

For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
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: 49102106500

A. Applicant Information

Name of Owner

Brent Howard

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

1525 Windham Rd 12

Town and Postal Code

Simcoe, N3Y 4K3

Phone Number

519-718-8900

Cell Number

Same

Email

brent@rpmcontrol.com

Name of Applicant

Same

Address

Town and Postal Code

Phone Number

Cell Number

Email

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:

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.

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:

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:
Not Know

9. Existing use of abutting properties:
Agricultural

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:

N/A

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

Frontage: 3.83 + 55.62 = 59.45 m

Depth: 80.20 + 4.57 = 84.77 m

Width: 3.83 + 55.62 = 59.45 m

Lot Area: 560.12 Sq m

Present Use: New Well, Building with Lean too attached, Retaining Wall

Proposed Use: Same

Proposed final lot size (if boundary adjustment): 4753.32 sq m

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: Roll# 49102106500

Brent Howard, 1525 Windham Rd 12, Simcoe, Ont. N3Y 4K3

Description of land intended to be retained in metric units:

Frontage: 59.45 m

Depth: 84.77 m

Width: 59.45 m

Lot Area: 560.12 sq m

Present Use: None

Proposed Use: None

Buildings on retained land: Lean too

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):

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 N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance 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.

K. Declaration

I, BRENT HOWARD of NORFOLK COUNTY

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 5 day of Nov.

A.D., 2024



A Commissioner, etc.

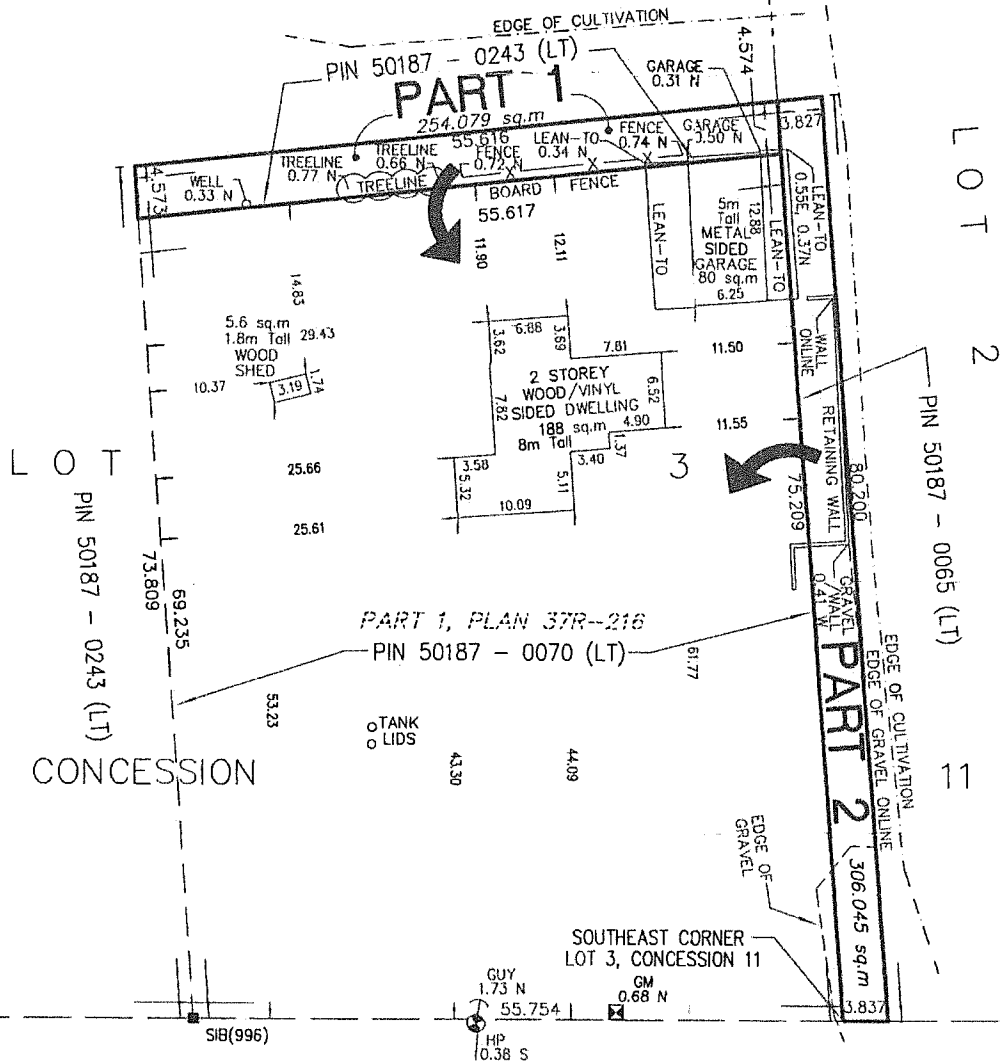
John Andrew Wallace, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 16, 2027.

SKETCH SHOWING
PROPOSED SEVERANCE
OF PART OF
LOTS 2 & 3
CONCESSION 11
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY PIN 50187 - 0243 (LT)

SCALE: 1 : 500

5 0 20 METRES

JEWITT AND DIXON LTD.



ROAD ALLOWANCE BETWEEN CONCESSIONS 11 & 12
(20.117m WIDE - KNOWN AS WINDHAM ROAD 12)

NOTE:

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

CAUTION:

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

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER
THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN
PERMISSION OF JEWITT AND DIXON LTD.

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

650 IRELAND ROAD, SIMCOE, ONTARIO, N3Y 4K2

PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

JOB # 24-3967 CLIENT: HOWARD

For Office Use Only:

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| Related File Number | _____ | Conservation Authority Fee | _____ |
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| 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: 49102106000**A. Applicant Information****Name of Owner** 2307647 Ontario Limited - Chris Hedges

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 1567 Windham Rd 12 (49102106000)
Town and Postal Code Simcoe, N3Y 4K3
Phone Number 519-428-4550
Cell Number Same
Email hedgesapples@gmail.com

Name of Applicant Brent Howard (Beneficiary)
Address 1525 Windham Rd 12 (49102106500)
Town and Postal Code Simcoe, N3Y 4K3
Phone Number 519-718-890
Cell Number Same
Email Brent@rpmcontrol.com

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:

A one story building with a Lean To structure that are attached on the East side of the main building. The main building measures 6.25 m X 12.88 m & measures 5 m in height. Proposed set back on the East side is 3.22 m

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.

None

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:

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:

Not Known

9. Existing use of abutting properties:

Agricultural & 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:

N/A

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

Frontage: 55.62 m

Depth: 4.57 m

Width: 55.62 m

Lot Area: 254.18 Sqm

Present Use: New Well, Building with Lean To attached, Retaining Wall

Proposed Use: New Well, Building with Lean To attached, Retaining Wall

Proposed final lot size (if boundary adjustment): 4437.36 Sq m

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: Roll# 49102106500

Brent Howard, 1525 Windham Rd 12, Simcoe, Ont. N3Y 4K3

Description of land intended to be retained in metric units:

Frontage: 423 m

Depth: 677.43 m

Width: 609 m

Lot Area: 40.16 ha

Present Use: agriculture

Proposed Use: agriculture

Buildings on retained land: Lean too

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):

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 N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

H. Supporting Material to be submitted by Applicant

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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

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- ☐ 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

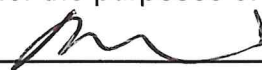
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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

Nov 4/24


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

I/We authorize CHRIS HERDES 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

Nov 4/24

Date

Owner

Date

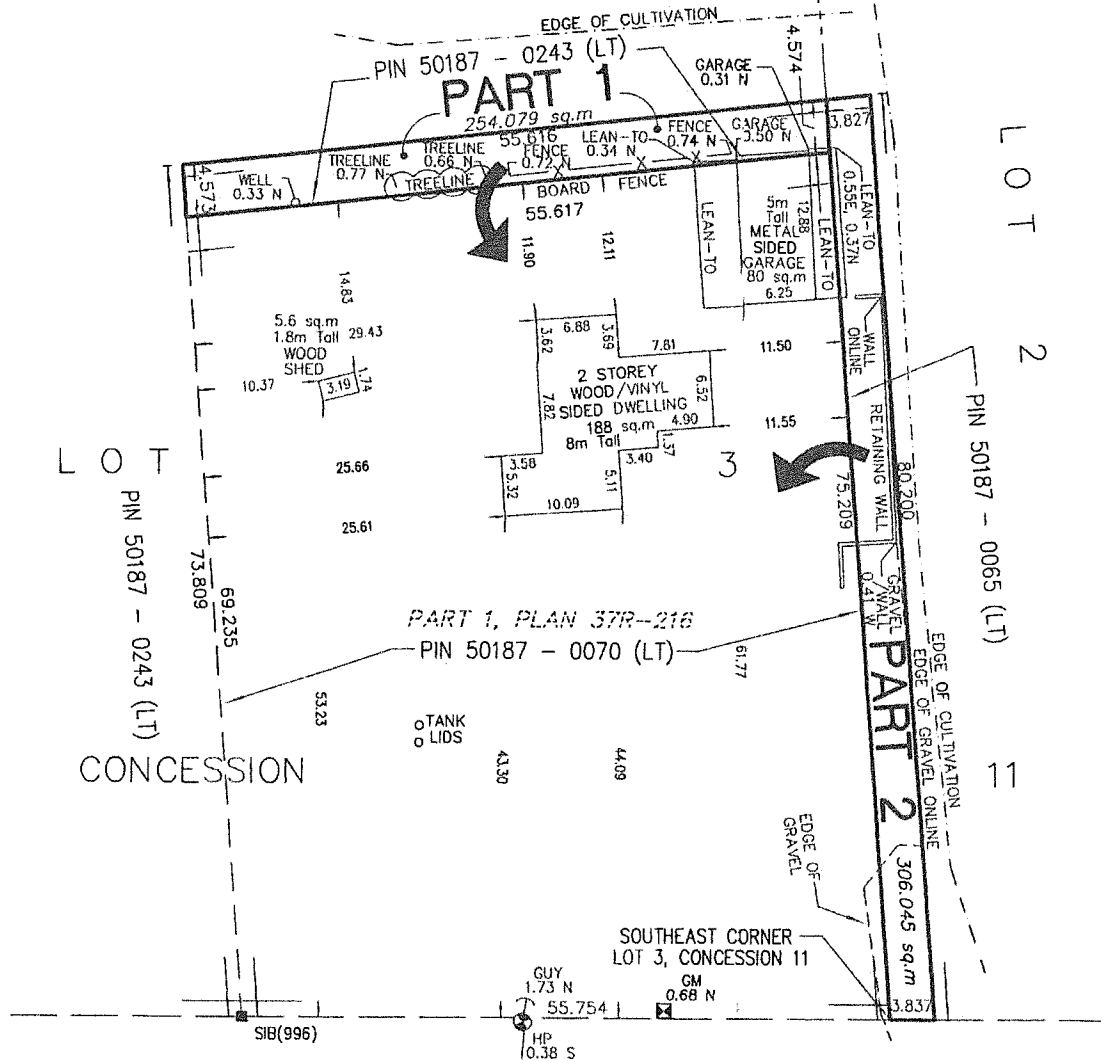
***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

SKETCH SHOWING
PROPOSED SEVERANCE
OF PART OF
LOTS 2 & 3
CONCESSION 11
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY PIN 50187 - 0243 (LT)

SCALE: 1 : 500

5 0 20 METRES

JEWITT AND DIXON LTD.



ROAD ALLOWANCE BETWEEN CONCESSIONS 11 & 12
(20.117m WIDE - KNOWN AS WINDHAM ROAD 12)

NOTE:

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

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JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

650 IRELAND ROAD, SIMCOE, ONTARIO, N3Y 4K2

PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

JOB # 24-3967 CLIENT: HOWARD

Property Adjustment North Side Application

1525 Windham Road 12, Simcoe, Ont.



Fig 2 – Shows a view of the building and fence line across the North side property line.



Fig #4 – Shows retaining wall on East side of property line.



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| 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: 49102108000**A. Applicant Information****Name of Owner** 2307647 Ontario Limited - Chris Hedges

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 1513 Windham Rd 12 (49102108000)
Town and Postal Code Simcoe, N3Y 4K3
Phone Number 519-428-4550
Cell Number Same
Email hedgesapples@gmail.com

Name of Applicant Brent Howard (Beneficiary)
Address 1525 Windham Rd 12 (49102106500)
Town and Postal Code Simcoe, N3Y 4K3
Phone Number 519-718-890
Cell Number Same
Email Brent@rpmcontrol.com

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:

A one story building with a Lean To structure that are attached on the North side of the main building. The main building measures 6.25 m X 12.88 m & measures 5 m in height.
Proposed set back on the North side is 4.574 m

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.

None

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:

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:

Not Known

9. Existing use of abutting properties:

Agricultural & 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:

N/A

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

Frontage: 3.83 m

Depth: 80.200 m

Width: 3.83 m

Lot Area: 307.17 Sqm

Present Use: New Well, Building with Lean To attached, Retaining Wall

Proposed Use: New Well, Building with Lean To attached, Retaining Wall

Proposed final lot size (if boundary adjustment): 4767.89 Sq m

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: Roll# 49102106500

Brent Howard, 1525 Windham Rd 12, Simcoe, Ont. N3Y 4K3

Description of land intended to be retained in metric units:

Frontage: 529.17 m

Depth: 609.8

Width: 618 m

Lot Area: 419,646.96 sq m

Present Use: agriculture

Proposed Use: agriculture

Buildings on retained land: Lean too

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 _____
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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):

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☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

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8. Names of adjacent streets
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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



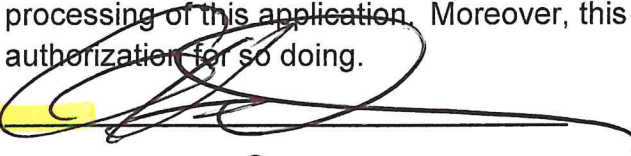
Date

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

I/We authorize CHRIS HEDGES 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.

SKETCH SHOWING
PROPOSED SEVERANCE

OF PART OF
LOTS 2 & 3
CONCESSION 11

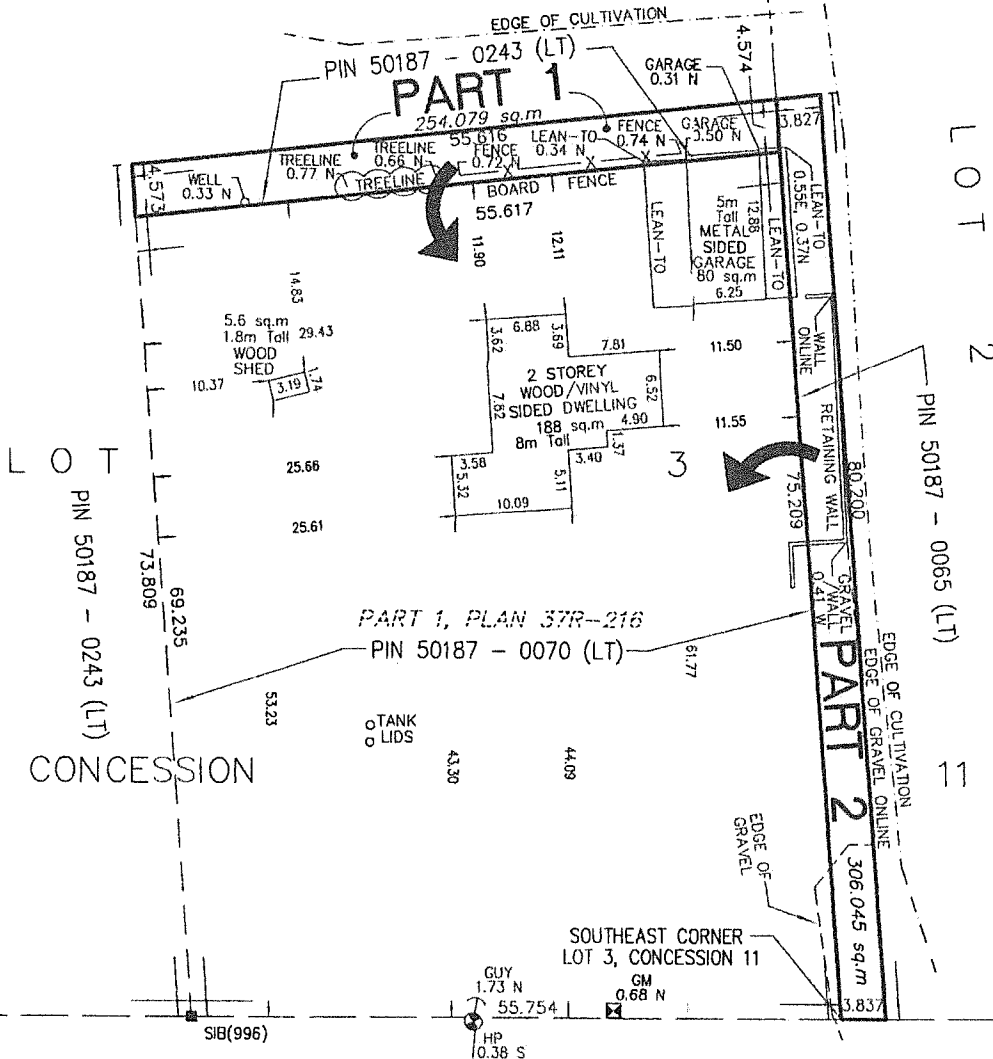
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY

PIN 50187 - 0243 (LT)

SCALE: 1 : 500

5 0 20 METRES

JEWITT AND DIXON LTD.



ROAD ALLOWANCE BETWEEN CONCESSIONS 11 & 12
(20.117m WIDE - KNOWN AS WINDHAM ROAD 12)

NOTE:

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

CAUTION:

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

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER
THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN
PERMISSION OF JEWITT AND DIXON LTD.

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

650 IRELAND ROAD, SIMCOE, ONTARIO, N3Y 4K2

PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

JOB # 24-3967 CLIENT: HOWARD

Property Adjustment East Side Application

1525 Windham Road 12, Simcoe, Ont.

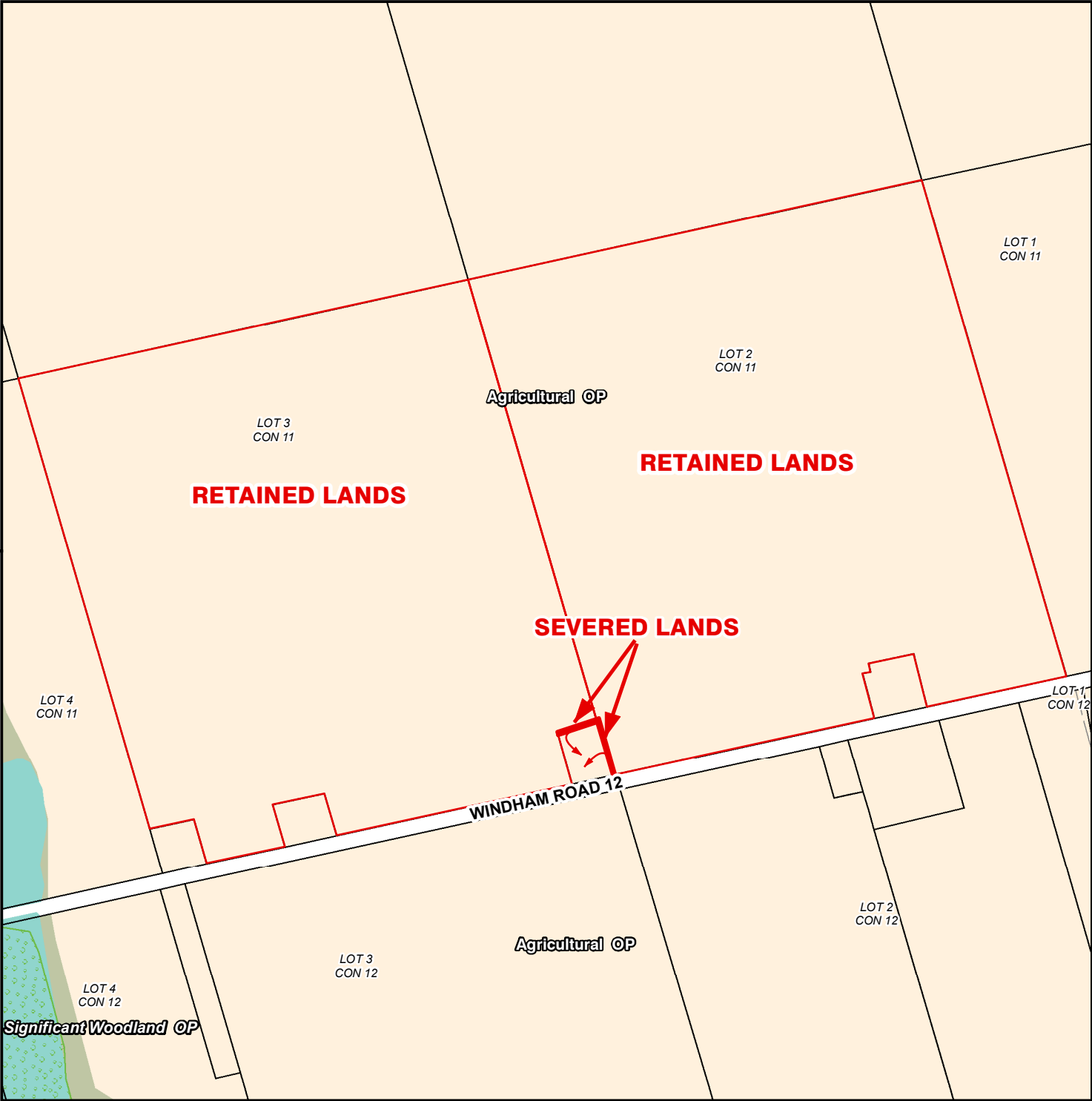


Fig 2 – Shows a view of the building and fence line across the North side property line.



Fig #4 – Shows retaining wall on East side of property line.





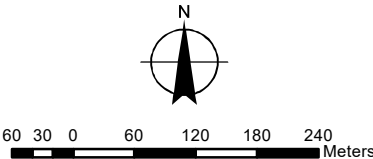
Legend

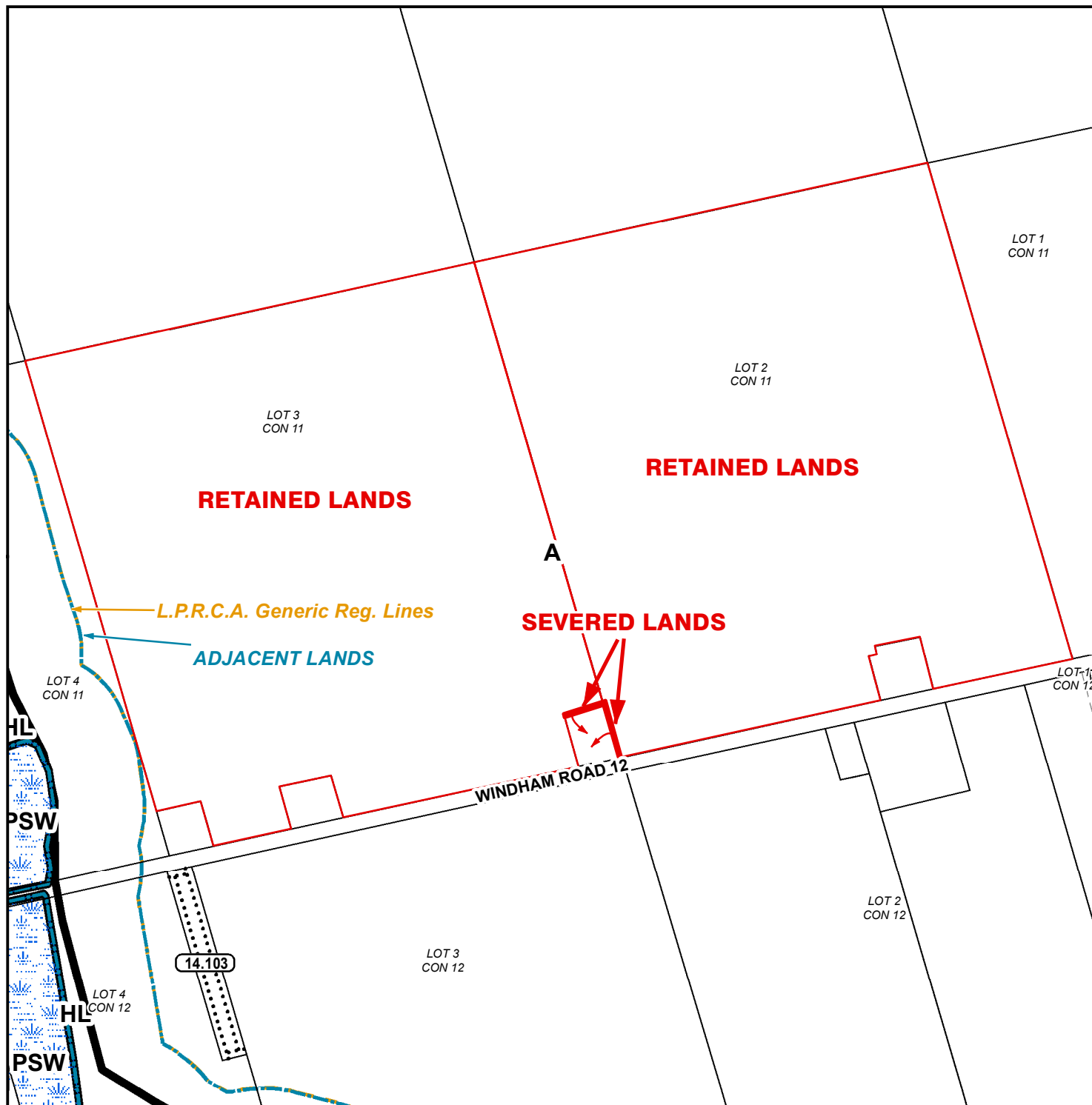
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Significant Woodland

11/8/2024





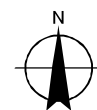
LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone

11/8/2024



60 30 0 60 120 180 240
 Meters

MAP D

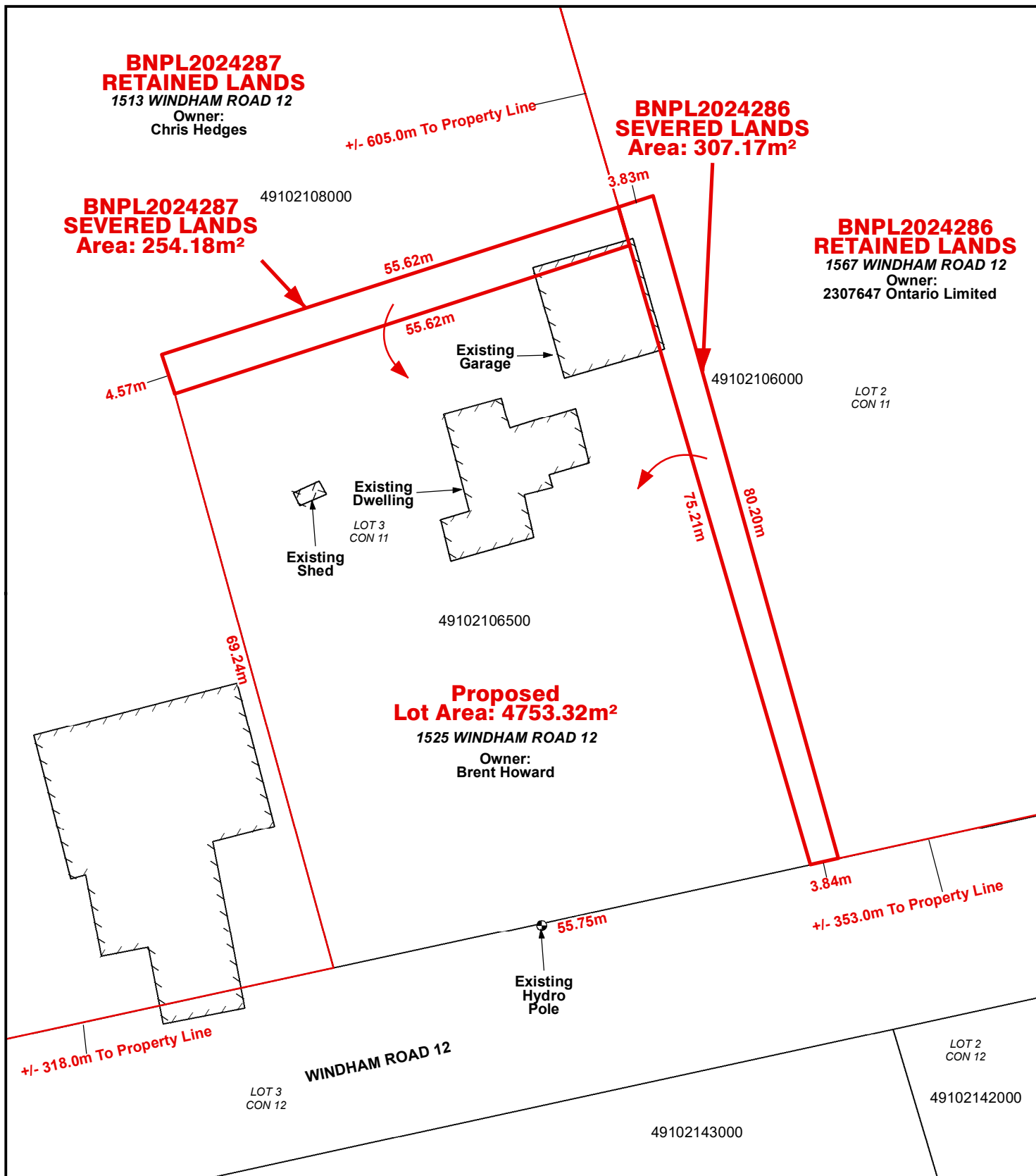
CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2024286

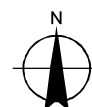
BNPL2024287

ANPL2024391



Legend

-  Subject Lands
-  Lands Owned



11/8/2024

5 2.5 0 5 10 15 20 Meters

LOCATION OF LANDS AFFECTED

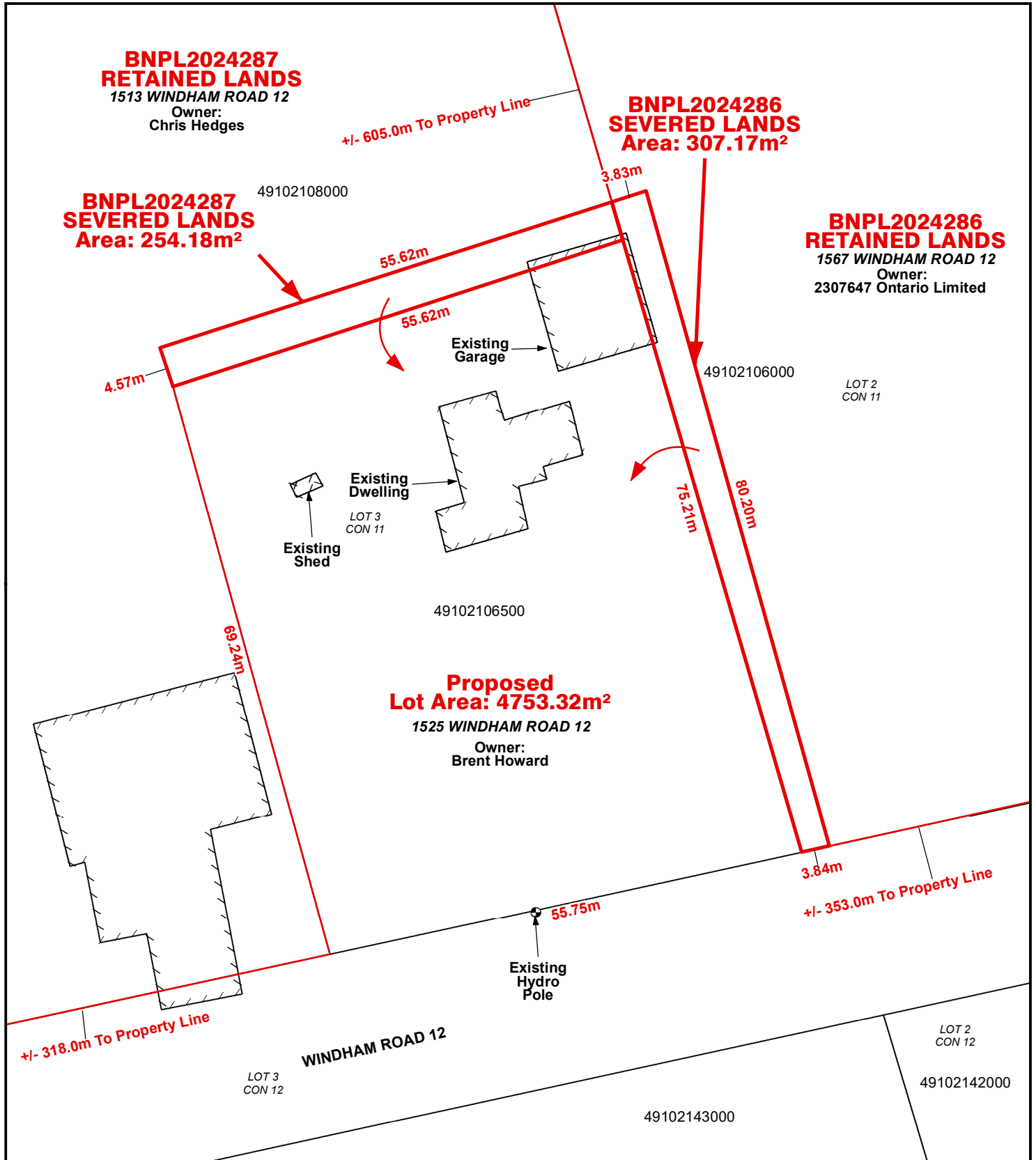
CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2024286

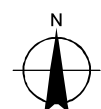
BNPL2024287

ANPL2024391



Legend

- Subject Lands
- Lands Owned



11/8/2024

5 2.5 0 5 10 15 20 Meters