

For Office Use Only:

File Number	<u>BNPL2017124</u>	Application Fee	<u>\$ 2551⁰⁰</u>
Related File Number	<u>2NPL2017125</u>	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	OSSD Form Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance
☒ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance

Property Assessment Roll Number: 3310491005020000000**A. Applicant Information****Name of Owner** Procyk Farms Limited

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 758 Concession 3, Townsend Road, RR 1**Town and Postal Code** Wilsonville. ON N0E 1Z0**Phone Number** 519-428-8643 (Mike)**Cell Number** _____**Email** _____**Name of Agent** David Roe**Address** 599 Larch Street**Town and Postal Code** Delhi, ON N4B 3A7**Phone Number** 519-582-1174**Cell Number** _____**Email** dfrfez@bellnet.ca

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

☐ Owner ☒ Agent



Names and addresses of any holder of any mortgagees, 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):
Part Lot 1, Concession 3, geographic Township of Windham

Municipal Civic Address: 4199 Highway 24 (new)

Present Official Plan Designation(s): Agricultural

Present Zoning: A Zone

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

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: _____

4. Present use of the subject lands:

Agricultural - growing vegetables and other cash crops

5. 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, height, etc. on your attached sketch which must be included with your application:

1 storey dwelling House, 3 metal storage buildings and 1 insul-brick shed
Aa shown on sketch

6. If known, the date existing buildings or structures were constructed on the subject lands: dwelling built in 1961, other buildings are older
7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

8. 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, height, etc. on your attached sketch which must be included with your application:

No new buildings being proposed

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

n/a

10. 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:

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

12. Existing use of abutting properties:

Agricultural - cash crop farming, no livestock in area

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

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:
3m wide by 71.52 long easement for power lines to retained lands

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	576.5m	
Lot depth	678m	
Lot width	594m	
Lot area	42.49 ha (105ac)	
Lot coverage		

Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):
not required

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

4. Description of land intended to be severed in metric units:

Frontage: 59.41m
 Depth: 87.88m
 Width: 59.42m
 Lot Area: 5202m² (1.2 ac)
 Present Use: Agricultural
 Proposed Use: Residential
 Proposed final lot size (if boundary adjustment): _____

Description of land intended to be retained in metric units:

Frontage: 27m + 120m + 445m
 Depth: 594m
 Width: 678m
 Lot Area: 103.8 ac
 Present Use: Agricultural
 Proposed Use: Agricultural

5. Description of proposed right-of-way/easement in metric units:

Frontage: 3m
Depth: 71.53m and 87.85m
Width: 3m
Area: 264 m²
Proposed use: electrical power

6. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):
severed lot - unknown and easement in favour of retained lands

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: See attached sheet
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (i.e., corn, orchard etc)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built

Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (i.e., corn, orchard etc)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built

Owners Name:
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (i.e., corn, orchard etc)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

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

D. 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 (example: gas station, petroleum storage, etc.): _____
2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions:
owner _____
5. 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. 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:

No change in use proposed

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:

No change in use proposed

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

4. 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. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☒ Individual wells

☐ Other (describe below)

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed

☐ Other (describe below)



Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. Existing or proposed access to subject lands:

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

Name of road/street:
Highway 24

G. 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.



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. Names of adjacent streets
8. 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:

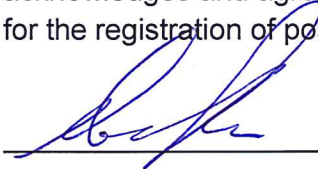
- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

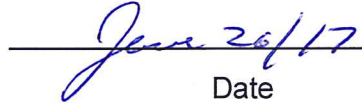
All final plans must include the owner's signature as well as the engineer's signature and seal.

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.



Owner/Applicant Signature



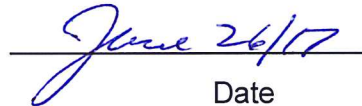
Date

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



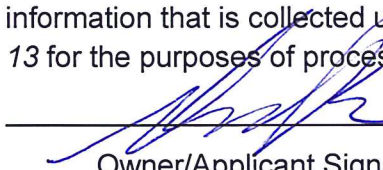
Owner/Applicant Signature



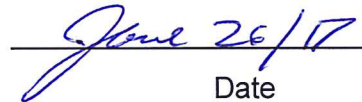
Date

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 purposes of processing this application.



Owner/Applicant Signature



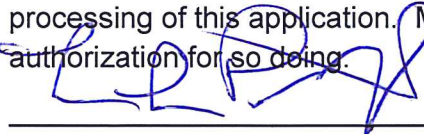
Date

L. 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 Procyk Farms Limited am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize David Roe 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.



June 24, 2017

Owner

Date

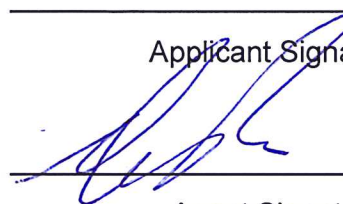
I have power to bind the corporation.

Owner

Date

M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Applicant Signature


Agent Signature

Date
June 26/17
Date

N. Declaration

I, David Roe 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:

185 Robinson St.

In Simcoe, ON

This 26th day of June

A.D., 20 17

[Signature]

A Commissioner, etc.

[Signature]
Owner/Applicant Signature

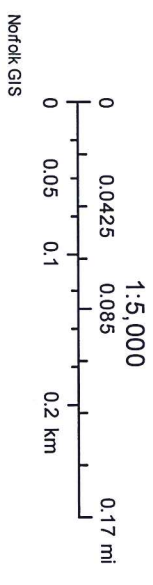
ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019

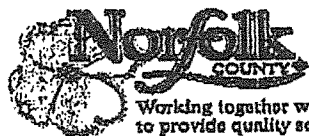


[illegible]

Land Parcels

Plan Lines


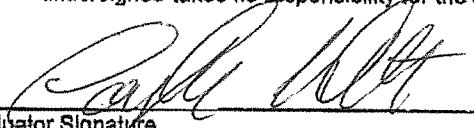




Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.		DATE RECEIVED	
PROPERTY INFORMATION		Municipal Address: 4199 HWY #24			
Owner: PROCYK FARMS		Lot: 1		Concession: 3 (Wmdhous)	
Lot Area: 5202 m ²		Lot Frontage: 41.67		Assessment Roll No. 3310491005020000006	
PURPOSE OF EVALUATION:		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms: 3		No. of Fixture Units:	
		Is the building currently occupied? Yes / No If No, how long?			
EVALUATOR'S INFORMATION		Evaluator's Name: TAYLOR WHITING		Company Name: SOUTHBROOK EXCO	
Address: 19 KING ST OAKLAND ONT.		Postal Code: N0E 1L0		Phone: 5194462815	
Email: southbrook@rogers.com		BCIN #: 17853			
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SAND	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 10 ft.	
Surface Discharge Observed: Yes <input checked="" type="checkbox"/> No		Odour Detected: Yes <input checked="" type="checkbox"/> No		Current Weather (at time of evaluation): SUNNY 23	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 800 Gal.		Pump: Yes <input checked="" type="checkbox"/> No	
Distribution System: Area: <input type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: 5		Total Length of Tile: 300'	
		Distance Between Tile Runs: 30"			
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input type="checkbox"/> Filter Cloth <input checked="" type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		SEE ATTACHED		DRAWINGS	
Distance to Bodies of Water (ft)					
Distance to Nearest Well (ft)					
Distance to Proposed Property Lines		Front _____ Rear _____ Side _____ Side _____		Front _____ Rear _____ Side _____ Side _____	

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required Note: Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.
	Additional Comments:
VERIFICATION	
OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law. I, <u>Taylor Whitwe</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation. <div style="display: flex; justify-content: space-between;"> <div data-bbox="162 903 730 1071"> <u></u> Owner Signature (Agent) </div> <div data-bbox="876 966 1396 1050"> <u>June 20/17</u> Date </div> </div>	
EVALUATOR: 1. I, <u>TAYLOR WHITWE</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied. <div style="display: flex; justify-content: space-between;"> <div data-bbox="162 1260 730 1407"> <u></u> Evaluator Signature </div> <div data-bbox="876 1323 1396 1407"> <u>JUNE 20 2017</u> Date </div> </div>	
BUILDING DIVISION COMMENTS	
Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted.	
_____ Chief Building Official or designate	_____ Date

Revised: March 24, 2011

FINAL INSPECTION REPORT

DATE: July 12, 1984

TANK SIZE 1 1/2' x 1 1/2' x 1 1/2'

LEACHING BED

No runs and length 6'

No meters total 6'

Pipe diameter 3/4" PVC

Stone depth 3" over

Cover type flat

INSTALLER Simcoe

MAKE Simcoe

Fall from tank to header 1/4"

Fall per run 1/4"

Header level 1/4"

All plumbing connected to system

Yes (☒) No (☐)

OTHER (Pump size, etc.)

TO BE COMPLETED See notes on final

SYSTEM LOCATION () as shown on page #2

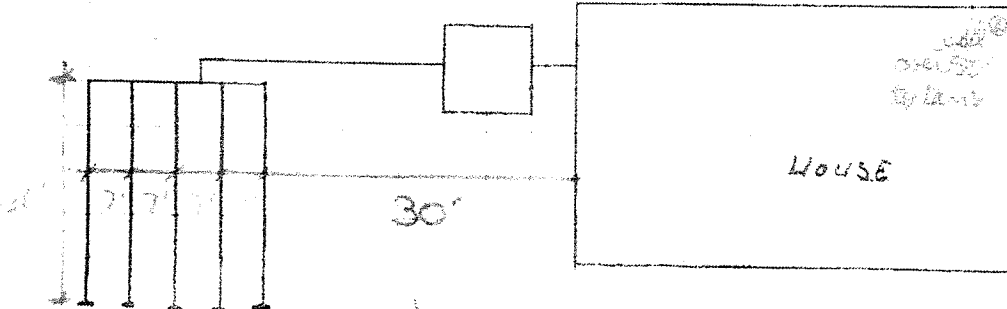
BRANTFORD () see below

Simcoe

4WY#24



over 30' long



D. WAY

INSPECTED BY: U & A

APPLICATION FORM AND CERTIFICATE OF APPROVAL
FOR A CLASS 2-6 SEWAGE SYSTEM

(PLEASE PRINT CLEARLY)

Application No. N-7277
Fee Receipt No. 181856
Date Received Apr. 17/42

1. Name of Owner	Tel. No.	2. Installer's Name	Tel. No.
Mailing Address (No., Street, City, Town, etc.)		Address (No., Street, City, Town, etc.)	
Postal Code		Postal Code	

3. Propose to Install a Class 4 sewage system to serve SFD
(Construct/Install/Alter/Extend/Enlarge) (Facility, e.g. Single Family, Dwelling, Motel, etc.)

4. Location — Region, County, District	Ward, Township, Town	Lot No.	Cont. No.	Sub. Lot No.	Plan No.	Area of Lot (sq. m.)
	<u>Windsor</u>	<u>1</u>	<u>3</u>			<u>1500</u>
5. State No. of	Bedrooms or Motel Units	People	Flush Toilets	Urinals	Washbasins	Showers and Bathrooms
	<u>43</u>	<u>2</u>	<u>1</u>		<u>2</u>	
6. Water Supply						
Dug or Bored Well						
Drilled Well						
Other						
Proposed						<u>Existing X EXPOSED</u>

7. Attach completed sketch on Page 2 — List other attachments:

8. Relationship to Severance if applicable	9. Directions to Lot: — Highway No., Secondary Roads, Signs to Follow, etc.
Lot Approval Pending Lot Approved Under Severance Application No	<u>14 km. north of Simcoe on Highway 101</u> <u>2nd turn left on Highway 101</u>

10. I certify that the above information is complete and correct and that, if approved, the work will conform with Provincial requirements for sewage systems and local Municipal By-Laws. (Attach fee for Class 4, 5 or 6 systems).
Name of Agent _____ Tel. No. _____ Signature of _____

Address _____ Date _____	
City, Town, etc. _____	
11. INSPECTOR'S REPORT	Sub-Surface Conditions Encountered
Weather _____	Rock & G.W.T. _____
Representing Owner _____	Depth (m) _____
Leaching Bed Design Criteria	Soil Type <u>SAND</u>
Depth to Rock _____ M	0
Design H.W.T. _____ M	-0.25
	-0.50
	-0.75
	-1.00
	-1.25
	-1.50
REQUIREMENTS	
Linear metres of Distribution _____	
Pipe _____	
Working Capacity of _____	
Septic Tank _____	

Conditions of Approval and Reasons (e.g. h.l., grading, drainage improvements, design sewage flows)

OR Reasons where Proposal not Acceptable (add additional pages if required)

Ensure tile bed is kept a minimum of 10 feet from existing point well, 17 feet from existing structures and 10 feet from any property line.

Install as per Attached Conditions of Approval N-7277
HEALTH UNIT APPROVAL WILL NOT PREJUDICE OR IMPLY ANY PLANNING APPROVAL

RE: APPLICATION # _____

CONDITIONS OF APPROVAL

1. Install ~~2~~ ³⁰⁰ metres (~~2~~ ^{Waren} feet) weeping tile laid in 0.5 metres (18 inches) wide trenches a minimum of 1.6 metre (6 feet) on centre and in either a closed grid system or capped end system.

NOTE: *The connection across either end of the runs is not included in the required footage.*

2. ~~All~~ trenching is to be excavated level. Maximum depth of the trenches is to be 0.6 metres (24 inches).
3. Untreated building paper or other suitable cover is to be placed between the $\frac{3}{4}$ inch stone and the porous backfill.
4. A minimum of 0.15 metres (6 inches) drop is required from the septic tank to the level header. Therefore, the plumbing and septic tank must be maintained as high as possible.
5. The tile bed area upon completion is to be seeded or sodded and maintained as lawn only. Trees or shrubs are not to be planted in the tile bed area.
6. All sanitary waste (all sinks, laundry tubs, showers and toilets) are to be connected to the septic tank. Sump pump water and/or eavestroughs must not empty into the septic tank or near the tile bed area.
7. All other requirements as per the Regulations under the Environmental Protection Act in regard to the sewage disposal system must be complied with.

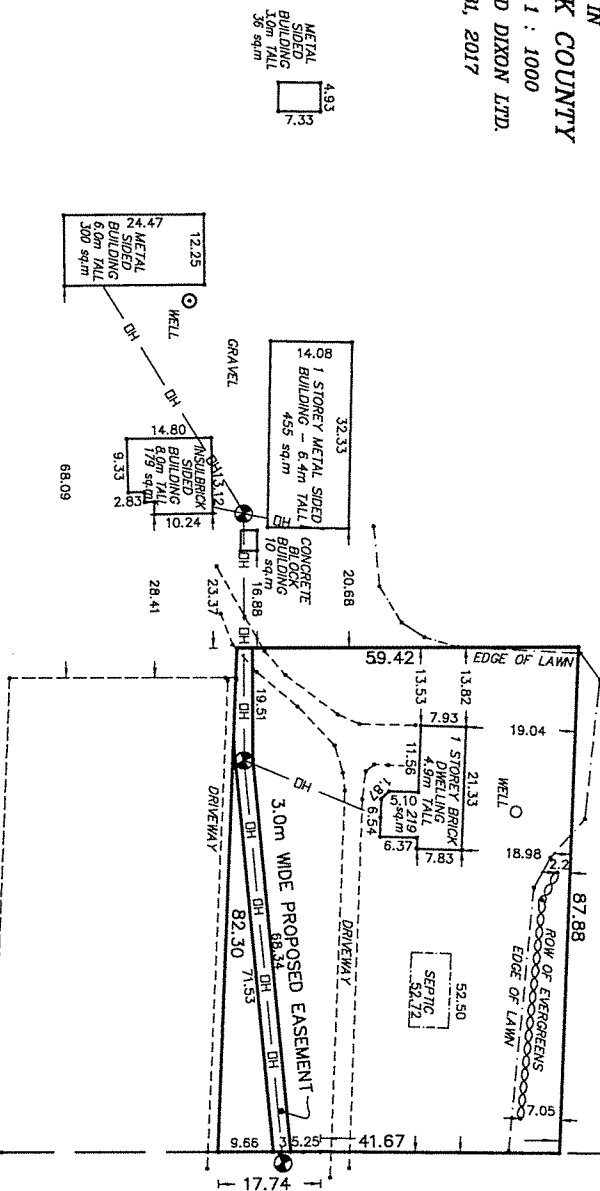
Date

Director

**IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THOROUGH
KNOWLEDGE OF THE REGULATIONS UNDER WHICH HE IS LICENSED.**

NORFOLK COUNTY
SCALE: 1 : 1000
JEWETT AND DIXON LTD.
MAY 31, 2017

SCALE: 1 : 1000
TTT AND DIXON LTD.
MAY 31, 2017



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

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

AREA = 5202 SQ. M
LOT COVERAGE = 4.2%
AREA OF EASEMENT = 264 SQ. M

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J8

(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034

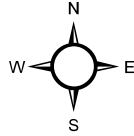
E-mail: surveyors@amtelecom.net

JOB # 17-1510 PROCYK

MAP 1
**File Number: BNPL2017124 &
ZNPL2017125**

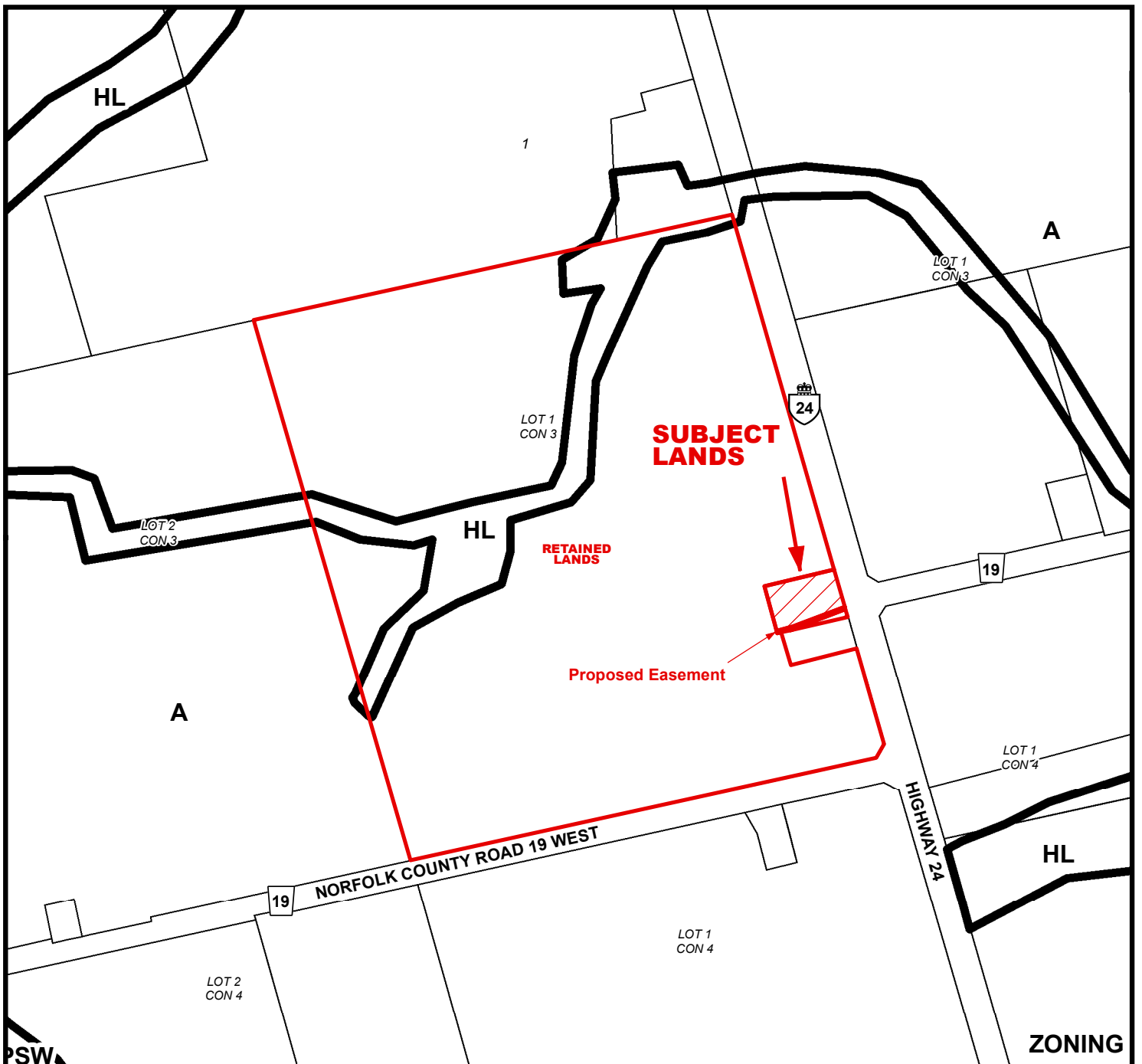
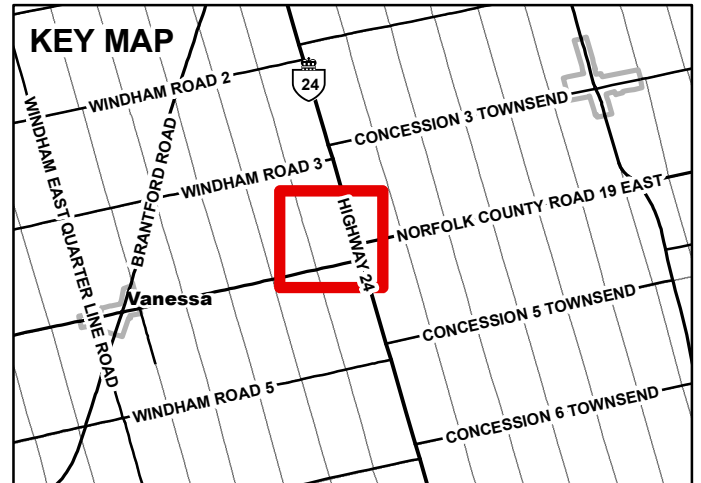
Geographic Township of

WINDHAM



1:7,000

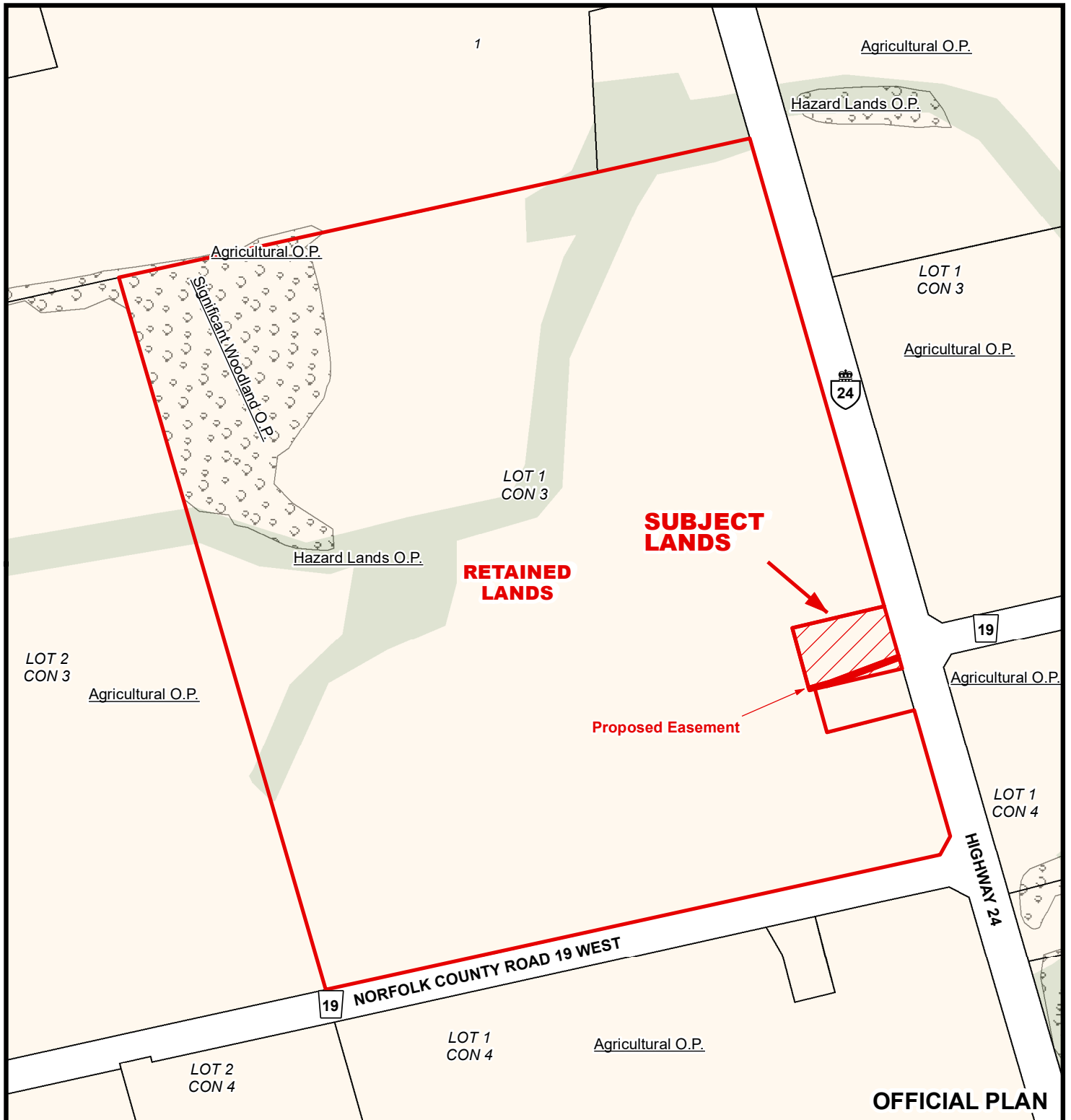
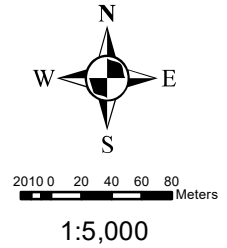
50 25 0 50 100 150 200
Meters



MAP 2

File Number: BNPL2017124 & ZNPL2017125

Geographic Township of WINDHAM



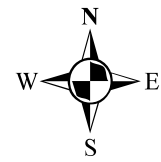
OFFICIAL PLAN

2017-07-05

MAP 3

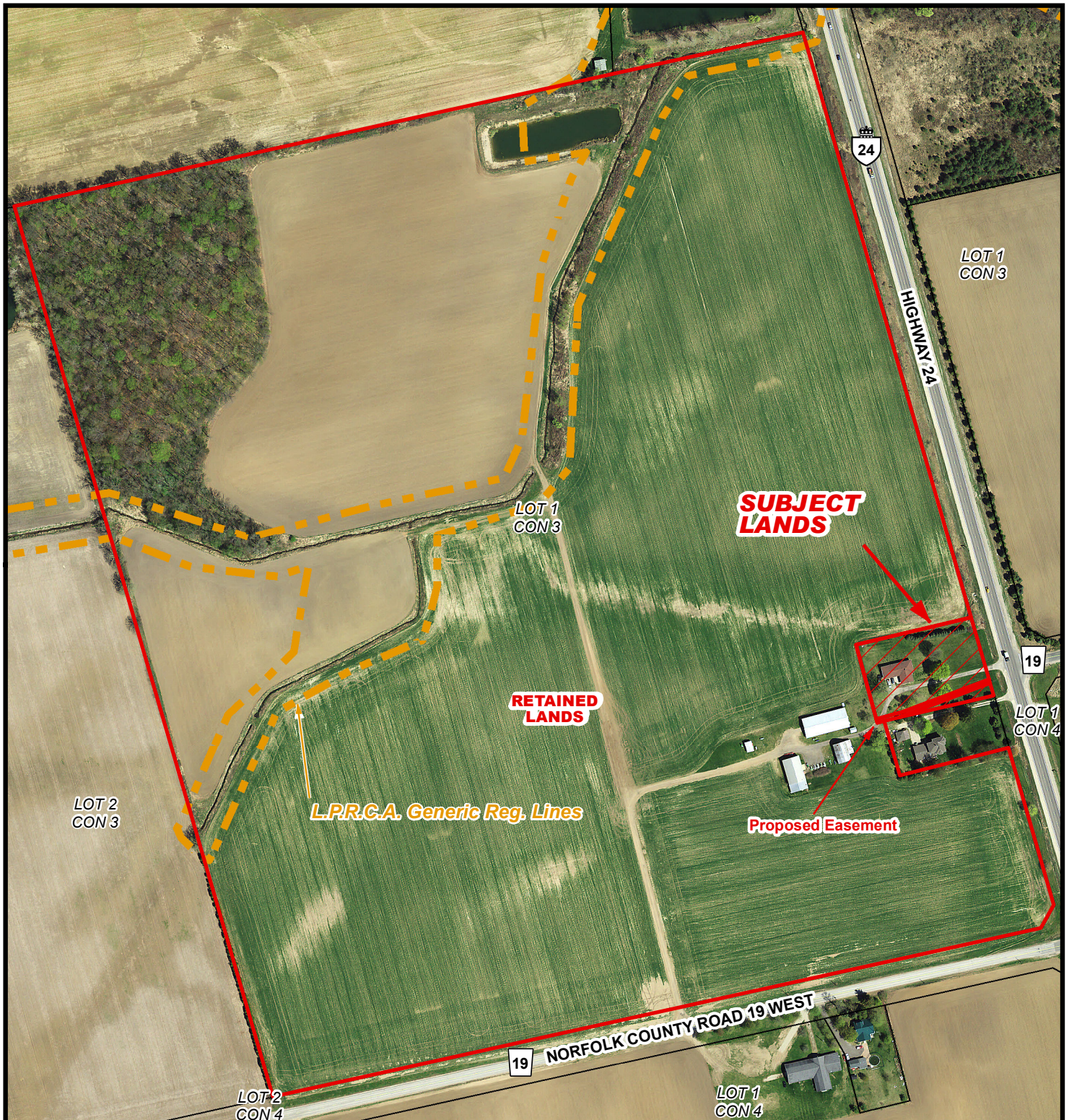
File Number: BNPL2017124 & ZNPL2017125

Geographic Township of WINDHAM



105 0 10 20 30 40
Meters

1:4,000



Geographic Township of WINDHAM



4199 HIGHWAY 24

SUBJECT LANDS

LOT 1
CON 3

HIGHWAY 24

19
LOT 1
CON 4

49100502000

X
Well

Existing Dwelling

CON 3

Gravel Driveway

Proposed Easement

68.34m

71.53m

3.00m

3.00m

3.00m

82.30m

Existing

Existing
Shed

Existing

49100502050

Existing Dwelling

LOCATION OF LANDS AFFECTED

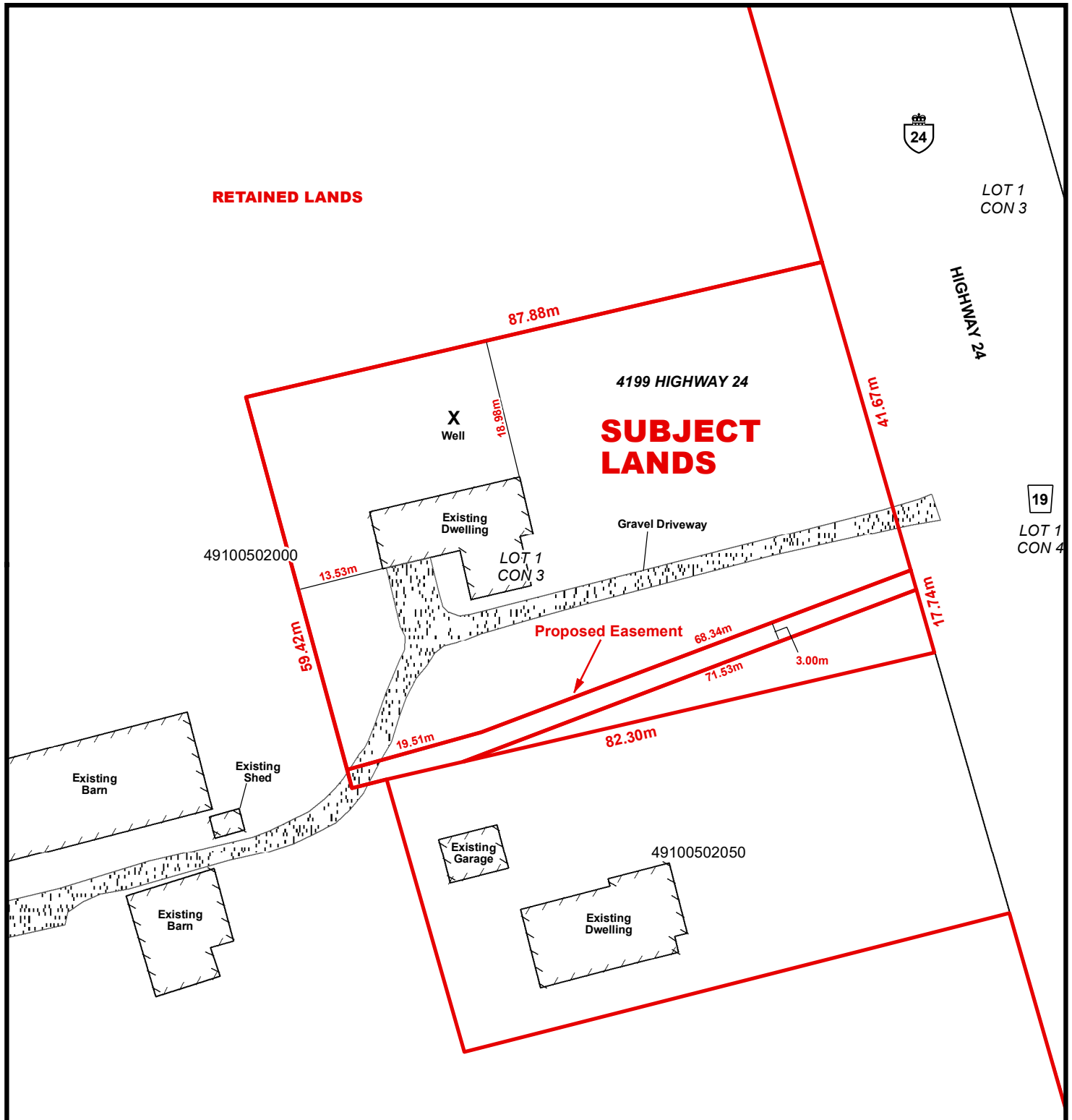
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Geographic Township of WINDHAM



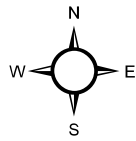
31.50 3 6 9 12 Meters

1:800



Norfolk County

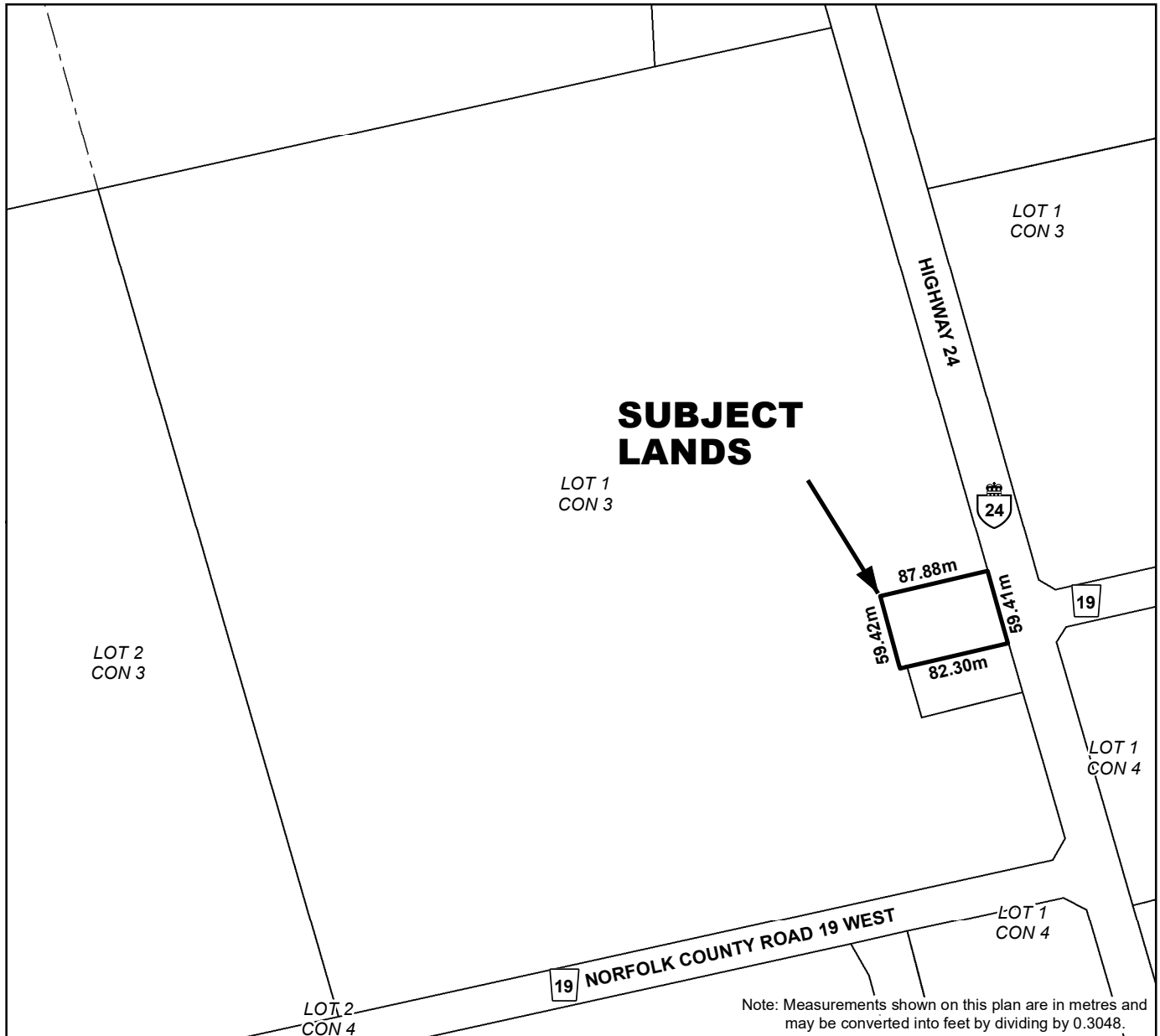
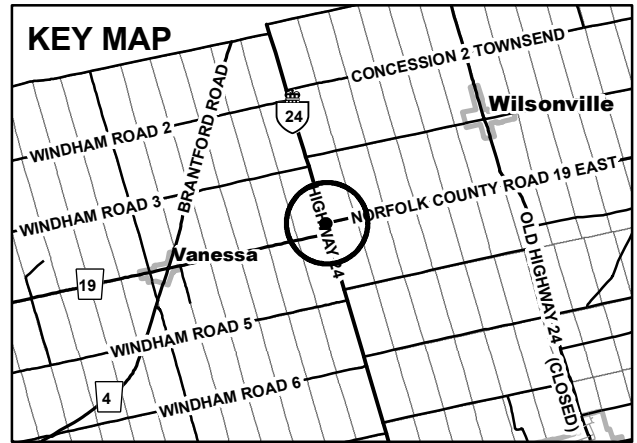
Geographic Township of WINDHAM



1:5,000

60 30 0 60 120 180 240 Meters

KEY MAP



This is Map A to Zoning By-law _____ Passed the _____ day of _____ 2017.

MAYOR

CLERK