

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: _____

A. Applicant Information

Name of Owner _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

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

Owner Agent Applicant

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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:

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:

9. Existing use of abutting properties:

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 | | | | | |
| Lot depth | | | | | |
| Lot width | | | | | |
| Lot area | | | | | |
| 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:

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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

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

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

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

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

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? Yes No Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

3. Provide the information you used to determine the answers to the above questions:

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:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance _____

Municipal Landfill

On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance _____

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

On the subject lands or within 500 meters – distance _____

Floodplain

On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

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

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water
 - Individual wells
 - Communal wells
 - Other (describe below)
-

Sewage Treatment

- Municipal sewers
 - Septic tank and tile bed in good working order
 - Communal system
 - Other (describe below)
-

Storm Drainage

- Storm sewers
 - Other (describe below)
 - Open ditches
-

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street:

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.



I. Transfers, Easements and Postponement of Interest

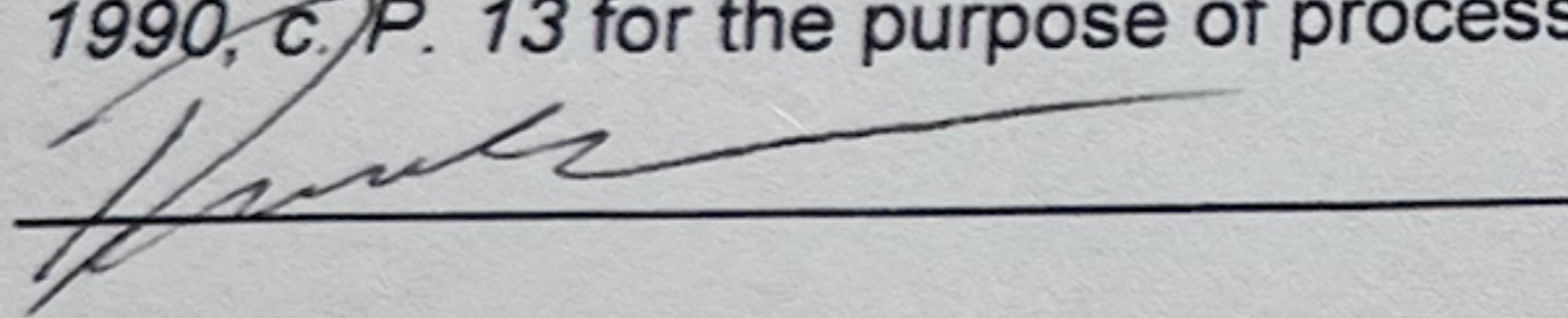
The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's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

J. 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 purpose of making inspections associated with this application, during normal and reasonable working hours.

K. 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 purpose of processing this application.



Feb. 3/2026

Owner/Authorized Applicant Signature

Date

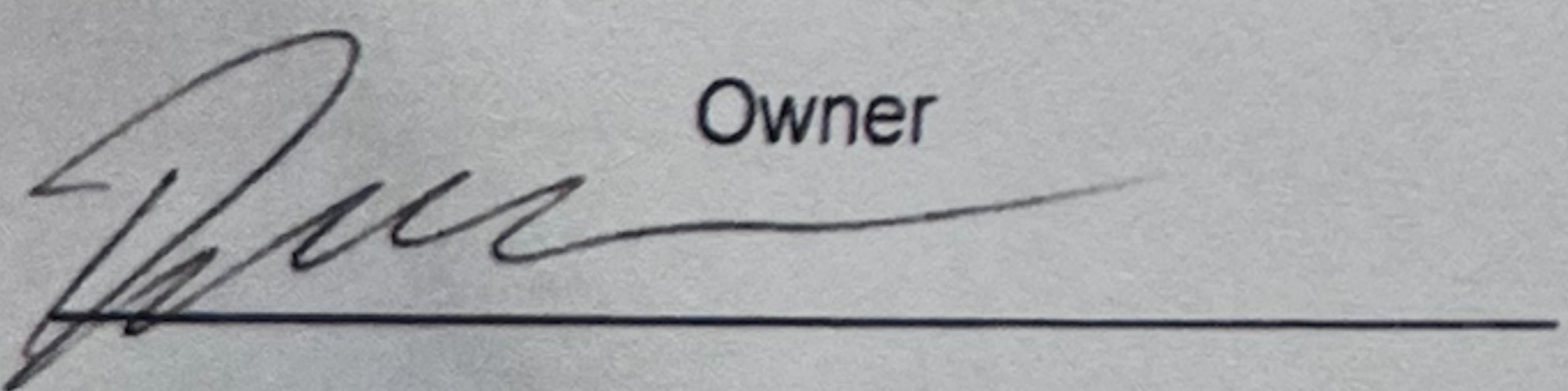
L. Owner's Authorization

If the authorized applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Rd A Kucielka Farms am/are the registered and authorized owner(s) of the lands that is the subject of this application.

Consent & Minor Variance.

I/We authorize Kayla DeLeye 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

Feb. 3/2026

Owner

Date

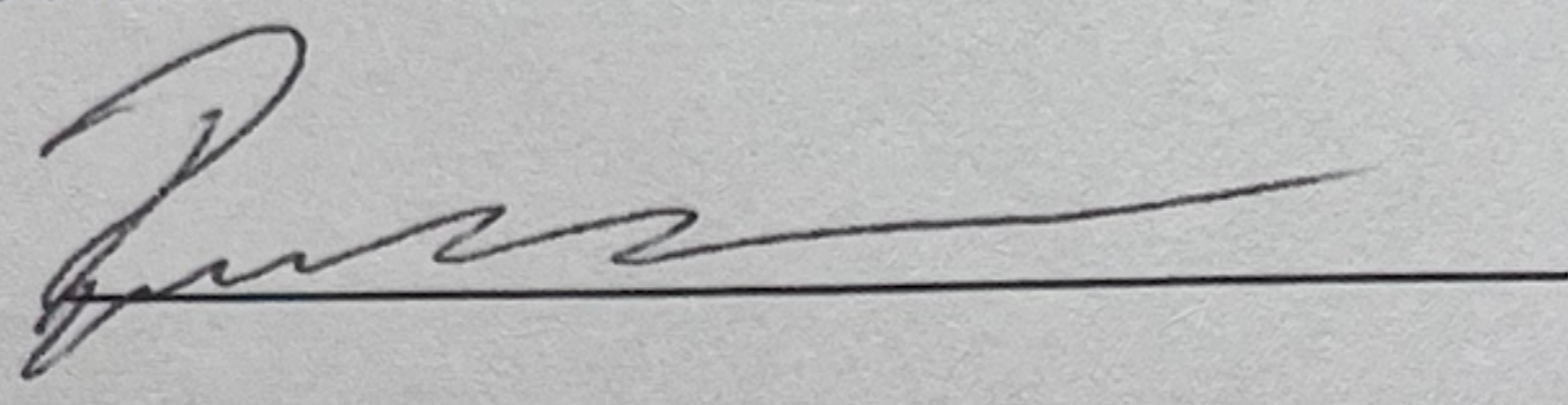
M. Declaration

I, R. A. Kukielka 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:



Owner/Authorized Applicant Signature

In _____

This _____ day of _____

A.D., 20____

Application R and A Kukielka Farms LTD.

“ In the Province of Ontario, I/we solemnly declare that all the statements contained in this application are true and I/we 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”

Kayla DeLeye

Planning Justification Report

Boundary adjustment consent application (minor rezoning)

1368 Windham Road 5

Tuesday December 16, 2025



Planning Justification Report for 1368 Windham Road 5, Norfolk County

1.0 INTRODUCTION

Kayla DeLeye Development Planning (“Agent”) has been retained by Henry Kukielka (“owner”) to assist in obtaining a minor boundary adjustment consent application for 1368 Windham Road 5, Norfolk County, legally described as Windham Concession 5 Part Lot 6 Registered Plan 37R1910 Part 1. The consent application is required to boundary adjust a small portion of lands from Roll # 49100915000, to 1368 Windham Road 5.

This report aims to provide details and justification regarding the minor boundary adjustment and provide an overview of the planning merits associated with the planning application.

2.0 SUBJECT LANDS DESCRIPTION

The application involves two properties:

1. Farm parcel that lands are being boundary adjusted from (roll #49100915000), which comprise of approximately 40.06 hectares (99 acres); and
2. Existing rural lot (roll # 49100914500), which comprise of approximately 0.4 hectares (1.0 acres)

1368 Windham Road 5, Roll #49100914500 has frontage along Windham Road 5 in the geographic township of Windham, approximately 1.3 kilometres south of Vanessa in Norfolk County.

The subject lands are approximately 0.4 hectares (1 acre) in size and contain a single detached dwelling, a pool and small accessory structure. The majority of the lands surrounding the subject property are in agricultural production with natural heritage features spread throughout the landscape. There is a small wetland located immediately south of the subject lands. This feature is outside of the proposed severance area and will remain undisturbed. The subject lands are classified as prime agricultural lands however are comprised of Class 4 soils and are not suited for agricultural production. See the property location shown on Map 1 below.

Map 1: Location of Subject Lands

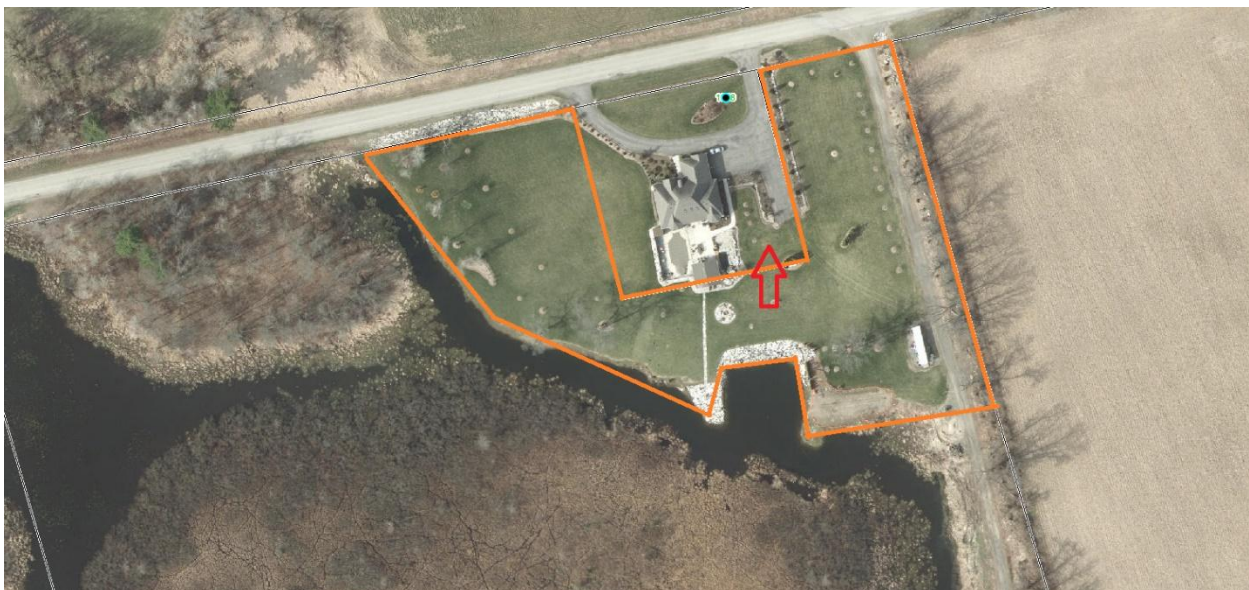


The proposed minor boundary adjustment would seek to boundary adjust 1.04 hectares (2.57 acres) from the adjacent farm parcel to the existing rural residential lot to increase its size to be large enough to sustain both a private well and septic system.

The proposed boundary adjusted lands are vacant and over time have become part of the landscaped area of 1368 Windham Road 5. The area of land to be boundary adjusted is not suitable for farming as it is class 4 soils and is cut off from the remaining farm parcel due to the adjacent natural heritage feature.

Map 2 below outlines the proposed minor boundary adjustment from the adjacent farm parcel to the existing rural residential lot.

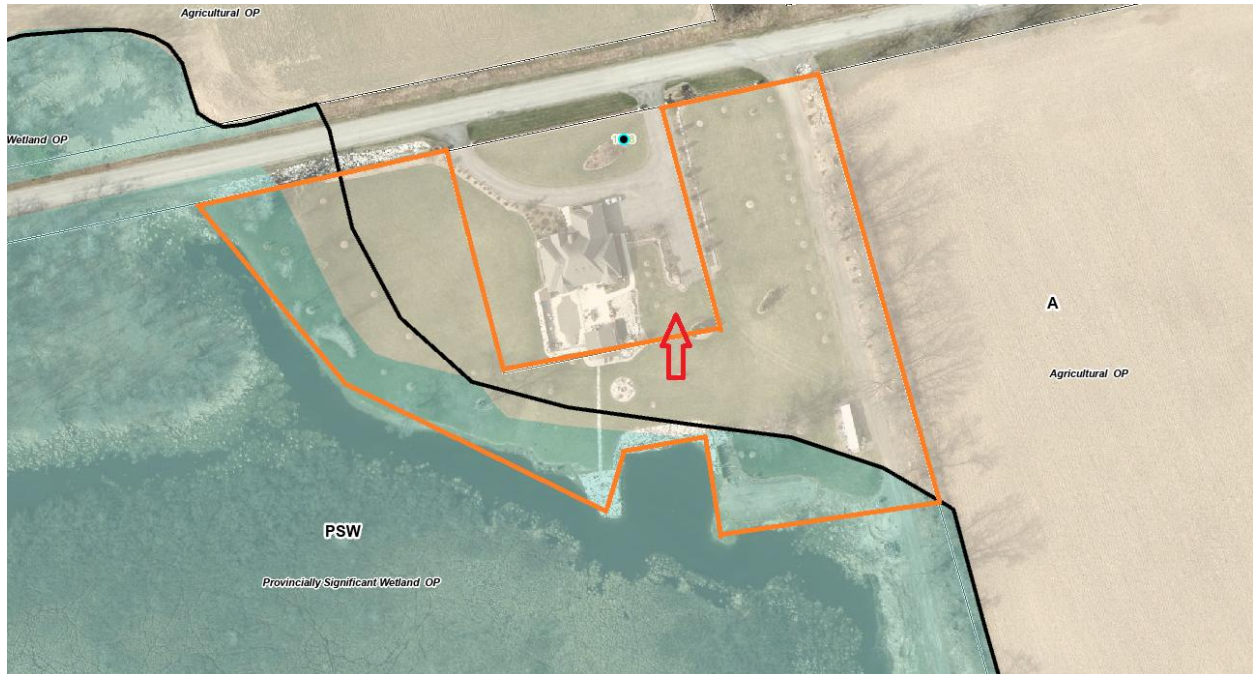
Map 2: Proposed Minor Boundary adjustment



Official Plan Designation & Zoning By-law Provisions

The subject lands are designated Agricultural and Provincially Significant Wetland in the Norfolk County Official Plan (NCOP) and zoned Agricultural (A), and Provincially Significant Wetland Zone (PSW) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB) as shown below in Map 3 below.

Map 3: Existing lot and severed lands with Official Plan Designation and Zoning

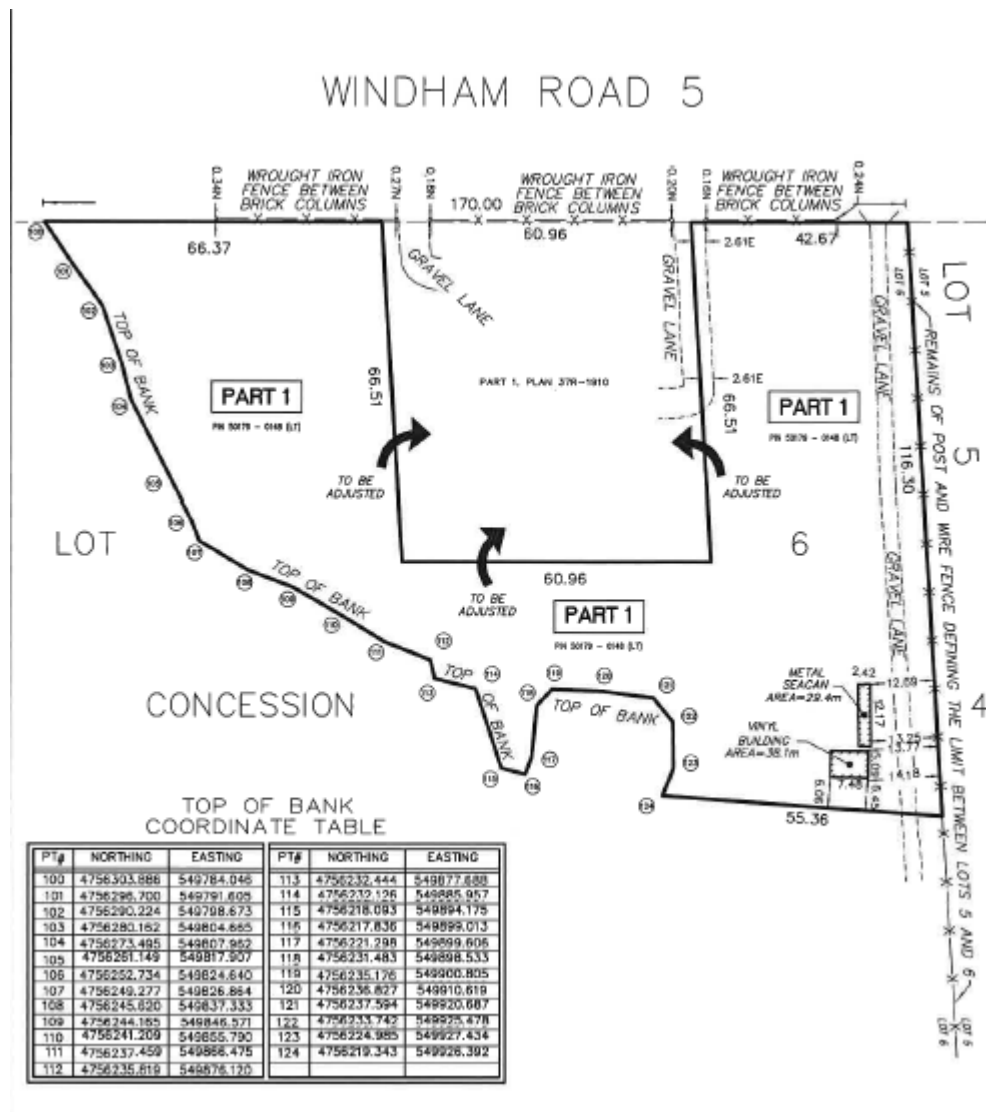


3.0 PROPOSED DEVELOPMENT

The subject lands consist of an area of 1.04 hectares (2.57 acres) are proposed to be severed and boundary adjusted to the adjacent undersized lot to increase the size of the lot from 0.4 hectares (1 acres) to 1.44 hectares (3.56 acres) to allow the viable installation of a private well and septic system.

The subject lands to be boundary adjusted are vacant, but part of the landscaped area for 1368 Windham Road 5.

Map 4: Survey Sketch of the Proposed Severed Lands



4.0 LAND USE PLANNING POLICY FRAMEWORK & ANALYSIS

The proposed minor boundary adjustment is reviewed under several policy and regulatory documents including:

- 1 – Provincial Planning Statement, 2024;
- 2 – Norfolk County Official Plan; and
- 3 – Norfolk County Zoning By-law 1-Z-2014.

A detailed land use planning policy framework and analysis is included below.

4.1 PROVINCIAL PLANNING STATEMENT, 2024 FRAMEWORK & ANALYSIS

The Provincial Planning Statement (PPS) is a consolidated statement of the government's interests and policies on land use planning in Ontario. It provides provincial policy direction for appropriate development and includes key land use planning issues that affect communities, such as building strong and healthy communities, the wise use and management of resources, and the protection of public health and safety. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS is issued under section 3 of the Planning Act, and according to the Act, all decisions affecting planning matters shall be consistent with the PPS. Municipalities are the primary decision-makers for local communities. They implement provincial policies through municipal official plans, zoning by-laws and planning-related decisions.

As per section 4.3.1 of the PPS, prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate and includes Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area.

As per section 4.3.2 of the PPS, in prime agricultural areas, agricultural uses (including farm buildings and a residence) are permitted. Furthermore, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected, and the creation of new lots shall comply with the minimum distance separation (MDS) formula.

The subject lands are considered part of a "prime agricultural area", which is defined as "areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries."

Policy 4.3.3.2 of the PPS states, "Lot adjustments in prime agricultural areas may be permitted for **legal or technical reasons**."

The PPS goes on to define legal or technical reasons to mean "severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot."

The owner has applied for a minor boundary adjustment for a technical reason in accordance with Policy 4.3.3.2.

The owner is requesting to boundary adjust an area of 1.04 hectares (2.57 acres) to the adjacent existing undersized lot to increase the size of the lot from 0.4 hectares (1 acres)

to 1.44 hectares (3.56 acres). The technical reason behind the request is to allow more space for the viable installation of a private well and septic system to service a future dwelling. Furthermore, the area to be boundary adjusted serves as a logical extension of the existing rural residential lot to the extent that the lands are otherwise boarded by a natural heritage feature and not accessible by the parent farmlands. Additionally, the lands are classified as class 4 soils and are not suitable for farming crops.

It is my professional opinion that the proposed boundary adjustment to increase the lot size by 1.04 hectares (2.57 acres) is minor, and technical in nature and does not result in the creation of a new lot.

The subject application is consistent with the policies of the PPS.

4.2 NORFOLK COUNTY OFFICIAL PLAN FRAMEWORK & ANALYSIS

The Norfolk County Official Plan (NCOP) is the local municipal planning policy which describes how land in Norfolk County should be used. It is prepared with input from the community and helps manage growth and development within the County until 2036. The NCOP provides a policy framework to guide economic, environmental and social decisions that have implications for the use of land.

The purpose of the NCOP is to provide an overall policy framework establishing clear development principles and policies including land use designations to:

- promote orderly growth and development;
- provide guidance to Council;
- ensure the financial sustainability of the County;
- establish goals and objectives to provide appropriate services;
- respond to population and economic change;
- implement monitoring, review and updates to policy as per new provincial interests; and
- assist in co-ordinating and integrating planning activities with cross-jurisdictional implications including:
 - ecosystem,
 - shoreline and watershed planning;
 - natural heritage planning;
 - management of resources;
 - transportation and infrastructure planning;
 - regional economic development;
 - cultural heritage planning,
 - air and water quality monitoring; and
 - waste management.

The subject lands are designated “Agricultural” and “Provincially Significant Wetlands” in the NCOP. The owner will no in way disturb or negatively affect the adjacent PSW. The owner has also screened the area for species at risk, and none were found. No new

development is being proposed in or near the PSW and therefore, a review of the NCOP PSW policy framework is not necessary.

Section 7.2.3 of the Norfolk County Official Plan contains policies around agricultural lot creation and lot adjustment.

Consent to sever land may be considered for the following purposes:

a) Consent to sever land may be considered for the following purposes:

i) the assembly or disassembly of agricultural lots for agriculture uses including agriculturally related boundary adjustments which do not result in the creation of a new lot, subject to the policies of Section 7.2.4 (Agricultural Designation - Agricultural Lot Size Policies);

ii) agriculture-related commercial and industrial uses in accordance with the policies of Section 7.2.2(Agricultural Designation – Land Use Policies);

iii) agriculture-related commercial, institutional and industrial uses existing prior to August 24, 1978, provided the retained parcel of land is not considered a vacant lot, and subject to the policies of this Plan;

iv) infrastructure and utilities, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;

v) a currently habitable farm dwelling surplus to a farming operation as a result of the consolidation of farm properties located within Norfolk County and adjacent municipalities, subject to the policies of Sections 7.2.3(b) and (c);

vi) technical reasons including minor boundary adjustments, corrections of deeds, quit claims, easements or rights-of-way, or other purposes that do not create an additional separate lot, and which do not change the lot configuration such that a non-agricultural lot is created which would not be in conformity with the policies of this Plan.

The owner is proposing a minor boundary adjustment to adjust an area of 1.04 hectares (2.57 acres) to the adjacent existing undersized lot to increase the size of the lot from 0.4 hectares (1 acres) to 1.44 hectares (3.56 acres). The technical reason behind the request is to allow more space for the viable installation of a private well and septic system to service a future dwelling. Furthermore, the area to be boundary adjusted serves as a logical extension of the existing rural residential lot to the extent that the lands are otherwise boarded by a natural heritage feature and not accessible by the parent farmlands. Additionally, the lands are classified as class 4 soils and are not suitable for farming crops. The proposed boundary adjustment does not change the lot configuration such that a non-agricultural lot is created.

The proposed minor boundary adjustment is in conformity to the Norfolk County Official Plan.

4.3 NORFOLK COUNTY ZONING BY-LAW, 1-Z-2014 FRAMEWORK & ANALYSIS

The Norfolk County Zoning By-law 1-Z-2014 (NCZB) is a regulatory document that controls the land in Norfolk County in terms of compatibility, character and appearance, and implements the NCOP. The NCZB identifies that no land, building or structures shall be used, erected, altered or occupied except in conformity with the provisions of the NCZB.

The current zoning of the subject lands is Agricultural Zone (A) and Provincially Significant Wetland Zone (PSW) in the NCZB. The owner will no in way disturb or negatively affect the adjacent PSW. The owner has also screened the area for species at risk, and none were found. No new development is being proposed in or near the PSW and therefore, a review of the NCOP PSW policy framework, or consideration of the PSW zone for this minor boundary adjustment is not necessary.

The following provisions apply to the Agricultural (A) Zone:

| Provision | Requirement | Provided | Comment |
|---|-----------------------------|--|--|
| Minimum lot area | 40 ha (98.84 ac) | Retained: 39.02 hectares (96.42 acres), Severed 1.04 hectares (2.57 acres) New lot area of 1368 Windham Road 5: 1.44 hectares (3.56 acres) | Does not comply, minor zoning by-law amendment is required |
| Minimum lot frontage | 30 m (98.4 ft) | Retained: 304+ m (997 ft) Once boundary adjusted: 170 m (558 ft) | Complies |
| Minimum front yard | 13 m (42.65 ft) | 22.2 m (72.8 ft) | Complies |
| Minimum exterior side yard | 13 m (42.65 ft) | N/A | Complies |
| Minimum interior side yard | 3 m (9.84 ft) | 67+ m (220 ft) | Complies |
| Minimum rear yard | 9 m (29.53 ft) ¹ | 45+ m (147 ft) | Complies |
| Minimum separation between a farm processing facility and a dwelling on an adjacent lot | 30 m (98.4 ft) | n/a | n/a |
| Maximum building height | 11 m (36.10 ft) | N/A | N/A |

The subject application requires relief from the minimum lot area provisions of the NCZB. A minor zoning by-law amendment application for the severed and retained lots will be required as condition of approval for the requested boundary adjustment application.

5. CONCLUSION

It is my professional opinion that the proposed planning application for a minor boundary adjustment severance represents good planning and should be approved as the planning justification has confirmed:

1. Consistency with the *Provincial Planning Statement*;
2. Conformity to the *Norfolk County Official Plan*;
3. Conformity to the *Norfolk County Zoning By-law*; and,
4. An understanding that a minor Zoning By-Law amendment will be required to seek compliance with the Norfolk County Zoning By-Law for the minor lot area deficiencies.

The agent looks forward to the expeditious processing of the subject application. Please do not hesitate to contact the undersigned should you have any questions related to this application.

Prepared and submitted by:

Kayla DeLeye, B.A MA, Ec.D, MCIP, RPP

PROPOSED SEVERANCE

FOR:
HENRY KUKIELKA
#1368 WINDHAM ROAD 5

SCALE: 1 : 1000



NOTES

- AREA OF PART 1 = 10,405.0 SQUARE METRES
- DWELLING AREA, GARAGE & PORCH = 67.5 SQ.M
- DWELLING COVERAGE = 0.6%

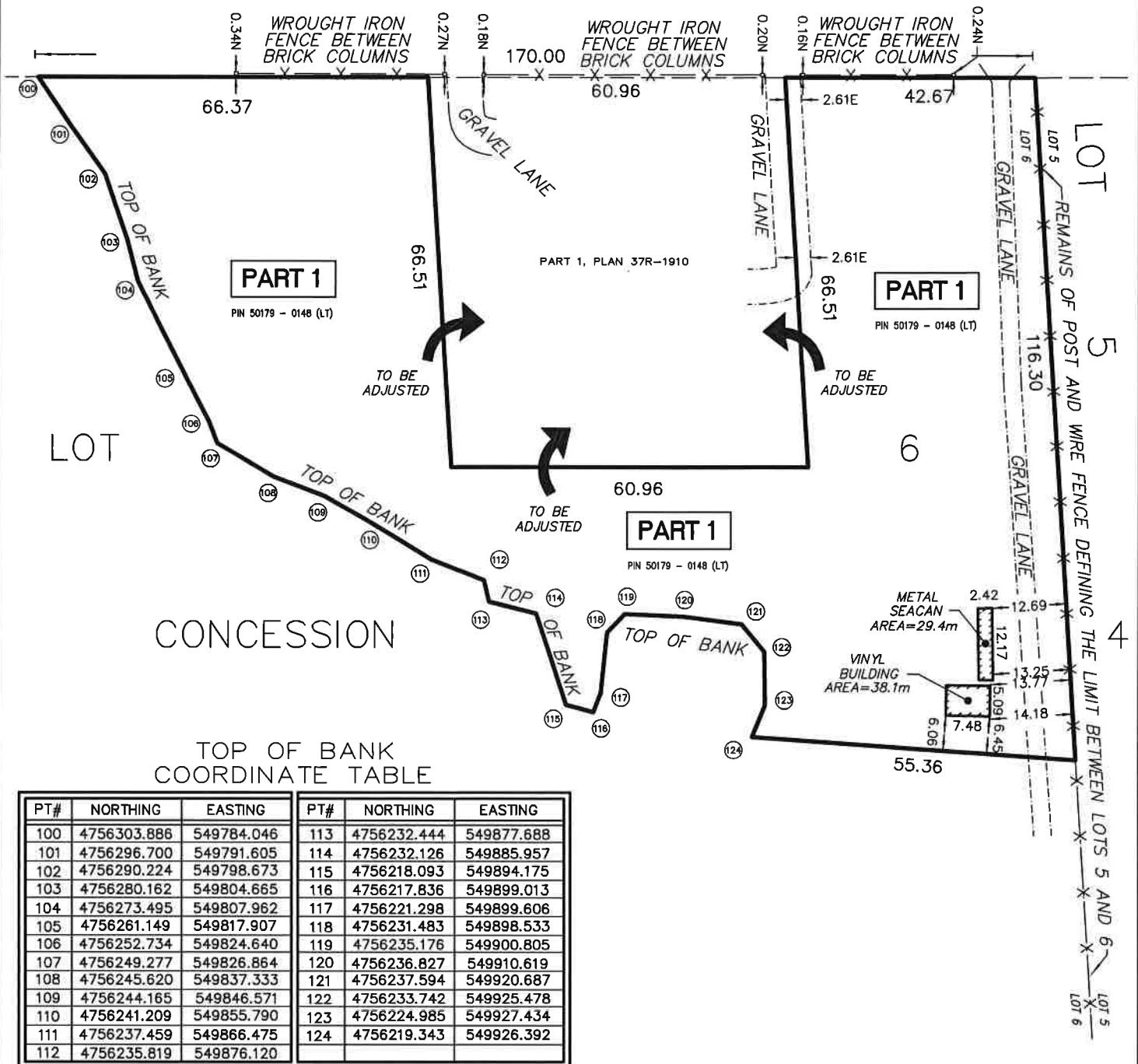
METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION:

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

WINDHAM ROAD 5



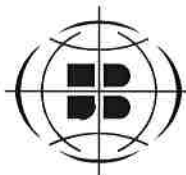
TOP OF BANK
COORDINATE TABLE

| PT# | NORTHING | EASTING | PT# | NORTHING | EASTING |
|-----|-------------|------------|-----|-------------|------------|
| 100 | 4756303.886 | 549784.046 | 113 | 4756232.444 | 549877.688 |
| 101 | 4756296.700 | 549791.605 | 114 | 4756232.126 | 549885.957 |
| 102 | 4756290.224 | 549798.673 | 115 | 4756218.093 | 549894.175 |
| 103 | 4756280.162 | 549804.665 | 116 | 4756217.836 | 549899.013 |
| 104 | 4756273.495 | 549807.962 | 117 | 4756221.298 | 549899.606 |
| 105 | 4756261.149 | 549817.907 | 118 | 4756231.483 | 549898.533 |
| 106 | 4756252.734 | 549824.640 | 119 | 4756235.176 | 549900.805 |
| 107 | 4756249.277 | 549826.864 | 120 | 4756236.827 | 549910.619 |
| 108 | 4756245.620 | 549837.333 | 121 | 4756237.594 | 549920.687 |
| 109 | 4756244.165 | 549846.571 | 122 | 4756233.742 | 549925.478 |
| 110 | 4756241.209 | 549855.790 | 123 | 4756224.985 | 549927.434 |
| 111 | 4756237.459 | 549866.475 | 124 | 4756219.343 | 549926.392 |
| 112 | 4756235.819 | 549876.120 | | | |

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PROPERTY DESCRIPTION:

**PART OF LOT 6, CONCESSION 5
 WINDHAM**

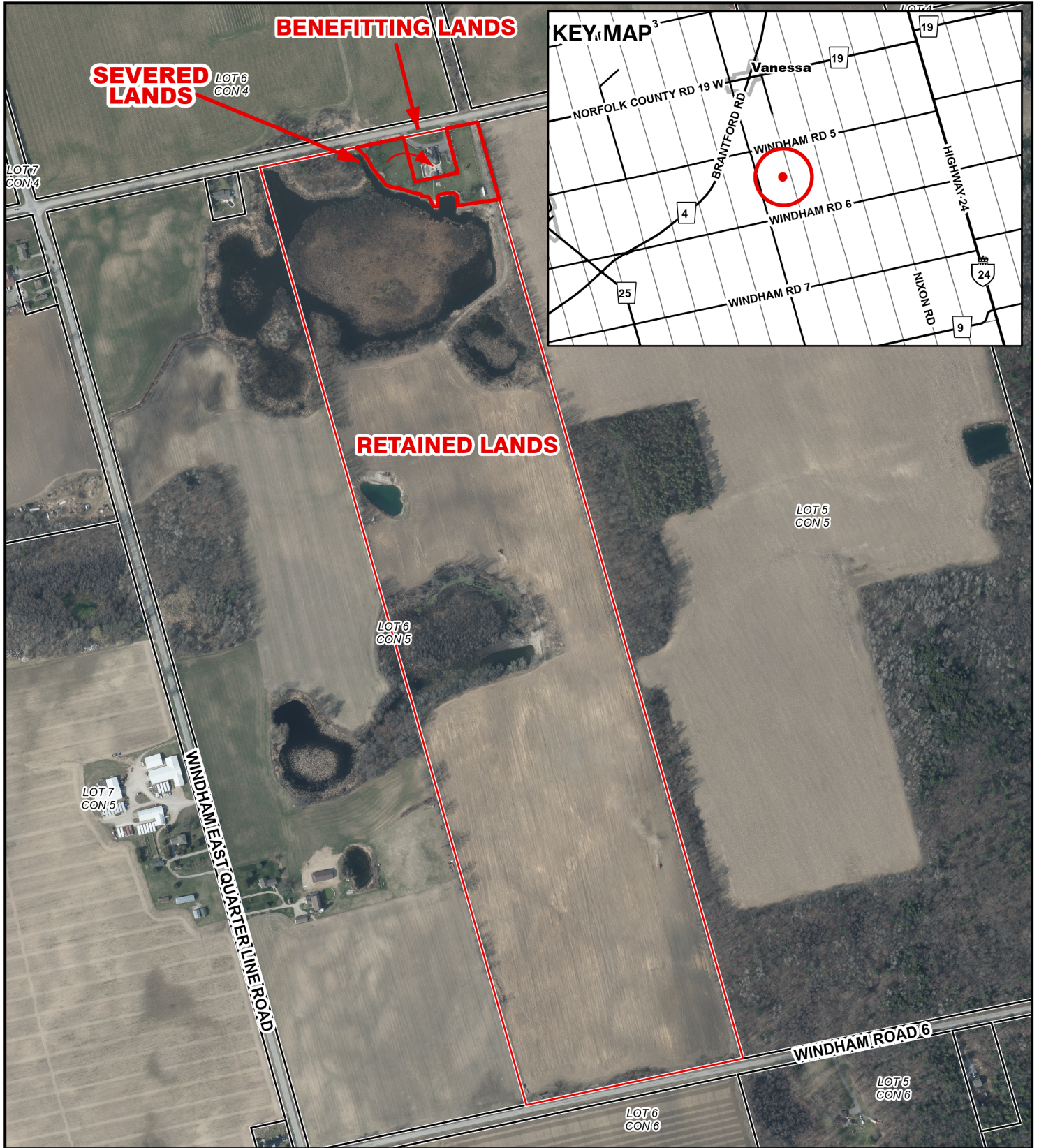


JEWITT AND DIXON
 ONTARIO LAND SURVEYORS
 A Division of Kim Husted Surveying Ltd.

SURVEYING
 MAPPING
 GIS

650 Ireland Rd., Simcoe, ON N3Y 4K2
 T: (519) 426-0842 www.jdbarnes.com

| | | |
|--------------------------------|------------------------------|---------------------------------------|
| DRAWN BY: M.T.C. | CHECKED BY: K.S.H. | REFERENCE NO.: 24-54-446-00 |
| DATED: DECEMBER 5, 2025 | | |



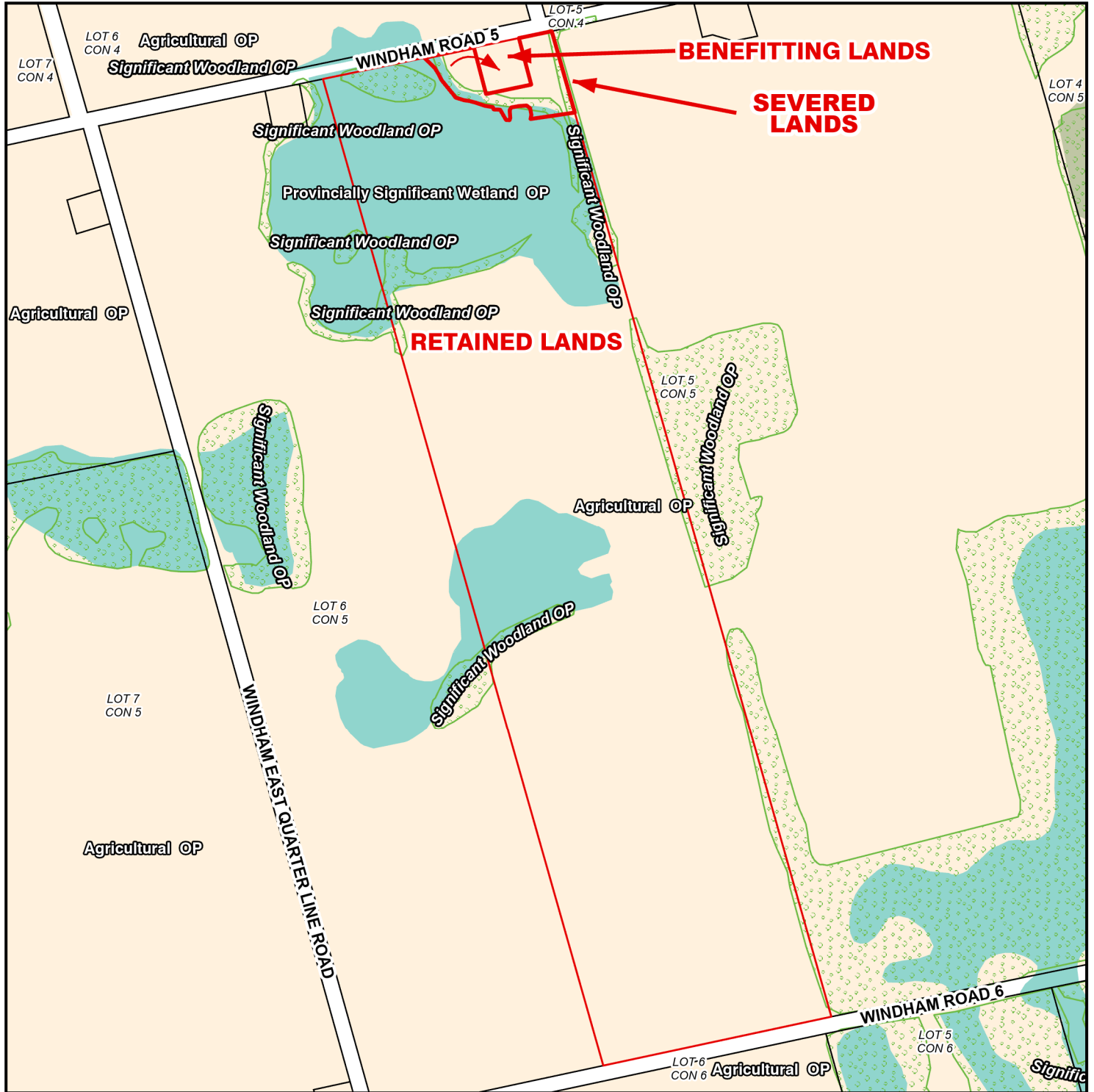
Legend

- Subject Lands
- Lands Owned

3/2/2026

2020 Air Photo





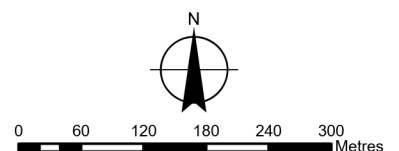
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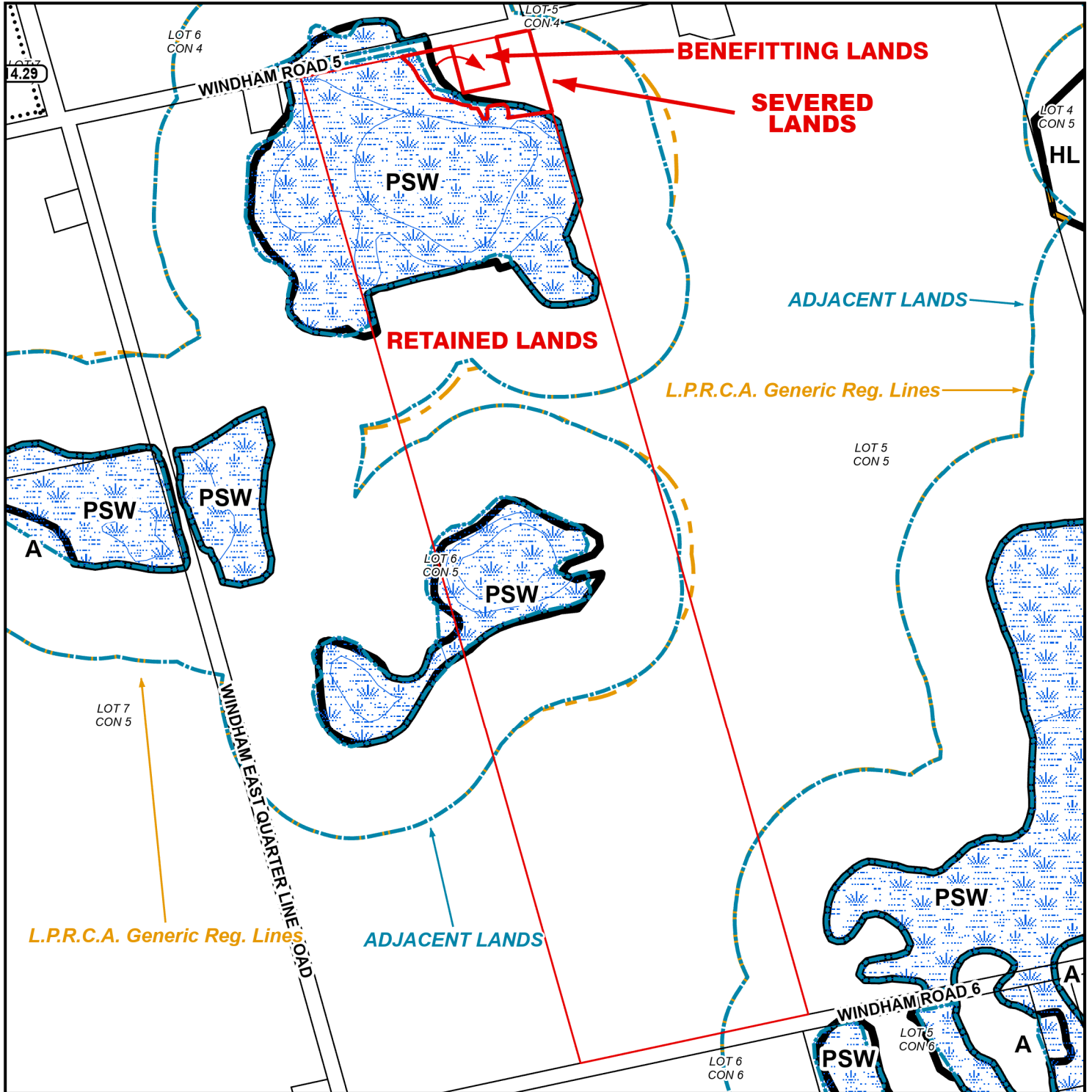
- Subject Lands
- Lands Owned

Official Plan Designations





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

3/2/2026





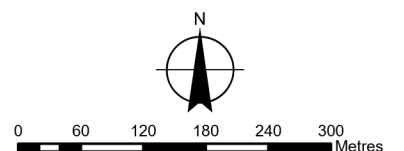
LEGEND

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

ZONING BY-LAW 1-Z-2014

3/2/2026

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



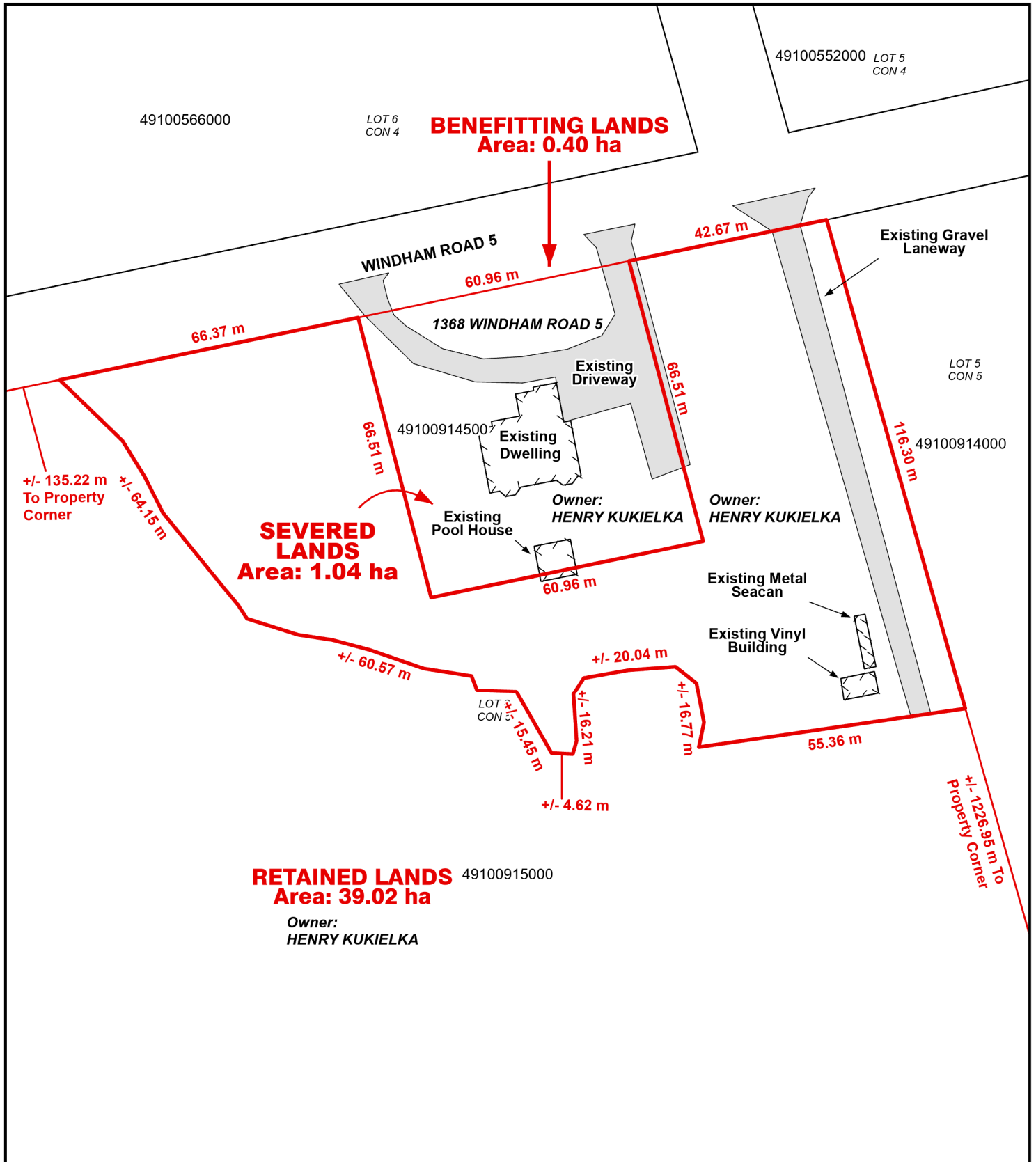
MAP D

CONCEPTUAL PLAN


Geographic Township of WINDHAM

BNPL2025383

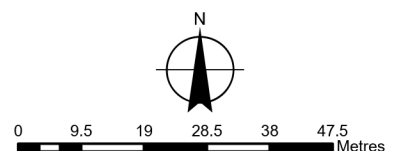
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Legend

-  Subject Lands
-  Lands Owned

3/2/2026



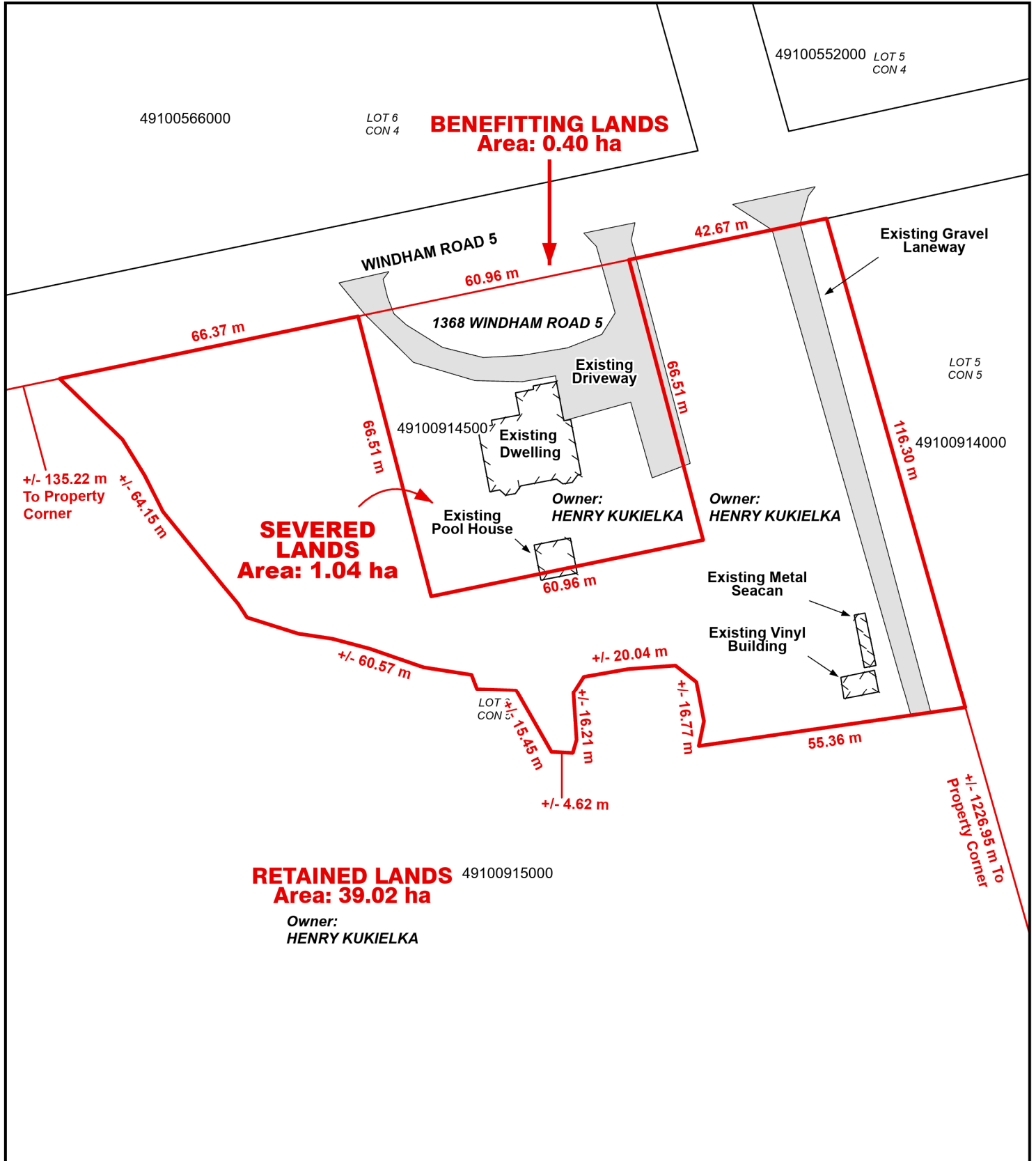
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2025383

ANPL2026026



Legend

-  Subject Lands
-  Lands Owned

3/2/2026

