACT)
- PROPOSED SWALE
- GENERAL DRAINAGE
- MAX. STORM WATER DETENTION BASIN PONDING
- CATCHBASIN DRYWELL
- OVERLAND FLOW ROUTE
- SILTATION FENCE
- PROPOSED DOWNSPOUT & DIRECTION OF FLOW



**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, REARWARDS ETC.)
 - ZONING (R1 - A) LOT COVERAGE =

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. C.L.S.)

NO.	REVISION	DATE (MM/DD/YY)	BY
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**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

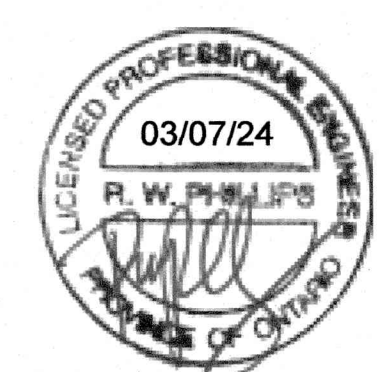
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL: (519) 753-2856 FAX: (519) 753-4263 www.cohooneng.com

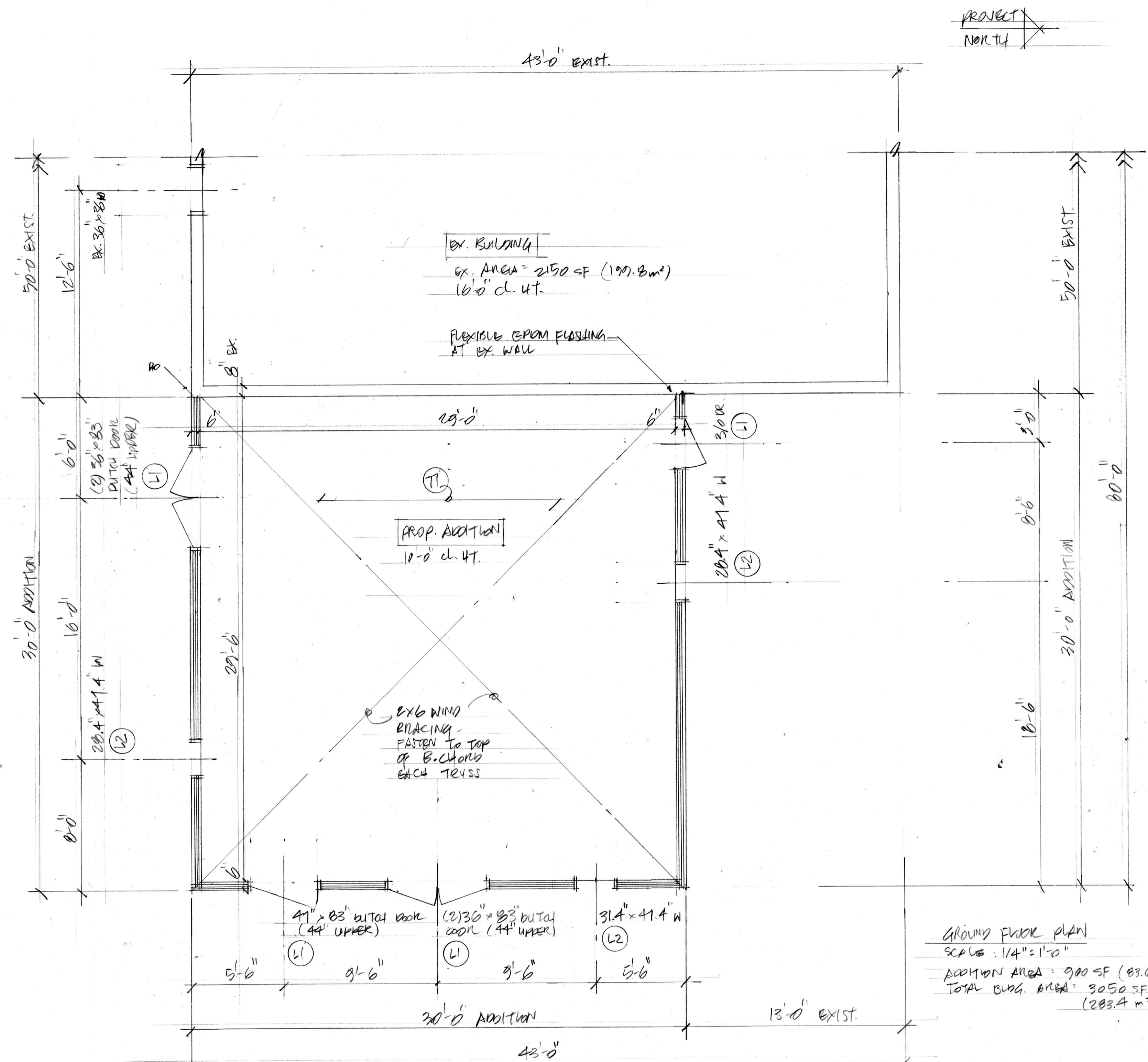
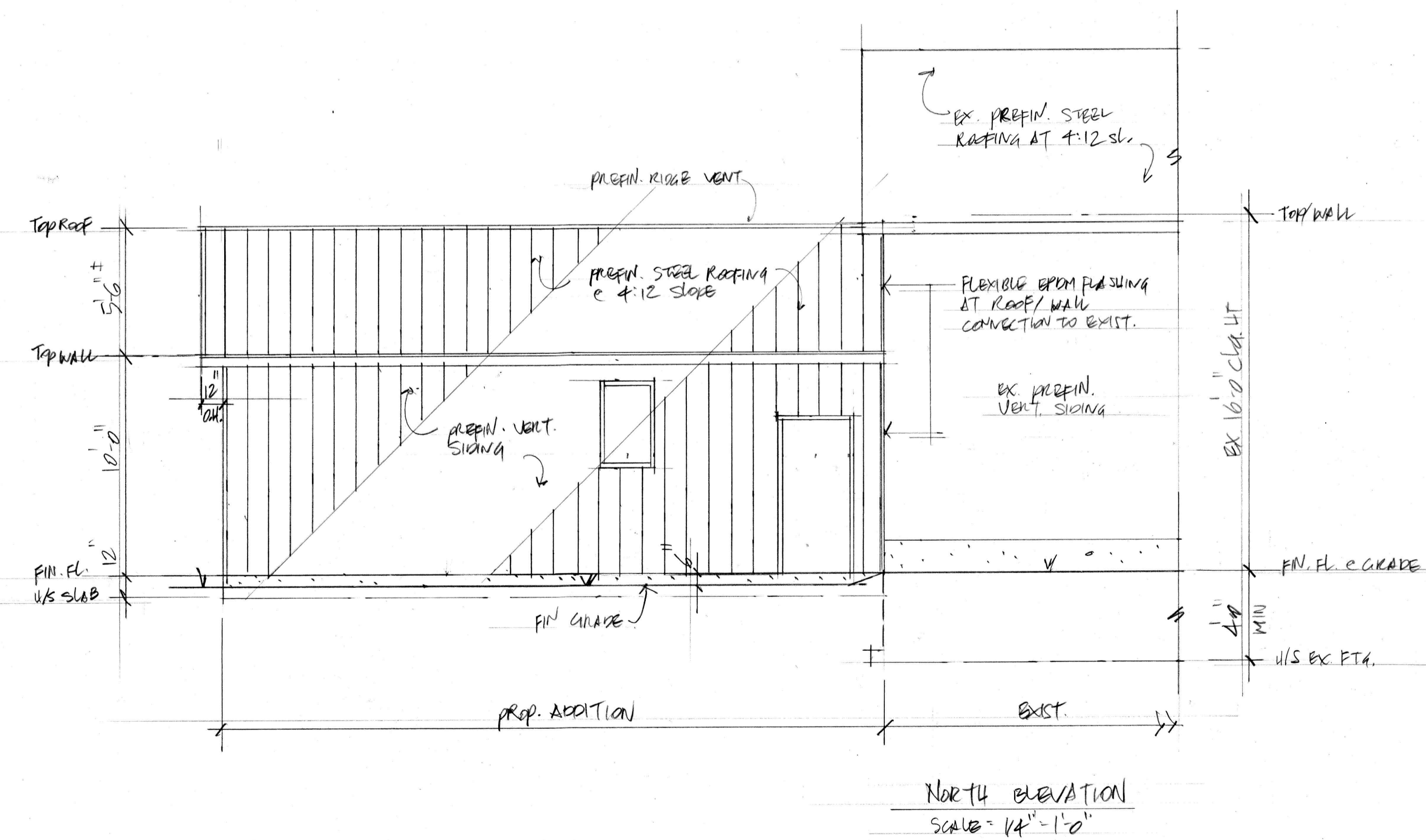
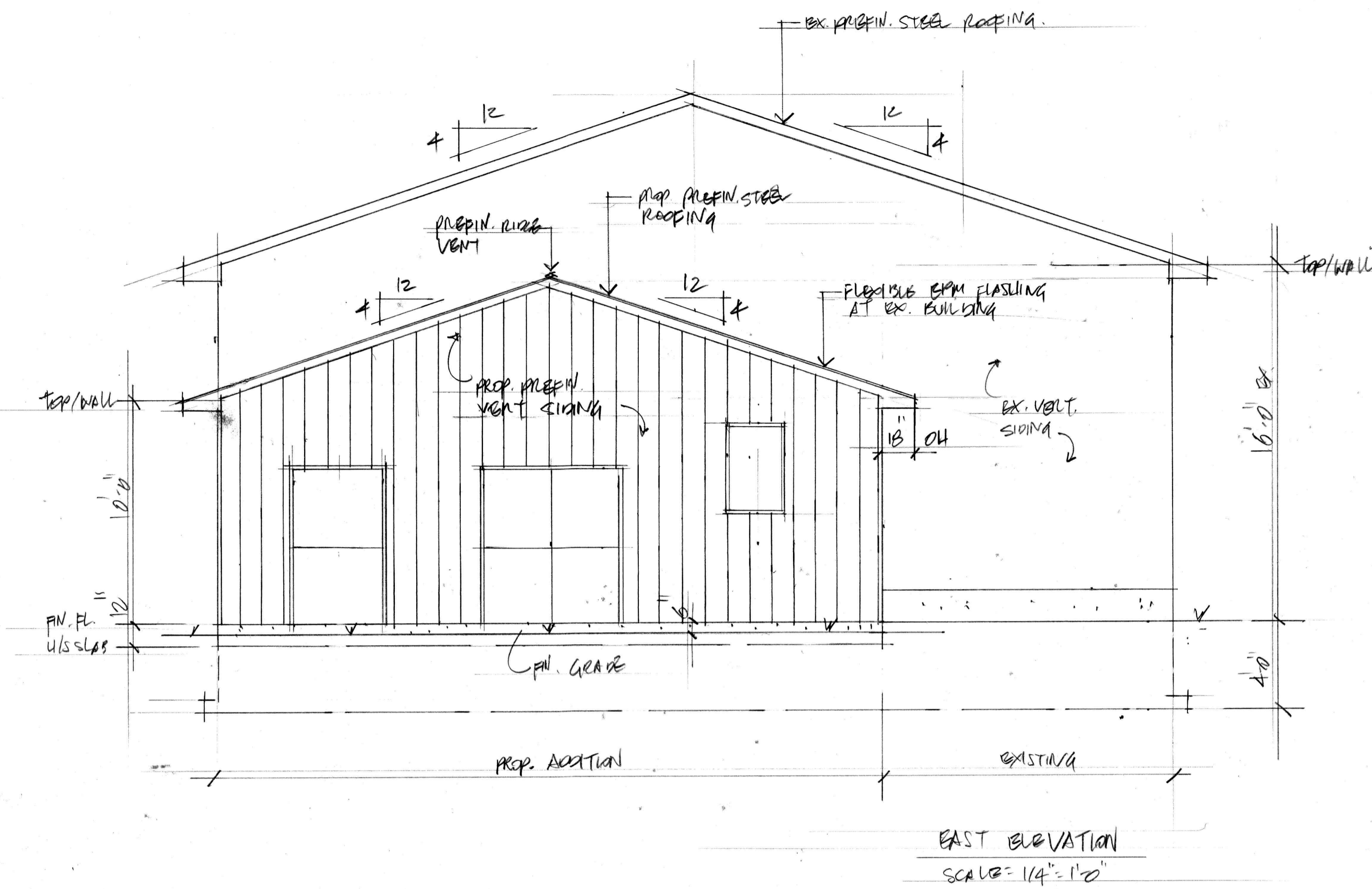
PROJECT:
**PROPOSED SHOP ADDITION
440 ANGLING ROAD
VILLAGE OF BOSTON
PART OF LOT 12 - CON 4
GEOGRAPHIC TOWNSHIP OF TOWNSEND
NORFOLK COUNTY**

CLIENT:
JESSE VICANO

SITE DEVELOPMENT PLAN

DESIGN: J.C.T.	SCALE: 1:300
DRAWN: S.L.M.	JOB No: 15934
CHECKED: R.W.P.	DWG. No: 15934-1A
SHEET: 1	
DATE: JULY 2, 2024	





STRUCTURAL LEGEND

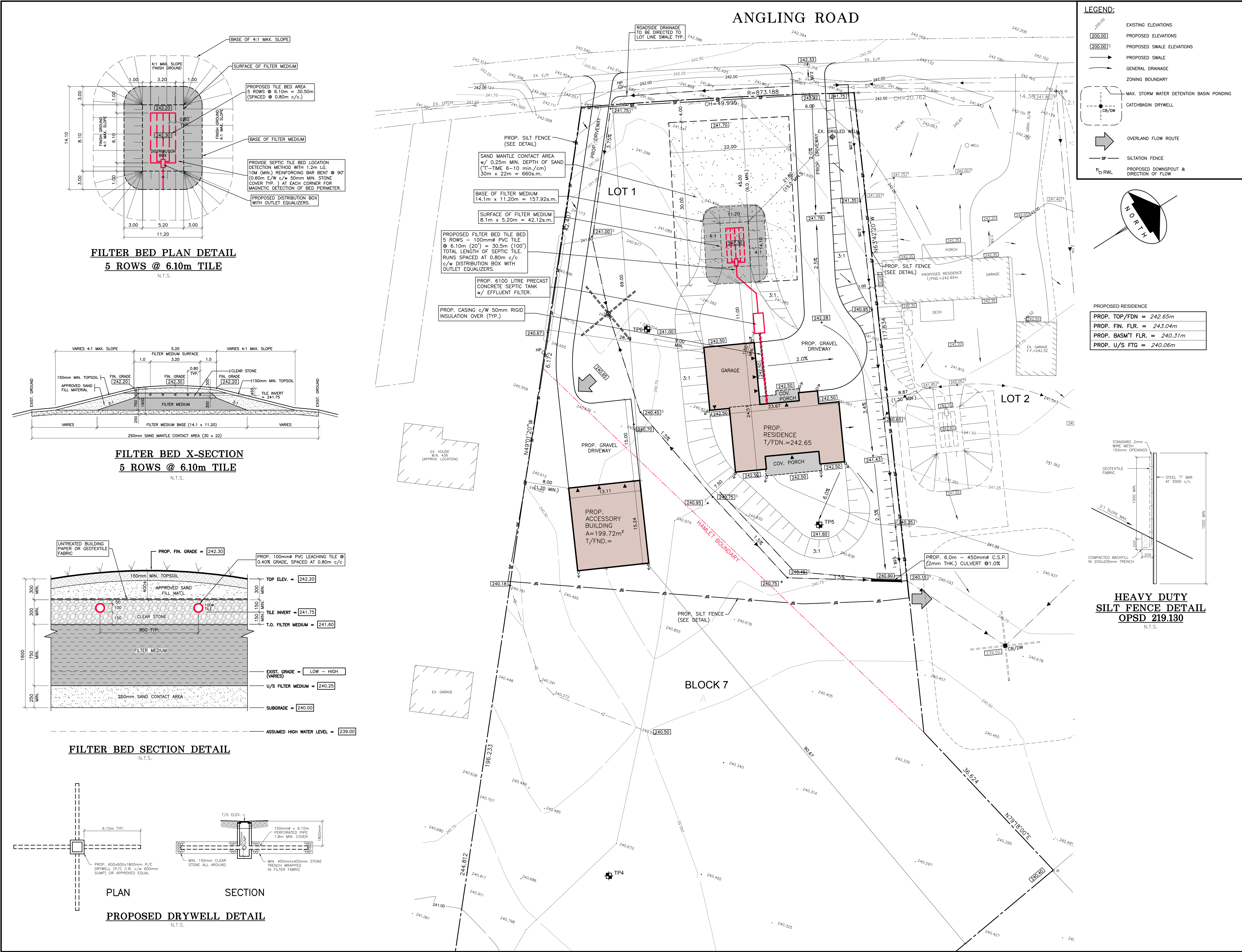
- ① PRE-ENG. WOOD TRUSSES AT 24\"/>

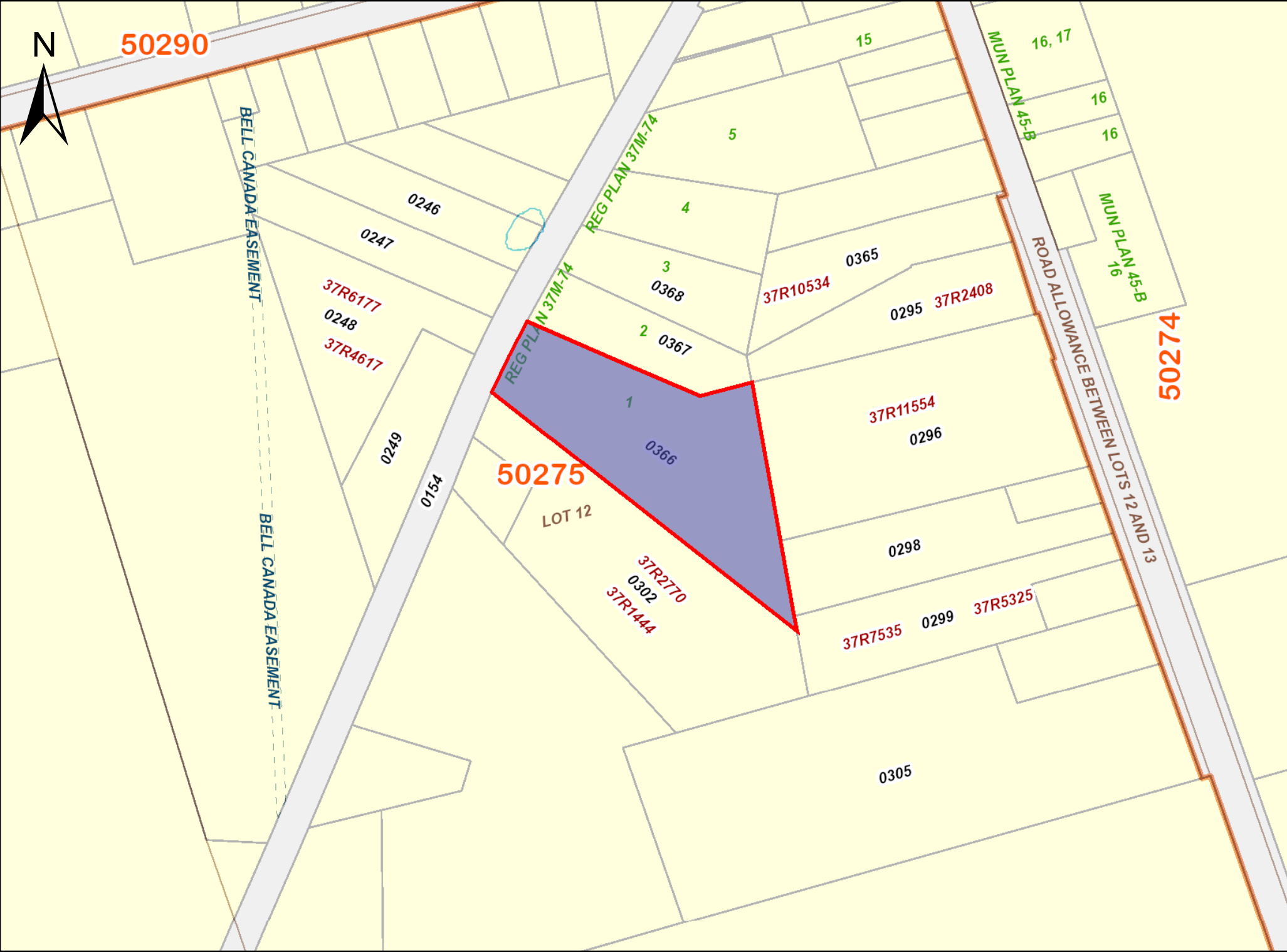
WALL LEGEND

- ===== REMOTES EXIST. WALLS TO REMAIN
- ===== REMOTES PROP. WALLS (SEE X-SECTION)

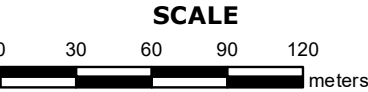


PROPOSED ADDITION TO EXISTING
ACCESSORY BUILDING AT
440 ANGLING ROAD
BOSTON ON, NORFOLK COUNTY
FOR VESSE VICINO





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

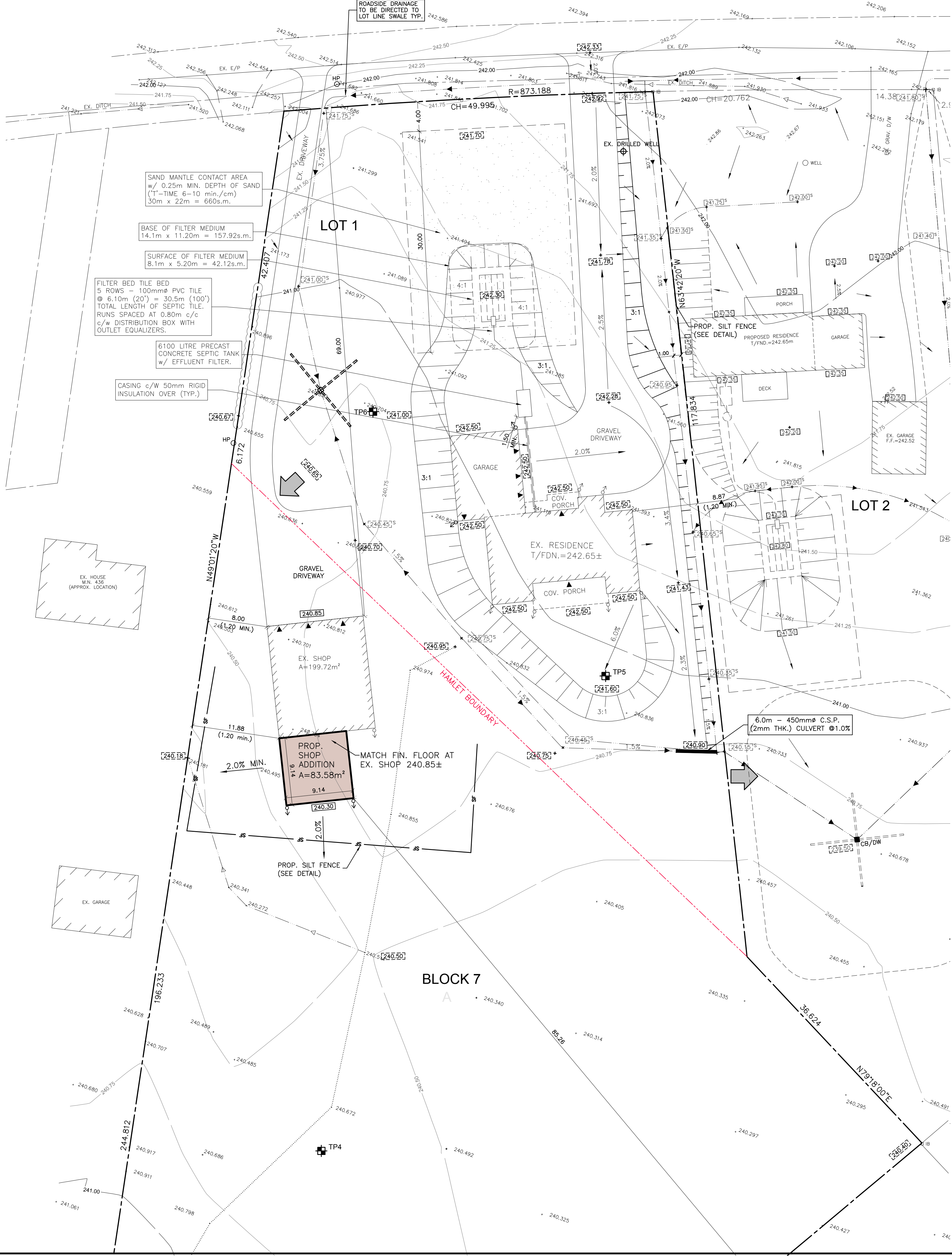
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



ANGLING ROAD



LEGEND:

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J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
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TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohoeneng.com

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CHECKED: R.W.P.	
SHEET: 1	DWG. No: 15934-1A
DATE: JULY 2, 2024	

CONTEXT MAP

Geographic Township of TOWNSEND

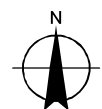


Legend

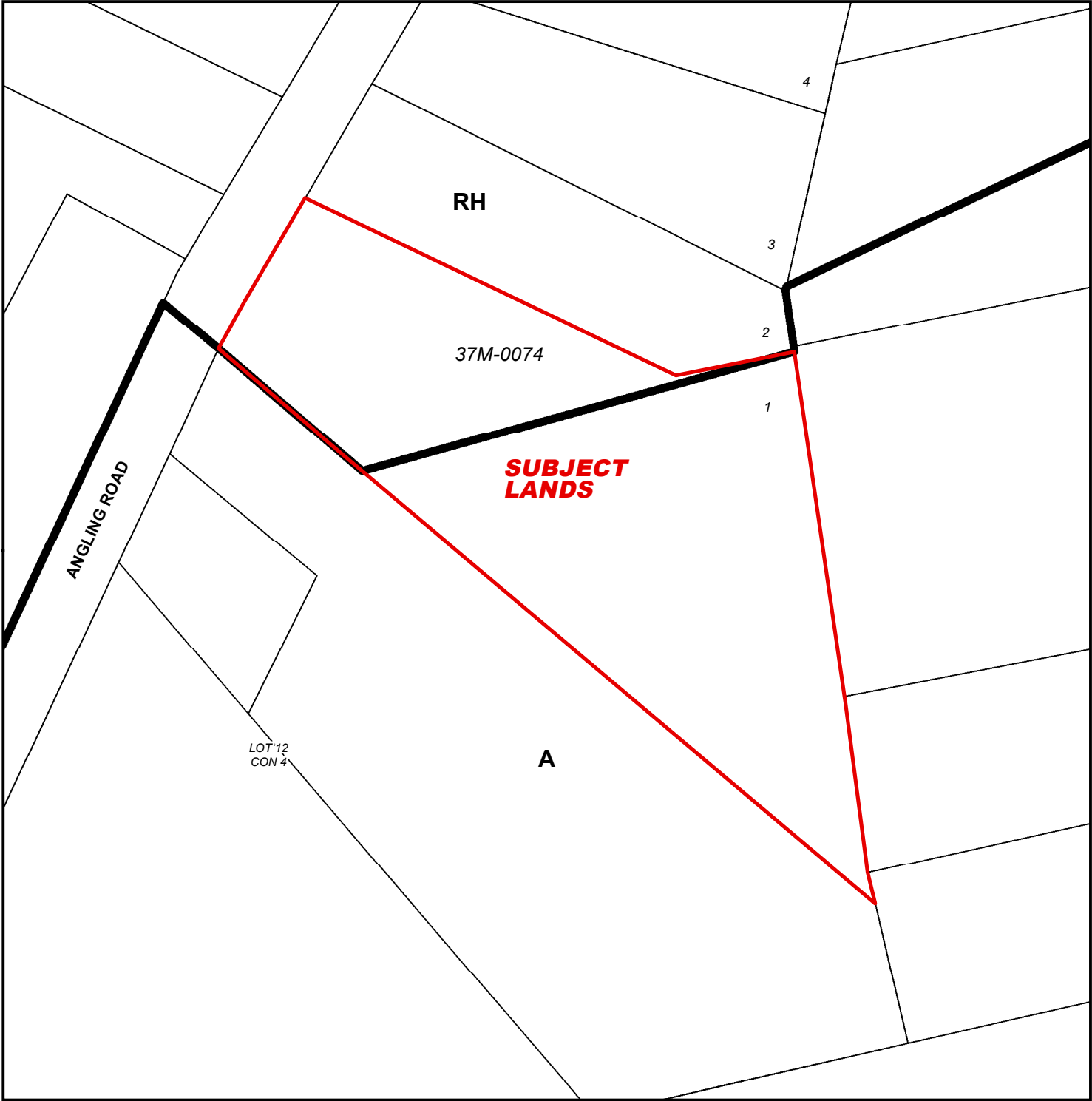
Subject Lands

2020 Air Photo

2/4/2025



40 20 0 40 80 120 160
Meter



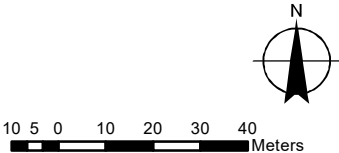
LEGEND

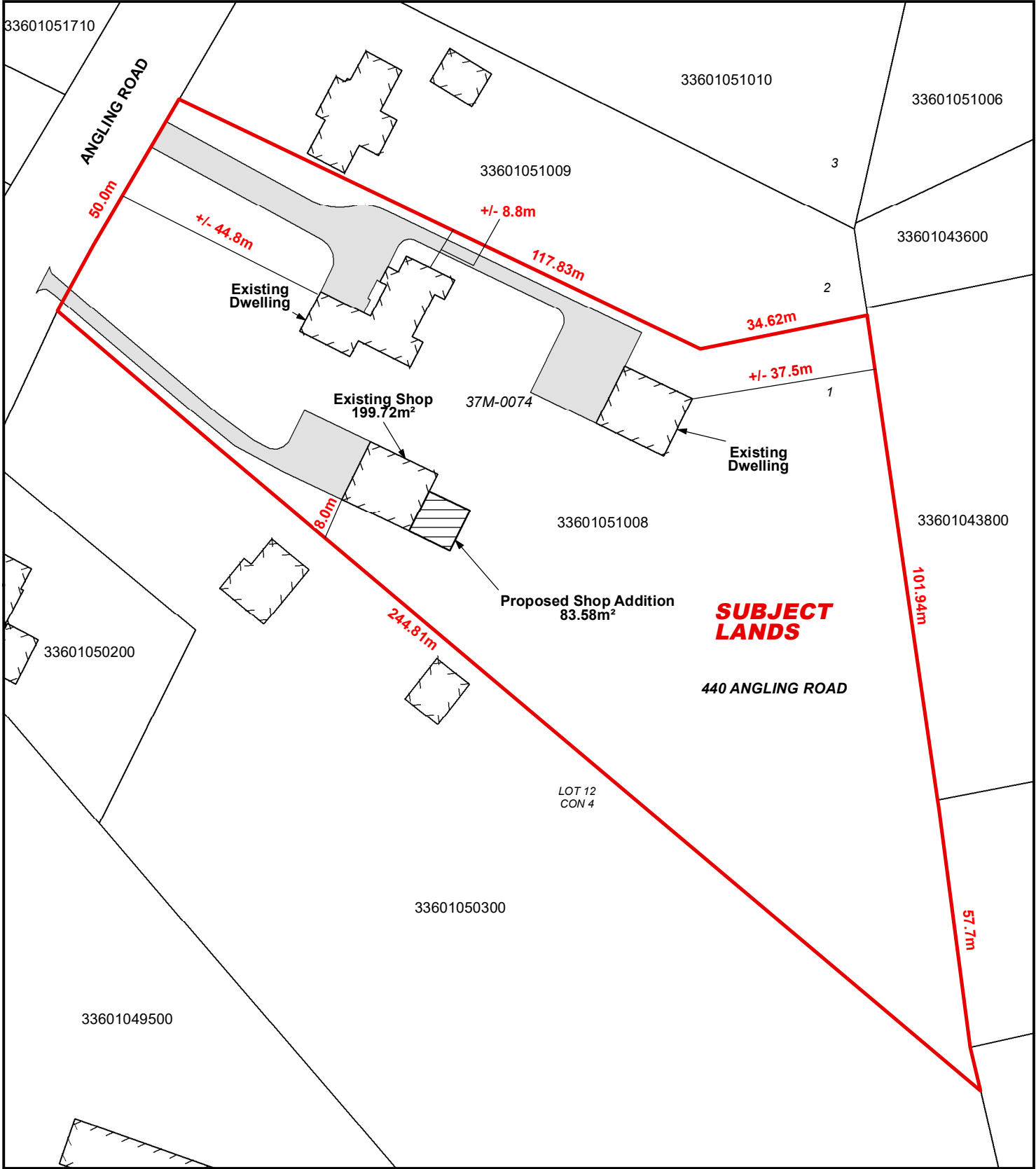
 Subject Lands

ZONING BY-LAW 1-Z-2014

2/4/2025

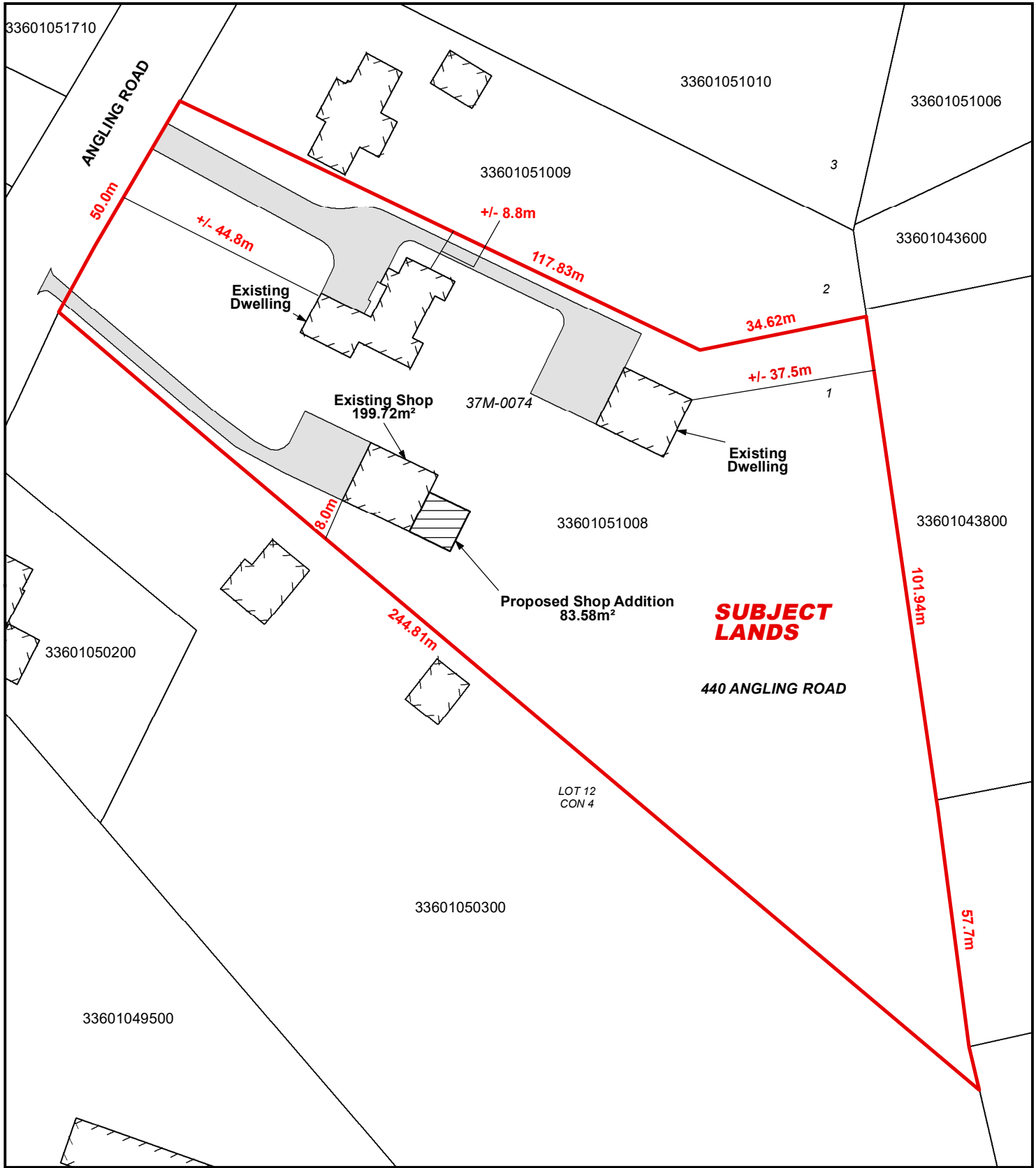
- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone






CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

 Subject Lands

2/4/2025

