

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: 337-020-07500**A. Applicant Information****Name of Owner** Ryan Boer and Ceili Boer

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	<u>885-895 Cockshutt Road</u>
Town and Postal Code	<u>Simcoe, ON N3Y 4K4</u>
Phone Number	<u>289-260-4475</u>
Cell Number	<u>289-260-4475</u>
Email	<u>boer@mchughwhitmore.ca</u>

Name of Applicant	<u>Same as owner.</u>
Address	<u>885-895 Cockshutt Road</u>
Town and Postal Code	<u>Simcoe, ON N3Y 4K4</u>
Phone Number	<u>289-260-4475</u>
Cell Number	<u>289-260-4475</u>
Email	<u>boer@mchughwhitmore.ca</u>

Name of Agent	<u>Landwise c/o Shannon McKie</u>
Address	<u>6-310 Limeridge Road West</u>
Town and Postal Code	<u>Hamilton, ON L9C 2V2</u>
Phone Number	<u>905.574.1993 x 209</u>
Cell Number	<u></u>
Email	<u>shannon.mckie@landwise.ca</u>

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☒ Owner ☒ Agent ☐ Applicant

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

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 12 Concession 6 Woodhouse

Municipal Civic Address: 885-895 Cockshutt Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential and Agricultural

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:

Existing house (built first) is single storey, 106 sqm, 4.5m high

new dwelling was constructed after existing dwelling and is 2 storey, 349 sqm and 9.1m high

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

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

no new structures proposed

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:

50 plus years

9. Existing use of abutting properties:

Residential and 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:

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	±102m	Min 30m			
Lot depth					
Lot width					
Lot area	±6.0ha	Min 40ha			N/A. Legal non-conforming.
Lot coverage					
Front yard	Primary: ±213m ARDU: ±13.2m	Min 13m			
Rear yard	Primary: ±402m ARDU: ±582.8	Min 9m			
Height	Primary: ±9.1m ARDU: ±4.72m	Primary: 11m ARDU: 5m			
Left Interior side yard	Primary: ±52m ARDU: ±75.5m	Min 3m			
Right Interior side yard	Primary: ±34m ARDU: ±13.9m	Min 3m			
Exterior side yard (corner lot)					
Parking Spaces (number)	Primary: >2 ARDU: >1	Primary: Min 2 ARDU: Min 1			
Other	ARDU shall have its own exterior entrance separate from the exterior entrance to the primary dwelling unit, but shall not be permitted on an elevation, or façade of the building that faces a public street or private road		3.2.3 c)	ARDU shall be permitted to have an exterior entrance on an elevation or façade that faces a public street.	
	ARDU may be located a maximum of 30 metres from the primary dwelling;		3.2.3 b) ii.	ARDU may be located a maximum of 195 metres from the primary dwelling.	
	No Building or structure which is accessory to any permitted residential use in any Zone shall be established on any lot until or unless the main building or use to which it is accessory is established.		3.2 h)	ARDU shall be permitted prior to the establishment of the main building.	

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

Refer to Planning Rationale.

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: N/A
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
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:
knowledge of the current owner

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:

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:

not near a WHPA

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 469m

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☒ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

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.

Please see attached brief.

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

Nov. 7/2024

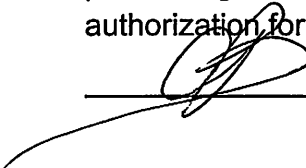
Date

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

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

Nov. 7, 2024.

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, Cecil Boer of Simcoe, Ontario

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:

Hamilton

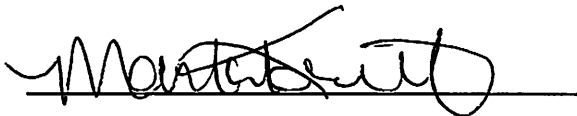


Owner/Applicant/Agent Signature

In Ontario

This 7th day of November

A.D., 2024



A Commissioner, etc.

MARLA MARIE KREIDL,
a Commissioner, etc., Province of Ontario,
for McHugh Whitmore LLP,
Barristers and Solicitors.
Expires January 10, 2027.

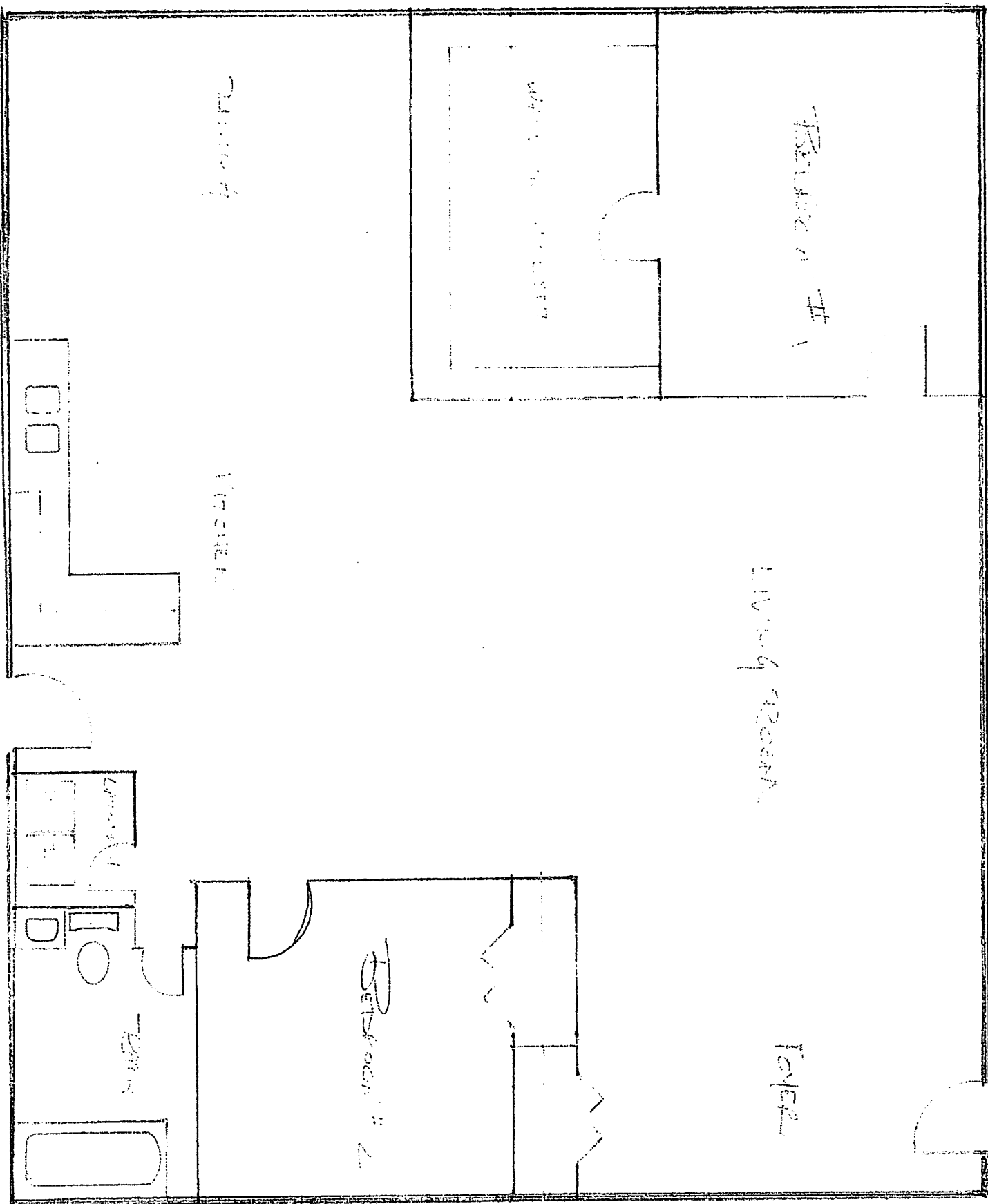


1:750

-
- A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.005, 0.01, and 0.02. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.01, 0.02, and 0.04. Vertical lines connect the corresponding values: 0 mi to 0 km, 0.005 mi to 0.01 km, 0.01 mi to 0.02 km, and 0.02 mi to 0.04 km.

Norfolk GIS
© Norfolk County

11.24 m



9.39 m

October 28, 2024

Via Email Only

RE: 885-895 Cockshutt Road, Norfolk County
Planning Rationale

Landwise has been retained by Ceili Boer, Owner, to prepare the following Planning Rationale to support a Minor Variance Application for the purpose of establishing an Accessory Residential Dwelling Unit at 885-895 Cockshutt Road in Norfolk County. This Planning Rationale contains a description of the property, an overview of applicable planning policies, and a planning opinion on the requested Minor Variances.

Subject Lands Description

885-895 Cockshutt Road is a rectangular parcel with an area of approximately ± 6.0 hectares (± 15.0 acres), frontage of ± 102.0 metres, and a depth of ± 600.0 metres. The subject lands contain two dwelling units and several accessory structures (refer to Figure 1). Dwelling 1 has been recently constructed and is the primary dwelling on the property. Dwelling 2 is the proposed Accessory Residential Dwelling Unit and former primary dwelling.

Figure 1 - Aerial Map



Planning Status

Norfolk County Official Plan

The Subject Lands are designated Agricultural in the Norfolk County Official Plan. The Agricultural designation permits single detached dwellings and accessory uses including an Additional Residential Dwelling. The following policies, among others, apply:

“5.3.3.1

- g) Development of an additional residential dwelling unit shall be subject to the following criteria:
- i) The structural stability of the building is adequate to accommodate the alterations necessary for an additional dwelling;
 - ii) Exterior changes to the structure shall be minimal;
 - iii) Compliance with provisions of the Ontario Building Code, and all other relevant municipal and Provincial standards, including the Zoning By Law;
 - iv) The unit is ancillary to the primary permitted single detached, semidetached or street townhouse dwelling use, and is located within an existing primary residential building or within an accessory building or structure; and
 - v) An additional residential dwelling unit shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion or located within hazardous lands.
 - vi) The primary use shall be established on the site prior to the development of an Accessory Residential Dwelling Unit;
 - vii) The entirety of a detached additional residential dwelling unit is to be located within a maximum of 40 meters from the primary dwelling. For detached additional residential dwelling units on private services (well and septic systems) they must be located within the 40 metre distance from the primary dwelling. Detached additional residential dwelling units in excess of the 40 metre distance requirement or other zoning provisions may be assessed through minor variance or a zoning by-law amendment application.”

Norfolk County Zoning By-law No. 1-Z-2014

The Subject Lands are zoned Agricultural Zone (A) which permits a single detached dwelling and an Accessory Residential Dwelling Unit subject to Sections 3.2 and 3.2.3 of Zoning By-law No. 1-Z-2014.

Nature and extent of relief applied for:

Three Minor Variances are being sought from Zoning By-law No. 1-Z-2014 to facilitate the former primary dwelling to be maintained and used as an Accessory Residential Dwelling Unit. The following modifications are required to accommodate the use:

	Section	Regulation	Modification
1.	3.2 h)	No Building or structure which is accessory to any permitted residential use in any Zone shall: be established on any lot until or unless the main building or use to which it is accessory is established.	An Accessory Residential Dwelling Unit shall be permitted prior to the establishment of the main building.
2.	3.2.3 b) ii.	be located a maximum of 30 metres from the primary dwelling;	An Accessory Residential Dwelling Unit may be located a maximum of 195 metres from the primary dwelling.
3.	3.2.3 c)	c) the Accessory Residential Dwelling Unit shall have its own exterior entrance separate from the exterior entrance to the primary dwelling unit, but shall not be permitted on an elevation, or façade of the building that faces a public street or private road; and shall have no means of internal access to the primary dwelling unit, except that access to a primary and second dwelling through a common vestibule entry is permitted;	The Accessory Residential Dwelling Unit shall be permitted to have an exterior entrance on an elevation or façade that faces a public street.

Planning Rationale to Support the Variances

Norfolk County Official Plan

Section 5.3.3.1 allows for one Detached Additional Residential Dwelling which is supplemental to the primary residential dwelling use of the property with the provision of adequate services for both the primary residence and the Detached Additional Residential Dwelling. The Additional Residential Dwelling has been established as a result of the development of a new primary dwelling on-site. In accordance with Section 5.3.3.1 vi), the primary use as a Single Detached Dwelling has been established and the conversion of the former primary dwelling unit to an Additional Residential Dwelling Unit

allows for the efficient use of an existing structure and existing services. While it was the intent of the owner to demolish the former primary dwelling upon occupation of the newly built single detached dwelling, the conversion prevents the unnecessary removal of a dwelling unit.

As a result of the conversion of the existing structure, the Detached Additional Residential Dwelling is more than 40 metres from the primary dwelling. The Detached Additional Residential Dwelling is independently serviced and maintains the existing location of the former primary dwelling. The location, relative to the new primary dwelling provides continuity of the street appearance. A Minor Variance is being sought to address the distance between the primary and Additional Residential Dwelling in accordance with policy 5.3.3.1 g) vii).

Norfolk County Zoning By-law No. 1-Z-2014

The proposed Minor Variances would facilitate the continued use of the former primary dwelling. The existing structure was to be demolished upon occupation of the new primary dwelling; however, the owner would like to maintain the structure as an Accessory Residential Dwelling Unit. The decision to maintain the existing building came after the construction of the new primary dwelling which triggers a required modification to the Zoning By-law, to allow an accessory use that was established prior to the main building.

Variance 1: To allow an accessory use to be established prior to the main building.

Why is it not possible to comply with the provision of the By-law?

The request to allow the former primary dwelling to be used as an Accessory Residential Dwelling Unit is a result of building a new primary dwelling on the property. The building was maintained and used by the owner during the construction of the new primary dwelling. Upon occupation of the new primary dwelling the existing residence was intended to be demolished. The Zoning By-law does not accommodate for the conversion of the former primary dwelling into an Accessory Residential Dwelling Unit.

1. Conformity to the intent of the Zoning By-law

The Norfolk Zoning By-law No. 1-Z-2014 allows for an Accessory Residential Dwelling Unit on lands zoned Agricultural Zone (A). The proposed variance enables the preservation of an existing dwelling, on independent services in the existing location. The timing of the development prevented the Accessory Residential Dwelling Unit to be constructed after the new primary dwelling was built. The relief to recognize that the Accessory Residential Dwelling Unit existed prior to the primary dwelling is technical in nature and meets the intent of the Zoning By-law.

2. Is the variance minor in nature?

The proposed modification recognizes the conversion of the former primary dwelling to an Accessory Residential Dwelling Unit which is permitted in the Agricultural Zone (A), however, must be established after the main building. The former primary dwelling was occupied during the construction of the new primary dwelling, preventing demolition. Upon occupation the former primary dwelling unit became accessory to the new primary dwelling. The timing of the construction prevented the Accessory Residential Dwelling Unit from being established after the primary dwelling. The variance is minor as the accessory residential unit is permitted on an Agricultural Zone (A) property however the by-law would require that the building be demolished and rebuilt on the property. The relief enables the maintenance of an existing structure, on independent services, in the existing location.

3. Is the variance desirable?

The variance enables the existing structure to be maintained and used for much needed housing. To demolish, rebuild, or relocate the structure in an effort to achieve the zoning regulation would be impractical. The existing dwelling forms part of the existing streetscape and is independently serviced. The new primary dwelling has been constructed in accordance with the zoning regulations and the relief to recognize the former primary dwelling as an Accessory Residential Dwelling Unit is desirable for the provision of additional housing while avoiding unnecessary demolition.

Variance 2: To permit an accessory residential dwelling to be located 195 metres from a primary dwelling.

Variance 3: To permit an exterior entrance to an Accessory Residential Dwelling Unit to face a public street.

Why is it not possible to comply with the provisions of the Zoning By-law?

The proposed modifications recognize the existing location and built form of the former primary dwelling. To comply with the regulations the existing structure would need to be demolished and relocated on site. The existing structure is independently serviced and has formed part of the existing streetscape.

1. Conformity with the intent of the Zoning By-law?

The intent of the maximum building separation is to ensure that both the primary dwelling and Accessory Residential Dwelling Unit benefit from adequate services. Both units are independently serviced and meet the intent of the zoning regulation. Additionally, the intent of having one entrance facing the public street is to preserve the

existing streetscape. As the relief recognizes the existing built form and location of the former primary dwelling the intent of the Zoning By-law has been maintained.

2. Are the variances minor in nature?

The requested Minor Variances recognize an existing condition. Maintaining the former primary dwelling as an Accessory Residential Dwelling Unit prevents unnecessary demolition and provides additional housing opportunities in the rural area which is permitted in the Agricultural Zone (A). The proposed modifications are therefore minor in nature.

3. Are the variances desirable?

The proposed modifications will enable the reuse of an existing structure, provide additional housing opportunities, and prevent unnecessary demolition. The former primary dwelling is appropriate for accommodating an Accessory Residential Dwelling Unit and is desirable for the efficient use of the land.

Conclusion

The requested Minor Variances enable the reuse of an existing structure to provide additional housing in the rural area. The policies of the Official Plan permit an accessory dwelling unit within a detached building on a lot where the primary use has been established. The timing of construction of a new primary dwelling prevent compliance with the Zoning By-law. Allowing the Accessory Residential Dwelling Unit within the former primary dwelling maintains the intent and purpose of the Official Plan and Zoning By-law, is minor in nature and is desirable for the appropriate use of land.

Respectfully Submitted,

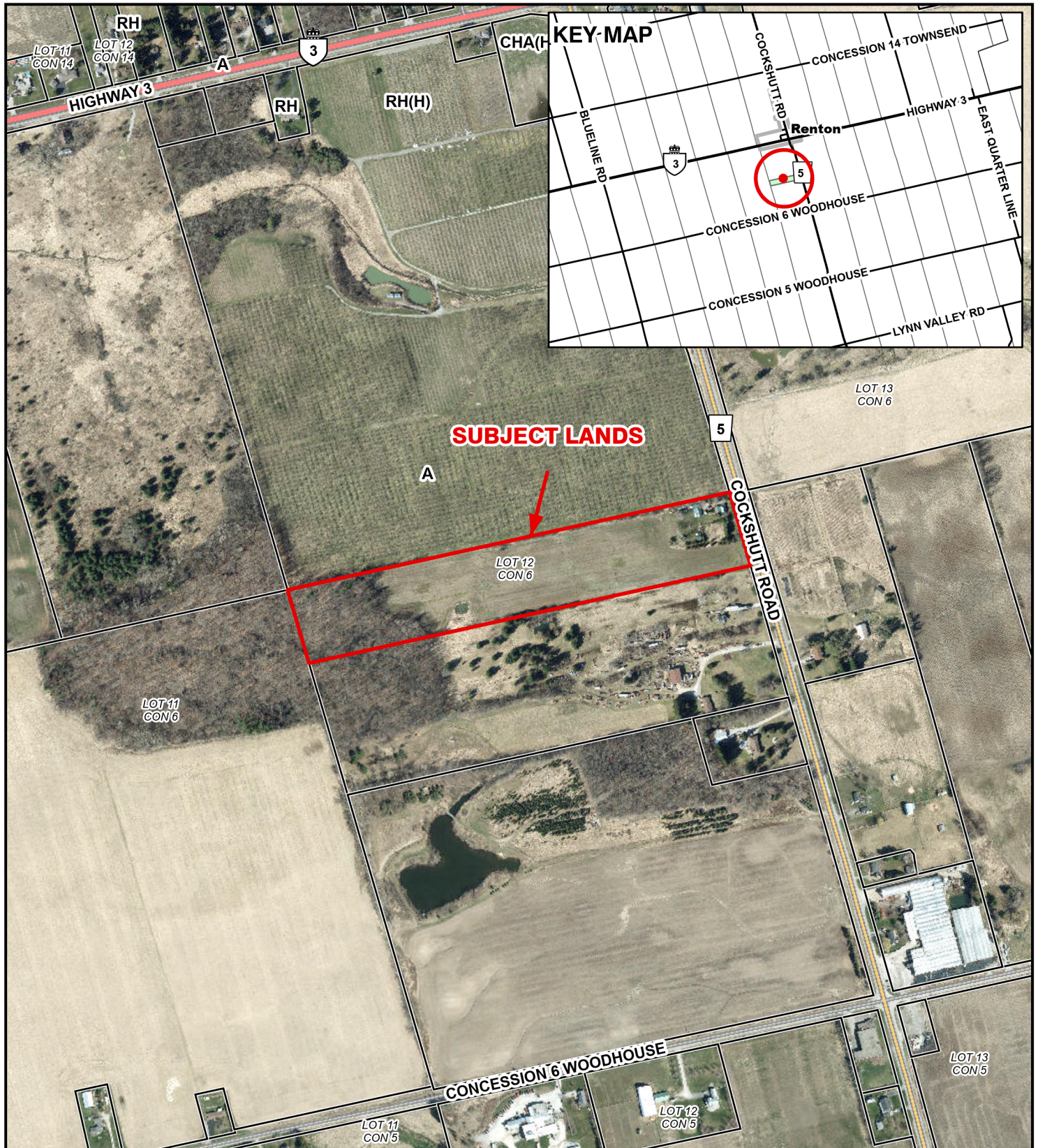
LANDWISE



Shannon McKie, MCIP, RPP
Associate/Principal Planner

CONTEXT MAP

Geographic Township of WOODHOUSE

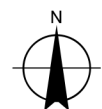


Legend

Subject Lands

2020 Air Photo

3/31/2025



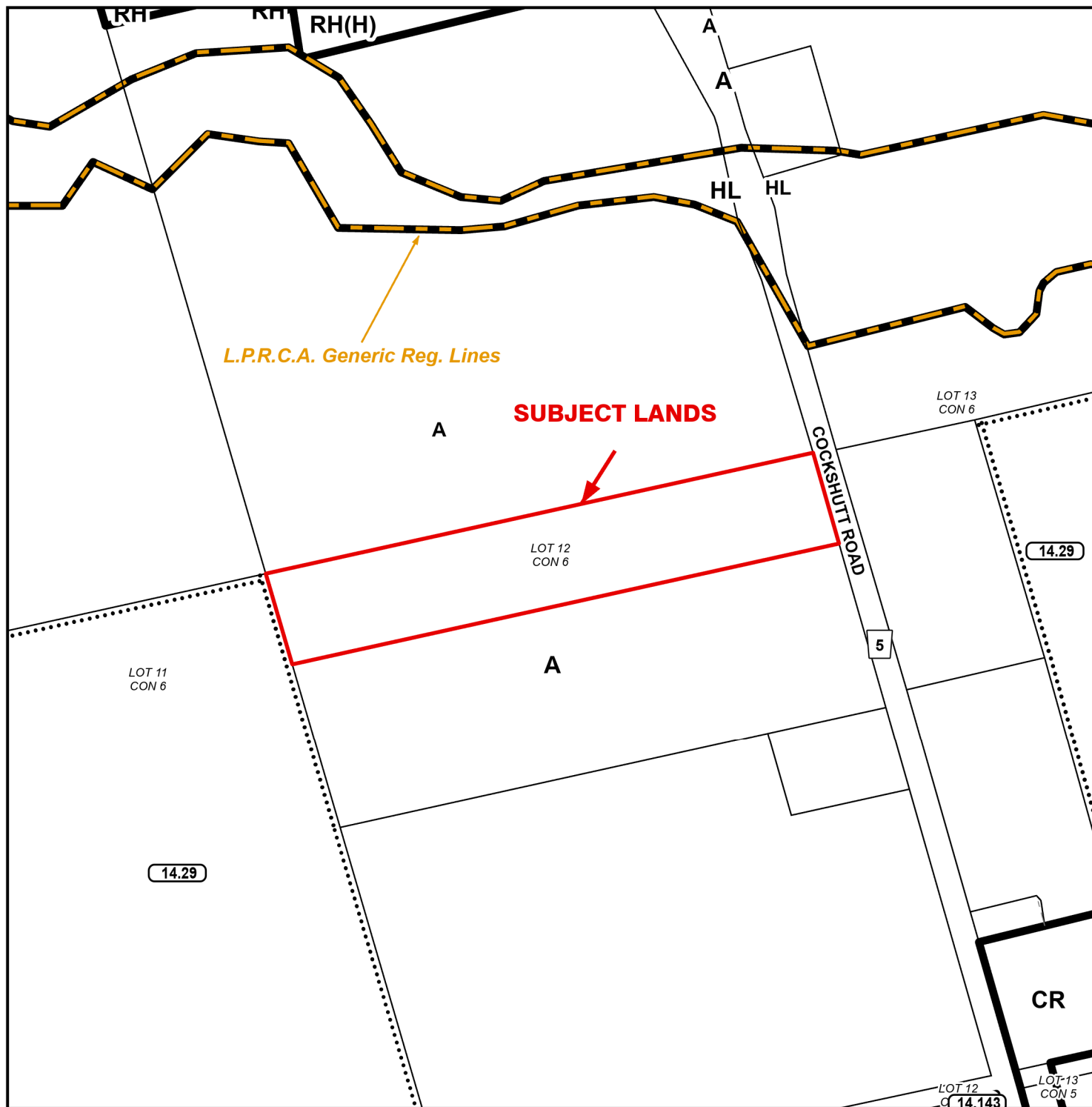
50 25 0 50 100 150 200 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

ANPL2024410



LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

3/31/2025

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- MR - Rural Industrial Zone

