

Public Notice Sign

SEP 14 117

PAC Meeting

Richard Everett SLOOT

225 Norfolk County Rd 19E

NOE 120

519 443 7883

519 758 4304

richard.sloot@sympatico.ca

SAME AS Owner above

Email



Name of Agent Keith Jones
Address 23 Argyle St.
Town and Postal Code Simcoe N34 4N5
Phone Number 519 428 0170
Cell Number 519 420 0875
Email kjones@celhynier.ca

Name of Engineer NA.
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

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 applicant noted above.

- ☐ Applicant
- ☒ Agent
- ☐ Owner

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

NA

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 33360 - 0000

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

Pt LOT 3 Cn3 Townsend M in NR474862 Norfolk County
M in PIN 50289 - 0212 Lt

Municipal Civic Address (911 Number): 189 Norfolk County Rd 19E

Present Official Plan Designation(s): A.

Present Zoning: A.

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

NO

3. The date the subject lands was acquired by the current owner: 2016/09/09

4. Present use of the subject lands:

SFR + Bush lot.

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:

One Storey Insul-brick House
located as per sketch.

6. If known, the date existing buildings or structures were constructed on the subject lands: unknown

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.

NA

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 Change

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

NA

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:

None

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

20 years +

12. Existing use of abutting properties:

Bush + Cash Crops

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:

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Sever the existing residence and
merge remaining land with adjoining land
As in PIN 50789 - 0817 Lt owned by Applicant
and his wife ELIZABETH BLAINE SLOTT (late Gverett
John SLOTT deceased)

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

Frontage: 30.6
Depth: 66.13
Width: 30.6
Lot Area: .202 hectares
Present Use: SFD
Proposed Use: SFD

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

Parcel will be sold

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

Owners Name: NA
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 _____

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.



5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

NA.

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

Existing parcel after severance
to be merged with P11 50289-0211

8. Site Information

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

Proposed to be
Saved from existing

Lot frontage	141	30.6
Lot depth	268	66.13
Lot width	141 +	30.6
Lot area	31 788 sq m	. 202 hectares.
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

9. Building Size

Number of storeys		one
Building height		uk.
Total ground floor area		12 x 8 = 96m approx.
Total gross floor area		
Total useable floor area		

10. Off Street Parking and Loading Facilities

Number of off street parking spaces		Adequate Parking
Number of visitor parking spaces		on site.
Number of accessible parking spaces		
Number of off street loading facilities		

11. Multiple Family Residential *NA*

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses *NP*

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____
Total number of fixed seats: _____
Describe the type of business(es) proposed: _____
Total number of staff proposed initially: _____
Total number of staff proposed in five years: _____
Maximum number of staff on the largest shift: _____
Is open storage required: ☐ Yes ☐ No
Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐
Yes ☐ No If yes please describe:

13. Institutional NA
Describe the type of use proposed: _____
Seating capacity (if applicable): _____
Number of beds (if applicable): _____
Total number of staff proposed initially: _____
Total number of staff proposed in five years: _____
Maximum number of staff on the largest shift: _____
Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s) NA

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:

Applicant has been familiar with Subject lands for 21 years

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. 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 to what currently exists on the ground.

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

4. 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.

5. 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 NO

Wooded area

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

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance NO

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance NO

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance NO

Erosion

☐ On the subject lands or ☐ within 500 meters – distance NO

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance NO



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. How many water meters are required? NONE



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

6. Existing or proposed access to subject lands:

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

7. Name of road/street:

Norfolk County Rd 19 E

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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights

33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report



☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

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. Development Agreements

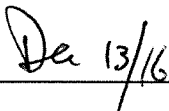
A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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



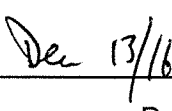
Date

K. 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

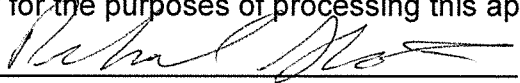


Date

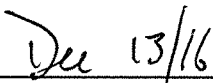


L. Freedom of Information

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.



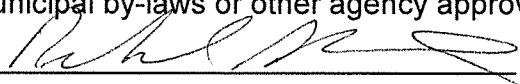
Owner/Applicant Signature



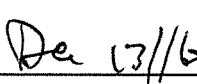
Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.



Owner/Applicant Signature



Date

N. 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 _____ am/are the registered owner(s) of the lands that is the subject of this application for development approval.

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

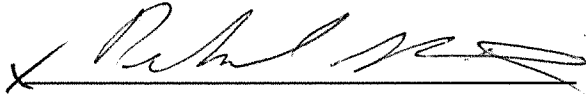
Date

Owner

Date

O. Declaration of Applicant and Agent

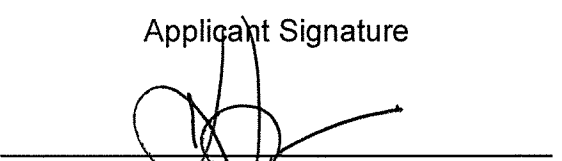
I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.



Applicant Signature

Dec 13/16

Date



Agent Signature

Dec 13/16

Date

P. Declaration

I, Richard Stort 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:

Norfolk County



Owner/Applicant Signature

In _____

This 13 day of Dec

A.D., 20 16


A Commissioner, etc.



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

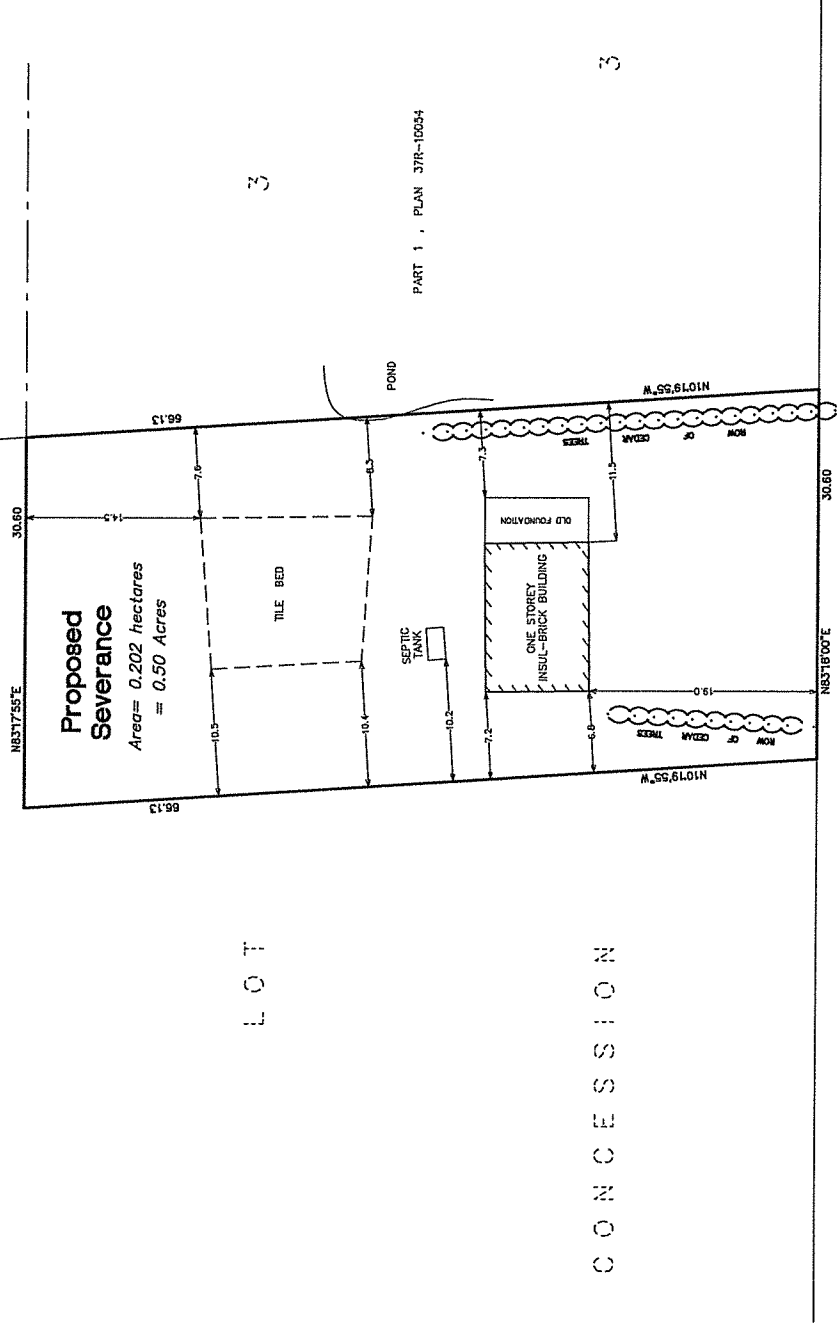
OFFICE USE ONLY		FILE No.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 189 Norfolk County Road 19 East RR#1 Wilsonville			
Owner:		Lot:		Concession:	
RICHARD EVERETT SLOOT		Pt Lot 3		Con 3	
Lot Area:		Lot Frontage:		Assessment Roll No.	
10 acres		495 ft		336-010-33300-0000	
PURPOSE OF EVALUATION		<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>boundary adjustment</u>			
BUILDING INFORMATION		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms:		No. of Fixture Units:	
1050 sq ft		2		5	
EVALUATOR'S INFORMATION		Evaluator's Name:		Company Name:	
Address:		Earl J Schooley		Advance Waste Water Management	
27 Roswell Rd. RR#3 Hanley		Postal Code:		Phone:	
Email:		BCIN #		10583	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:	
		grass		sandy loam	
Site Slope:		Soil Conditions:		Depth of Water Table:	
<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		12 ft.	
Surface Discharge Observed:		Odour Detected:		Current Weather (at time of evaluation):	
Yes <input checked="" type="checkbox"/> No		Yes <input checked="" type="checkbox"/> No		sunny + dry	
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:		Size:		Pump:	
<input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other		800 Gal.		Yes <input checked="" type="checkbox"/> No	
Distribution System:		No. of Tile Runs:		Total Length of Tile:	
Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		5		200 ft	
Tile Material:		Ends:		Cover:	
<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		<input checked="" type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input type="checkbox"/> Top Soil <input type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		11 ft		24 ft	
Distance to Bodies of Water (ft)					
Distance to Nearest Well (ft)		52 ft		59 ft	
Distance to Property Lines		Front 105 Rear 100 Side 51 Side 32 ft E W		Front 114 Rear 92 Side 27 Side 32 ft E W	

OVERALL SYSTEM RATING	<div><input checked="" type="checkbox"/> System Working Properly / No Work Required</div> <div><input type="checkbox"/> System Functioning / Maintenance Required</div> <div><input type="checkbox"/> System Not Functioning / Minor Repair Required</div> <div><input type="checkbox"/> System Failure/Major Repair / Replacement Required</div> <div>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.</div> <div>Additional Comments:</div>
VERIFICATION	<div>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.</div> <div>I, <u>Richard Everett Sloat</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> <div><div><u>Earl J. Schooley</u> Owner Signature</div><div><u>Ad [Signature]</u> Date <u>August 15/17</u></div></div> <div>EVALUATOR: 1. I, <u>Earl J. Schooley</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.</div> <div><div><u>EARL J Schooley</u> Evaluator Signature</div><div><u>August 15, 2017</u> Date</div></div>
BUILDING DIVISION COMMENTS	<div>Comments:</div> <div>I, _____ have reviewed the information contained in this form as submitted.</div> <div><div>Chief Building Official or designate</div><div>Date</div></div>

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

ILLUSTRATION OF
PART OF LOT 3
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF TOWNSEND
NORFOLK COUNTY


SCALE — 1 : 300
WEST & RUUSKA LTD.



ROAD ALLOWANCE BETWEEN CONCESSIONS 3 and 4

Date: 15 November, 2016.

NOTE:
THIS PLAN HAS BEEN COMPILED FROM PREVIOUS RECORDS
and DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

 WEST & RUUSKA LTD. Land Surveyors	
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6 Telephone (519) 752-8841	
DRAWN BY: Ted S. KUTTLA, CST, CPT	S180237

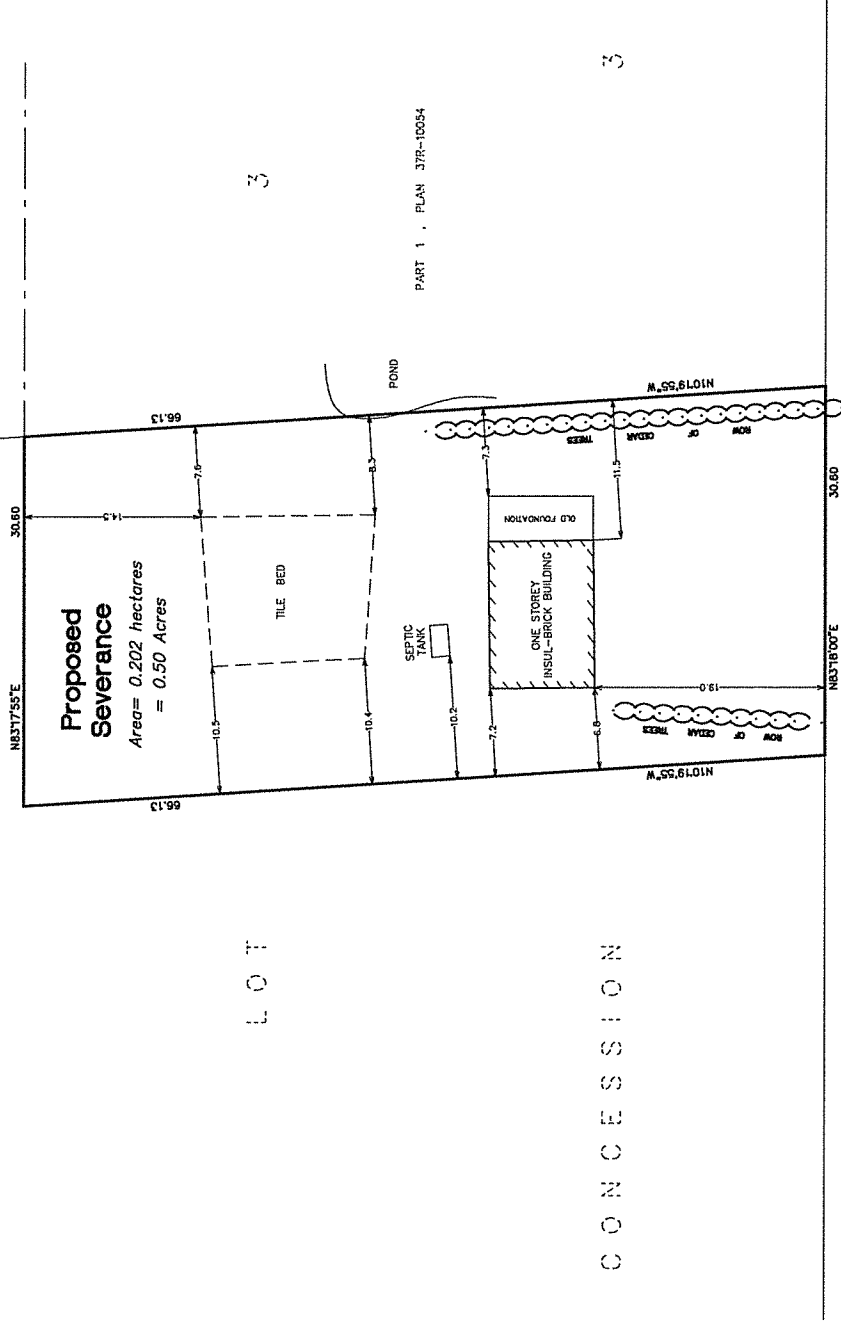
METRIC: DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

ILLUSTRATION OF
PART OF LOT 3
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF TOWNSEND
NORFOLK COUNTY

SCALE -- 1 : 300



WEST & RUUSKA LTD.




ROAD ALLOWANCE BETWEEN CONCESSIONS 3 and 4

Date: 15 November, 2016.

NOTE:

THIS PLAN HAS BEEN COMPILED FROM PREVIOUS RECORDS
and DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

 WEST & RUUSKA LTD.	
Land Surveyors	
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6	
Telephone (519)752-8641	
DRAWN BY: Ted S. KUTYLAK, C.S.T., C.E.T.	S160237

METRIC DISTANCES SHOWN ON THIS PLAN
ARE IN METERS AND HAVE BEEN CONVERTED
TO FEET BY DRAWING BY LRS-24

ILLUSTRATION OF

PART OF LOT 3

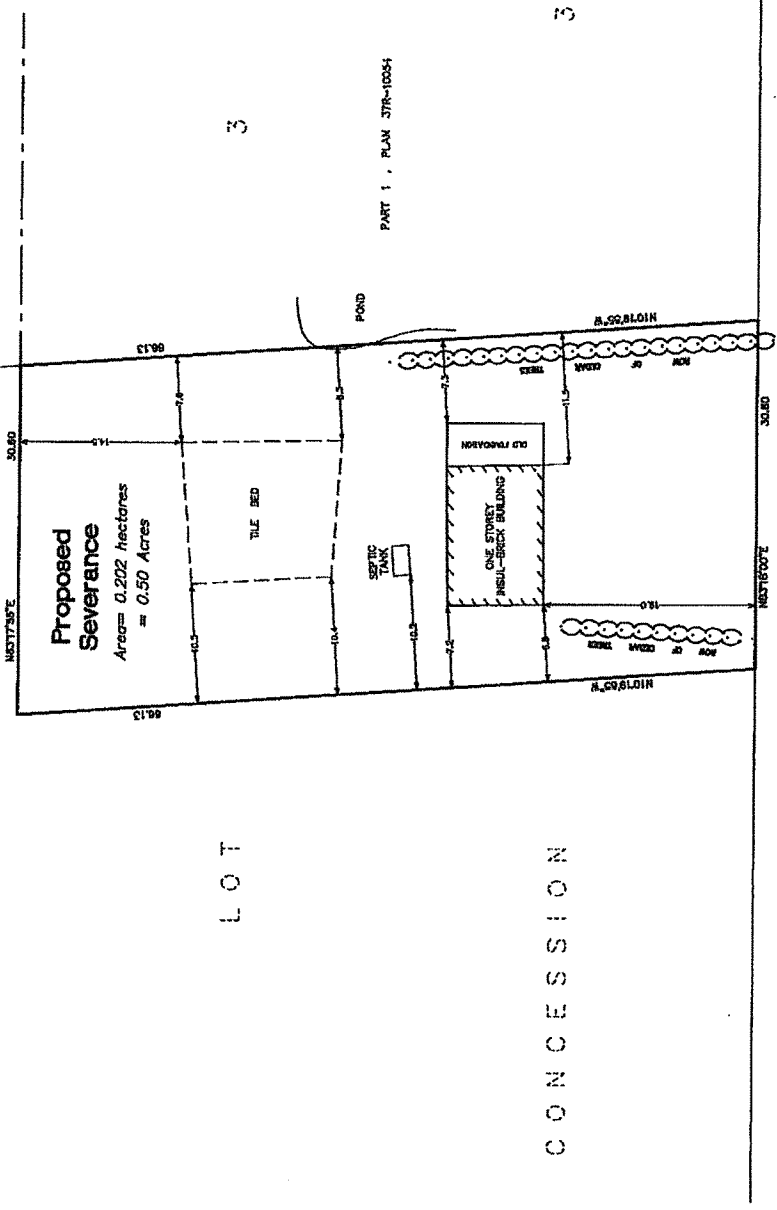
CONCESSION 3

GEOGRAPHIC TOWNSHIP OF TOWNSEND

NORFOLK COUNTY

SCALE - 1 : 300

WEST & RUUSKA LTD.



ROAD ALLOWANCE BETWEEN CONCESSIONS 3 and 4

Date: 15 November, 2016.

NOTE:

THIS PLAN HAS BEEN COMPILED FROM PREVIOUS RECORDS
and DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

WEST & RUUSKA LTD.
Land Surveyors
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2A6
Telephone (519) 752-8841
DRAWN BY: Ted S. AUTLA, eng. et.
5180237

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

ILLUSTRATION OF

PART OF LOT 3

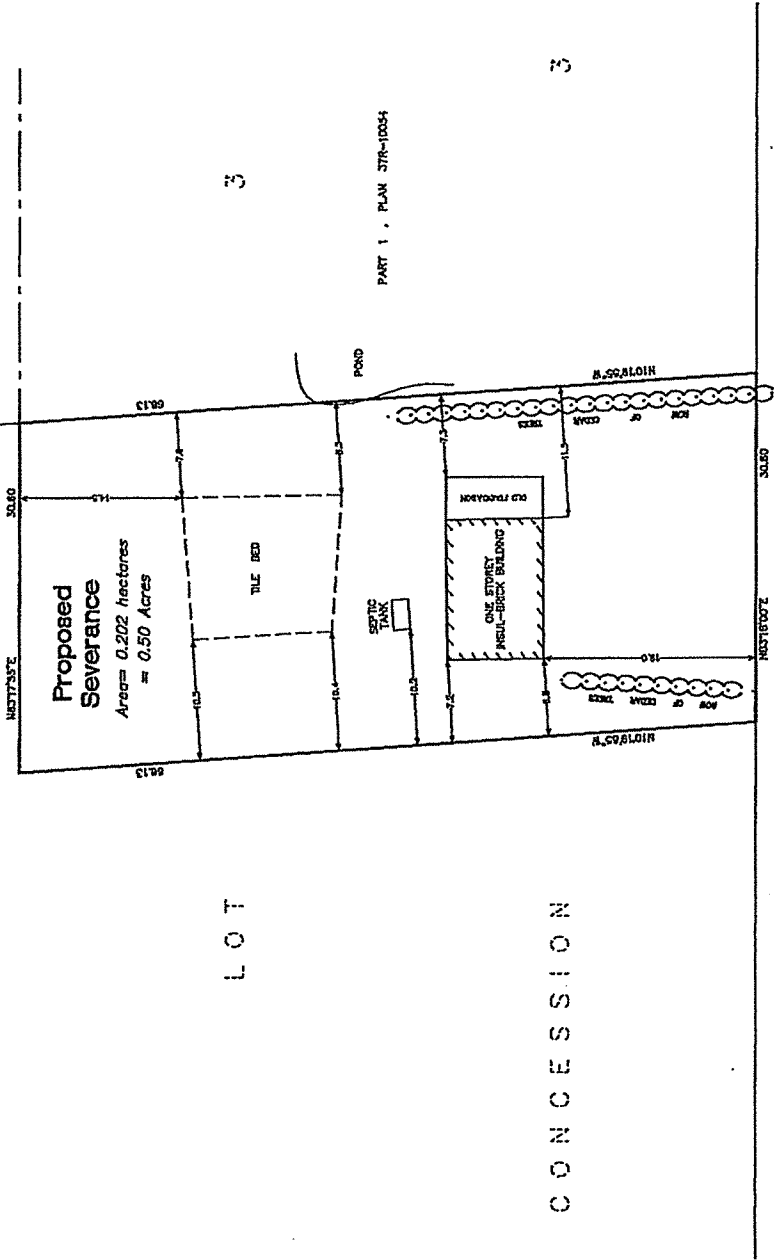
CONCESSION 3

GEOGRAPHIC TOWNSHIP OF TOWNSEND

NORFOLK COUNTY

SCALE - 1 : 300

WEST & RUUSKA LTD.



ROAD ALLOWANCE BETWEEN CONCESSIONS 3 and 4

Date: 15 November, 2016.

NOTE:

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WEST & RUUSKA LTD.
Land Surveyors

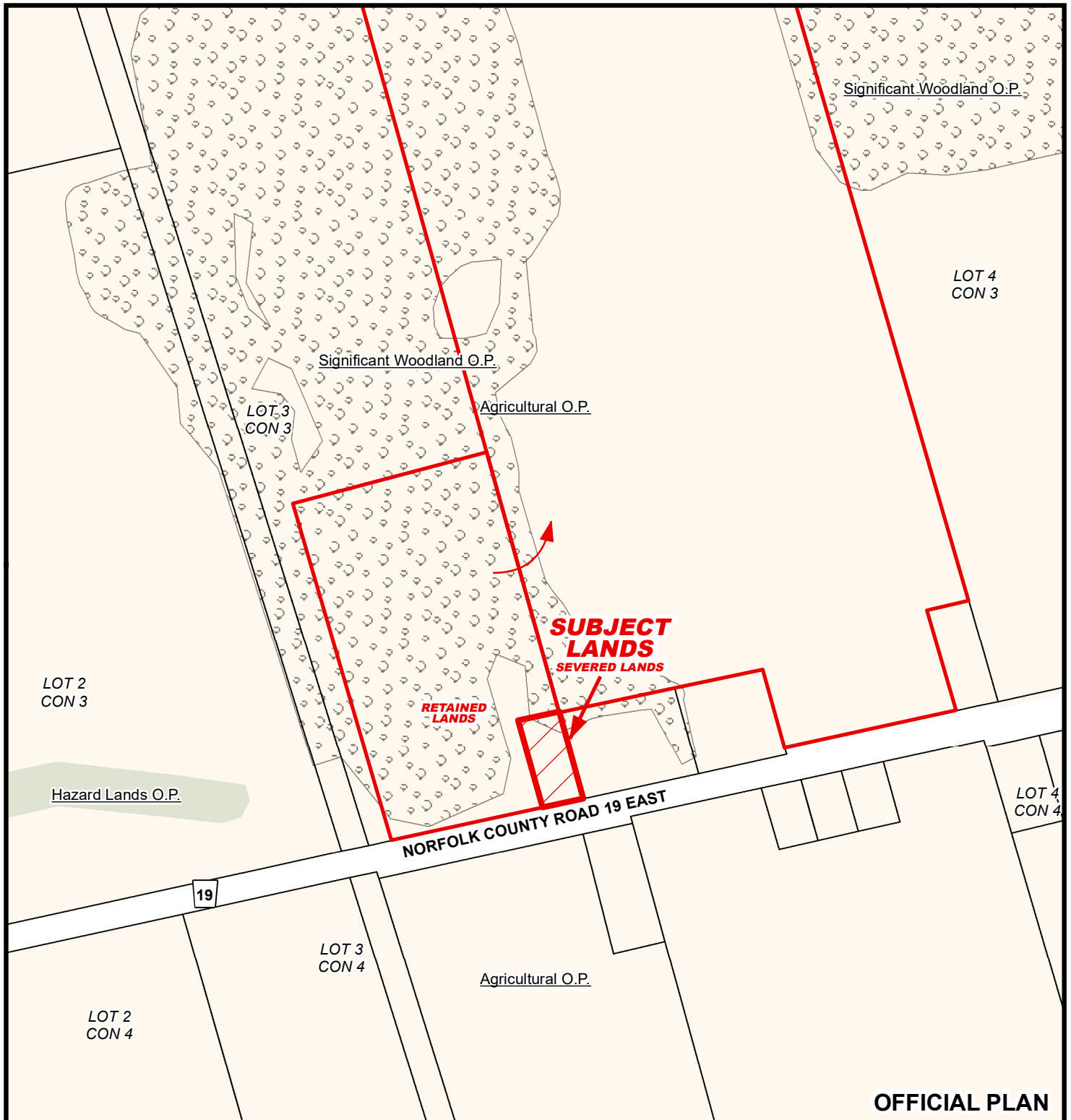
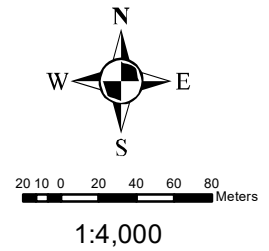
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519) 755-8661

DRAWN BY: Ted S. KUTILA, B.Sc. Eng. S180237

MAP 2

File Number: BNPL2017186

Geographic Township of TOWNSEND



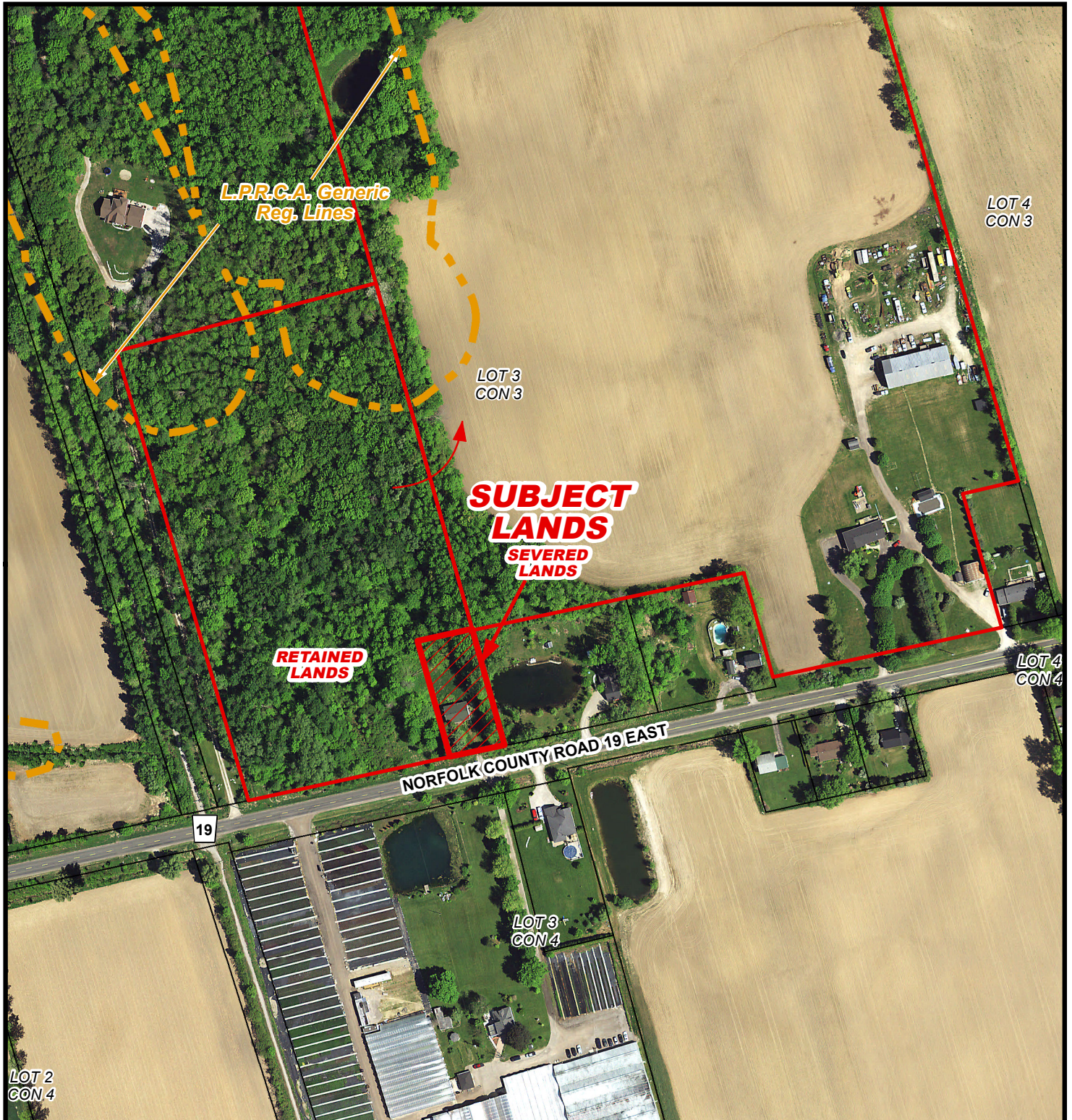
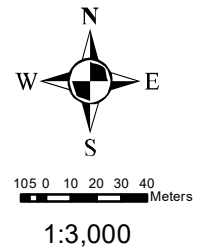
OFFICIAL PLAN

9/22/2017

MAP 3

File Number: BNPL2017186

Geographic Township of TOWNSEND



MAP 4

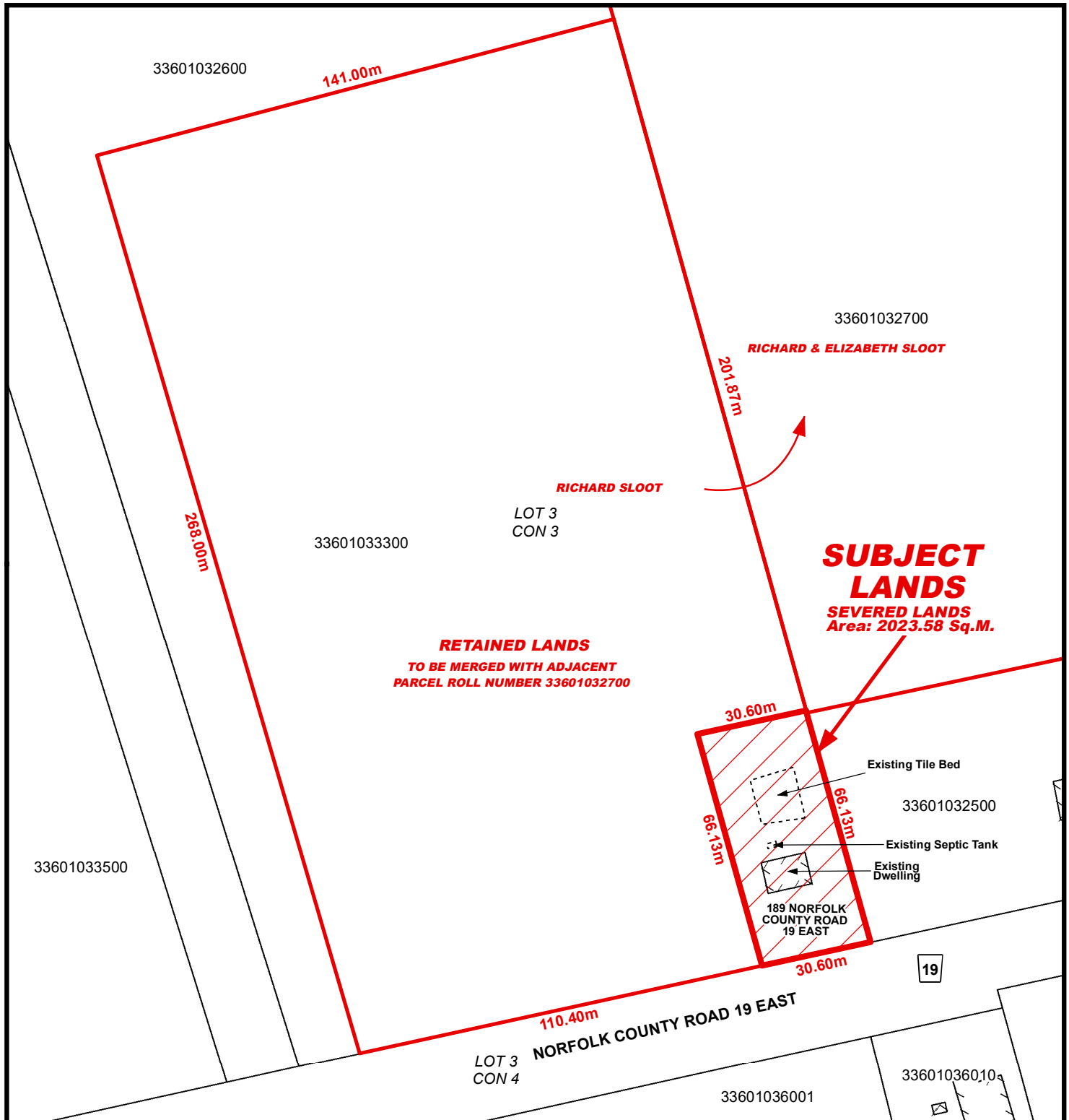
File Number: BNPL2017186

Geographic Township of TOWNSEND



6 3 0 6 12 18 24 Meters

1:1,500



9/22/2017

LOCATION OF LANDS AFFECTED

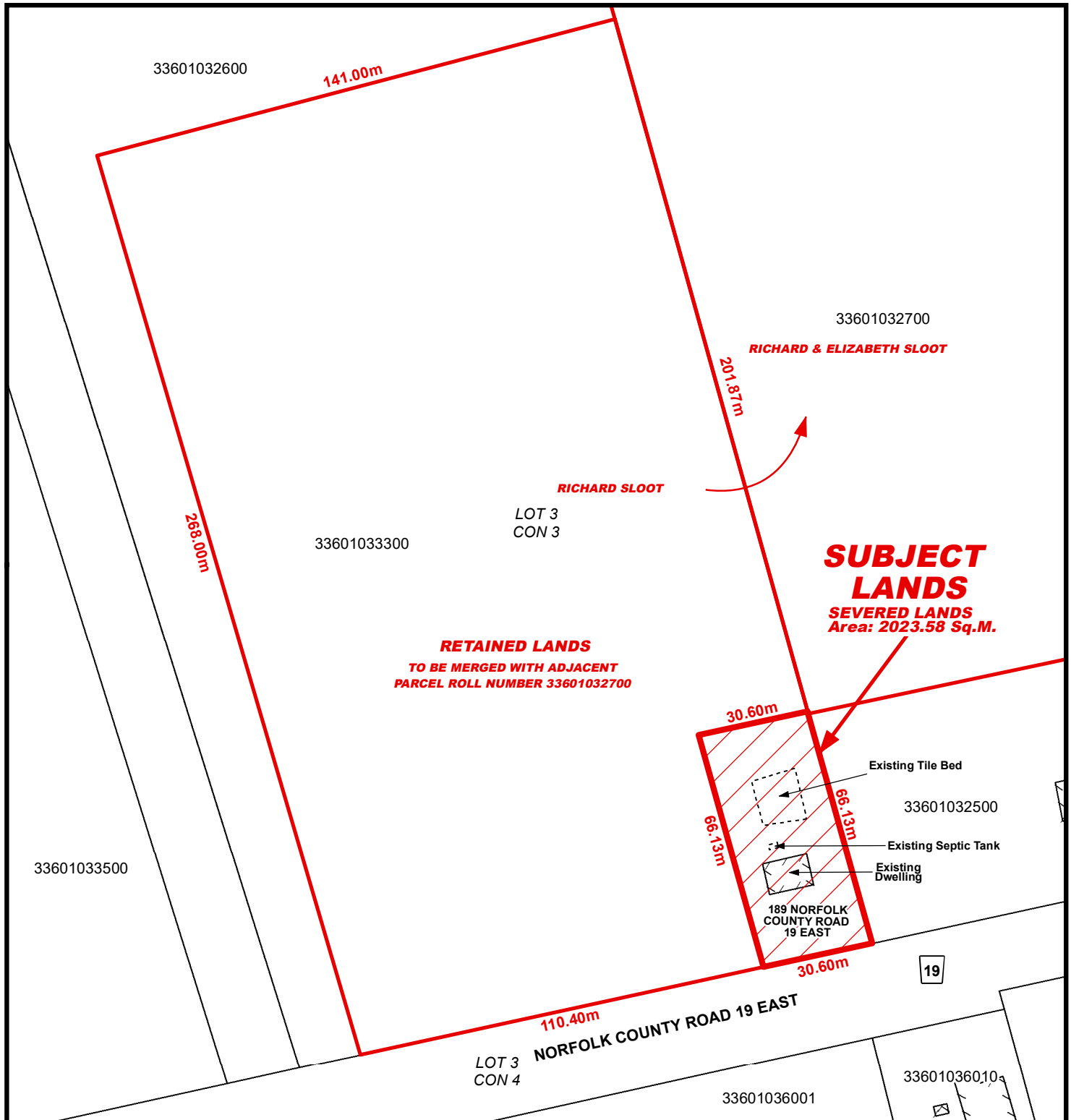
File Number: BNPL2017186

Geographic Township of TOWNSEND



6 3 0 6 12 18 24 Meters

1:1,500



9/22/2017