

For Office Use Only:

File Number

ANPL2019304

Related File Number

BNPL2019306

Pre-consultation Meeting

July 2018

Application Submitted

August 23/19

Complete Application

Public Notice Sign

Yes

SPRT Meeting

Application Fee

\$2710 + \$1406

Conservation Authority Fee

OSSD Form Provided

Planner

Steve**Check the type of planning application(s) you are submitting.**
☐
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Official Plan Amendment

Zoning By-Law Amendment

Temporary Use By-law

Draft Plan of Subdivision/Vacant Land Condominium

Condominium Exemption

Site Plan Application

Consent/Severance

Minor Variance

Easement/Right-of-Way

Extension of a Temporary Use By-law

Part Lot Control

Cash-in-Lieu of Parking

Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 3310335-03020100**A. Applicant Information****Name of Owner**Stephaney Jaff Junior Rowe and Karlene Lana Rowe (deceased, to be removed from title)

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

2651 Regional Road-5Cockshutt Road East

Town and Postal Code

Waterford, Ontario N0E 1Y0

Phone Number

Cell Number

519-802-4405

Email



NORFOLK COUNTY
DEPARTMENT
OF COMMUNITY DEVELOPMENT

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

Name of Agent W. Christopher Nunn
Address 39 Colborne Street North
Town and Postal Code Simcoe, Ontario N3Y 3T8
Phone Number 519-426-6763
Cell Number _____
Email nunn@mhnlawyers.com

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 ☐ Applicant

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

None.

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 2, Block 35, Plan 19B, as in NR396827; Norfolk County (P.I.N. 50280-0155 (LT))

Municipal Civic Address: 199 Wellington Street, Waterford, Ontario

Present Official Plan Designation(s): Urban Residential

Present Zoning: R1-A

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential

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

See Schedule "A" attached. House to remain on "RETAINED PARCEL".

5. 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.

N/A

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

Single detached dwelling to be constructed on "SEVERED PARCEL", the details of the construction have yet to be determined.

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:
unknown
-

9. Existing use of abutting properties:

Residential

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

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

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:

The Owner intends to construct a single detached dwelling on the "SEVERED PARCEL" and will obtain a building permit for that purpose. Also require minor variances (see explanatory notes attached).

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

A severance is required to comply with the Planning Act and to avoid two (2) detached dwellings being on the same parcel of land. Minor variances required.

3. 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:

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

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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

Frontage: 18.84 metres
Depth: 17.94 metres (irregular)
Width: 17.61 metres (irregular)
Lot Area: 327 square metres
Present Use: Vacant
Proposed Use: Residential
Proposed final lot size (if boundary adjustment): N/A

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: 17.983 metres (SEE SKETCH ATTACHED)
Depth: 23.21 metres (irregular)
Width: 17.94 metres (irregular)
Lot Area: 427 square metres
Present Use: Residential
Proposed Use: Same

7. Description of proposed right-of-way/easement:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

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

To be determined.

9. Site Information**Existing****Proposed**

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

Lot frontage	See Sketch attached	
Lot depth		
Lot width		
Lot area		
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		

10. Building Size

Number of storeys	See Sketch attached	
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	See Sketch attached	
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Multiple Family Residential (if applicable)

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 m²

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	_____	_____

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

13. Commercial/Industrial Uses (if applicable)

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:

14. Institutional (if applicable)

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.):

15. Describe Recreational or Other Use(s) (if applicable)

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. 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:
Owner's personal knowledge
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. 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:
Not required.

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Not required.

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. Existing or proposed access to subject lands:

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

Name of road/street:

Hall Street for "SEVERED PARCEL", Wellington Street for "RETAINED PARCEL"

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.

Karlene Lana Rowe is deceased. She will be removed from title.

H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format:

Developmentname Plannumber Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

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 properly named 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. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. All other requirements as per the pre-consultation meeting

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 required

Site Plan applications will require the following supporting materials:

1. Three (3) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Proof that property taxes to be paid up to date



6. Proof of insurance:

- a. Commercial General Liability satisfactory to the County must include:
 - i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
 - ii. The Corporation of Norfolk County shall be named as an additional insurer
 - iii. The policy shall contain a provision for cross liability in respect of the name insurer
 - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
 - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
 - vi. Products and completed operations coverage
 - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
- b. Certificate of Insurance for Professional
- c. Certificate of Insurance for Owner

7. Written Legal Description of the Property and the Property Identification Number (PIN)

8. Postponement (if there are mortgagees)

9. Transfers/easements or agreements related to the subject lands

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration

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.

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.

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

 Oct 12/18

Date

M. Owner's Authorization

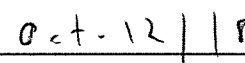
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Stephaney Jaff Junior Rowe am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize W. Christopher Nunn 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

 Oct - 12 / 18

Date

Owner

Date

N. Declaration

I, Stephaney Jaff Junior Rowe 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:

Simco, Ontario

[Signature]

Owner/Applicant Signature

In Norfolk County

This 12th day of October

A.D., 2018

[Signature]

A Commissioner, etc.

PURPOSE OF DEVELOPMENT APPLICATION

The Applicant/Owner intends to construct a single detached dwelling on the "SEVERED PARCEL" and will obtain a building permit for that purpose. The Applicant/Owner also requires minor variances as follows from the applicable R1-A zone provisions:

- a) Seek relief of 123 square metres from the "minimum lot area" of 450 square metres (the Severed Parcel will have a lot area of 327 square metres).
- b) Seek relief of 1.2 metres from the "minimum front yard" of 6 metres (the proposed dwelling to be constructed on the Severed Parcel will have a front yard of 4.8 metres).
- c) Seek relief of 1.7 metres from the "minimum rear yard" of 7.5 metres (the proposed dwelling to be constructed on the Severed Parcel will have a rear yard of 5.8 metres).



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 199 Wellington Street

Legal Description:

Roll Number :33503020100 (severed parcel)

Application #:

Information Origins: survey provided for severance

Urban Residential Type 1 Zone (R1)

Urban Residential Type 1 Zone (R1)		Zoning	R1-A		
Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	i) interior lot	450.00	327.00	123.00	m.sq
	ii) corner lot	560.00			m.sq
	b) minimum lot frontage				
	i) interior lot	15.00	18.84		m
	ii) corner lot	18.00			m
	c) minimum front yard	6.00	4.80	1.20	m
	i) detached garage with rear lane	3.00			m
	d)minimum exterior side yard	6.00			m
	e) minimum interior side yard				
	i) detached garage (3.0m)	3.00			m
	detached garage (1.2m)	1.20			m
	ii) detached garage with a rear lane ;	1.20			m
	attached garage	1.20			m
	f) minimum rear yard	7.50	5.80	1.70	m
	g) maximum building height	11.00			m
Comments		splitting the property for a severance creates a deficiency of lot area, and			

Comments

splitting the property for a severance creates a deficiency of lot area, and deficiency from other zone provisions for building new SFD. No decks have been proposed on the survey, could create other deficiencies

Parking

4.1 number of parking spaces

REQUIRED	PROPOSED	DEFICIENCY	UNITS
2	2.00	N/A	

Comments

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

date

September 6/19
August 27/2019

date

AS PER: Fritz R. Enzlin, CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 199 Wellington Street

Legal Description:

Roll Number :33503020100 (retained lands)

Application #:

Information Origins: survey provided for severance

Urban Residential Type 1 Zone (R1)

	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	i) interior lot	450.00			m.sq
	ii) corner lot	560.00	427.00	133.00	m.sq
	iii) lot of record - interior lot	405.00			m.sq
	iv) lot of record - corner lot	450.00			m.sq
	b) minimum lot frontage				
	i) interior lot	15.00			m
	ii) corner lot	18.00	18.00		m
	c) minimum front yard	6.00			m
	i) detached garage with rear lane	3.00			m
	d) minimum exterior side yard	6.00			m
	e) minimum interior side yard				
	i) detached garage (3.0m)	3.00			m
	detached garage (1.2m)	1.20			m
	ii) detached garage with a rear lane ;	1.20			m
	attached garage	1.20			m
	f) minimum rear yard	7.50			m
	g) maximum building height	11.00			m

Comments

splitting the property for a severance creates a deficiency of lot area for the retained parcel

Parking

4.1 number of parking spaces

REQUIRED	PROPOSED	DEFICIENCY	UNITS
2	2.00	N/A	

Comments

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:
Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

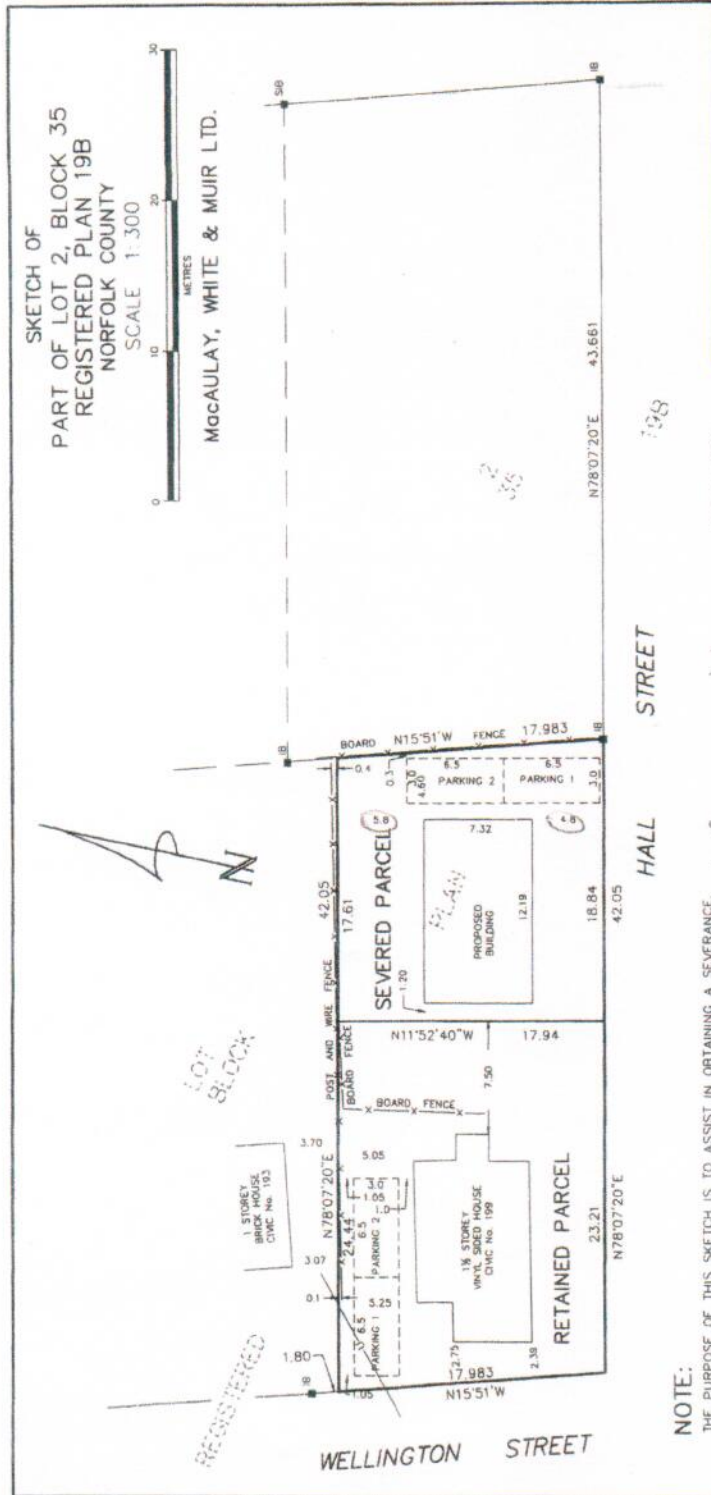
date

AUG 27/2019

date

AS PER: Fritz R. Enzlin, CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

SCHEDULE "A"



ZDF request
199 Wellington St
Waterford
Proposed severance
Muir variance is
already asking for
some relief
(see next page)
Thanks, Steve

MacAULAY, WHITE
ONTARIO LAND SURVEYORS - C
440 HARDY ROAD, UNIT 2, BR
TEL 519-752-0040 FAX 519-752

- decks in rear yard?
could cause further digging
see 3.6(c)
- parking ok.

SKETCH OF
PART OF LOT 2, BLOCK 35
REGISTERED PLAN 19B
NORFOLK COUNTY
SCALE 1:300



MacAULAY, WHITE & MUIR LTD.

REGISTERED

LOT
BLOCK



WELLINGTON STREET

1 STOREY
BRICK HOUSE
CIVIC No. 193

PARKING 1
PARKING 2

1½ STOREY
VINYL SIDED HOUSE
CIVIC No. 199

RETAINED PARCEL

SEVERED PARCEL
PROPOSED
BUILDING

PLAN

HALL STREET

NOTE:

THE PURPOSE OF THIS SKETCH IS TO ASSIST IN OBTAINING A SEVERANCE.

AREA OF THE RETAINED PARCEL IS 427 SQUARE METRES.

THE AREA OF THE PROPOSED SEVERANCE IS 327 SQUARE METRES.

MAY 31, 2018

MacAULAY, WHITE & MUIR LTD.
ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8
TEL 519-752-0040 FAX 519-752-0087 mwmurvey@bellnet.ca

18-049
SKETCH

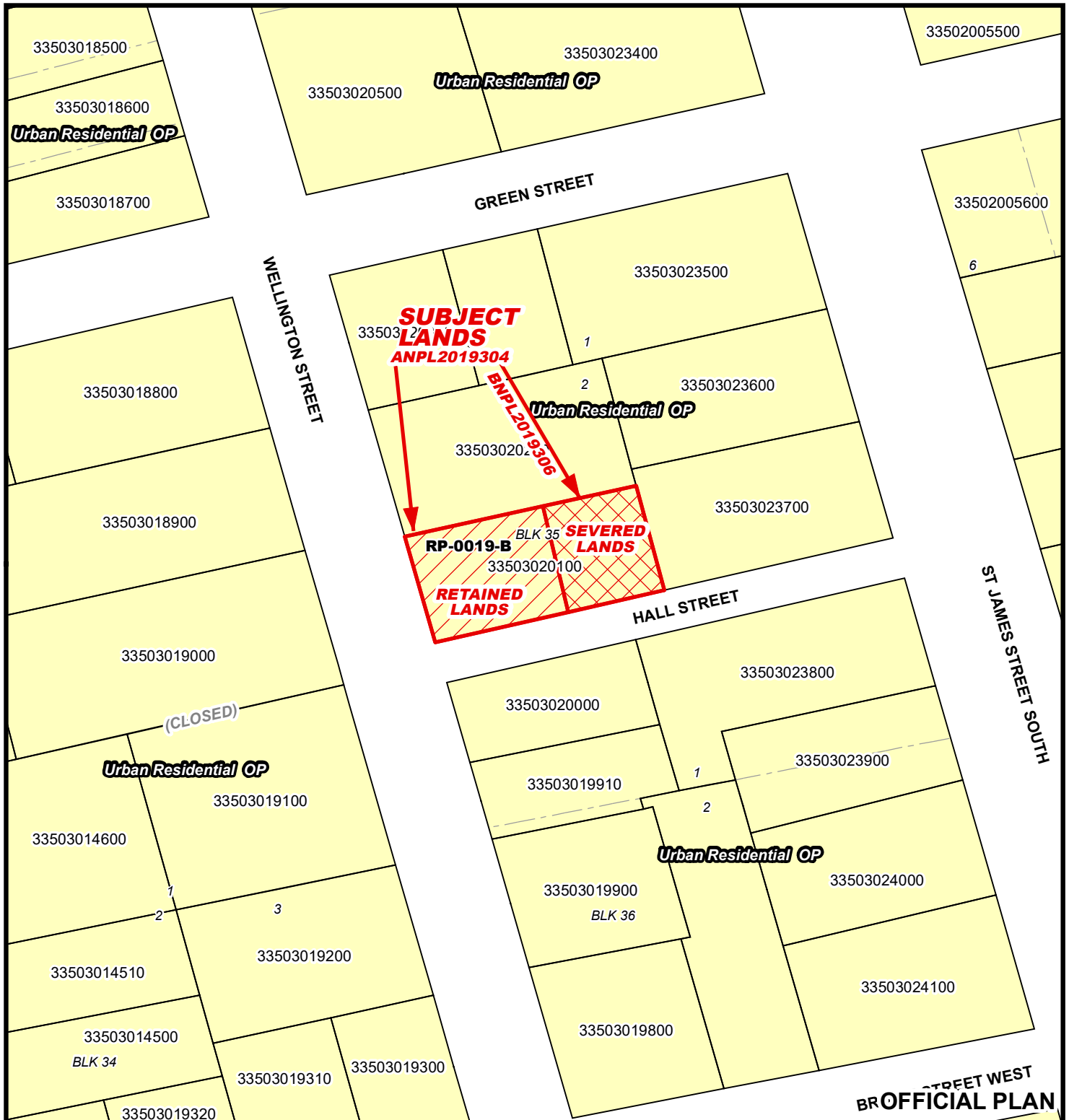
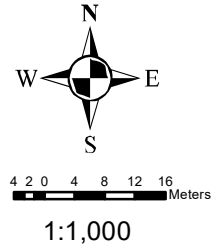
SCHEDULE

"A"

MAP 2

File Number: BNPL2019306 & ANPL2019304

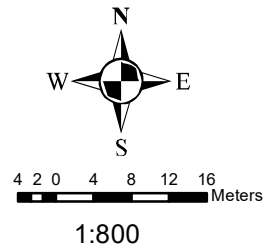
Urban Area of WATERFORD



MAP 3

File Number: BNPL2019306 & ANPL2019304

Urban Area of WATERFORD



MAP 4

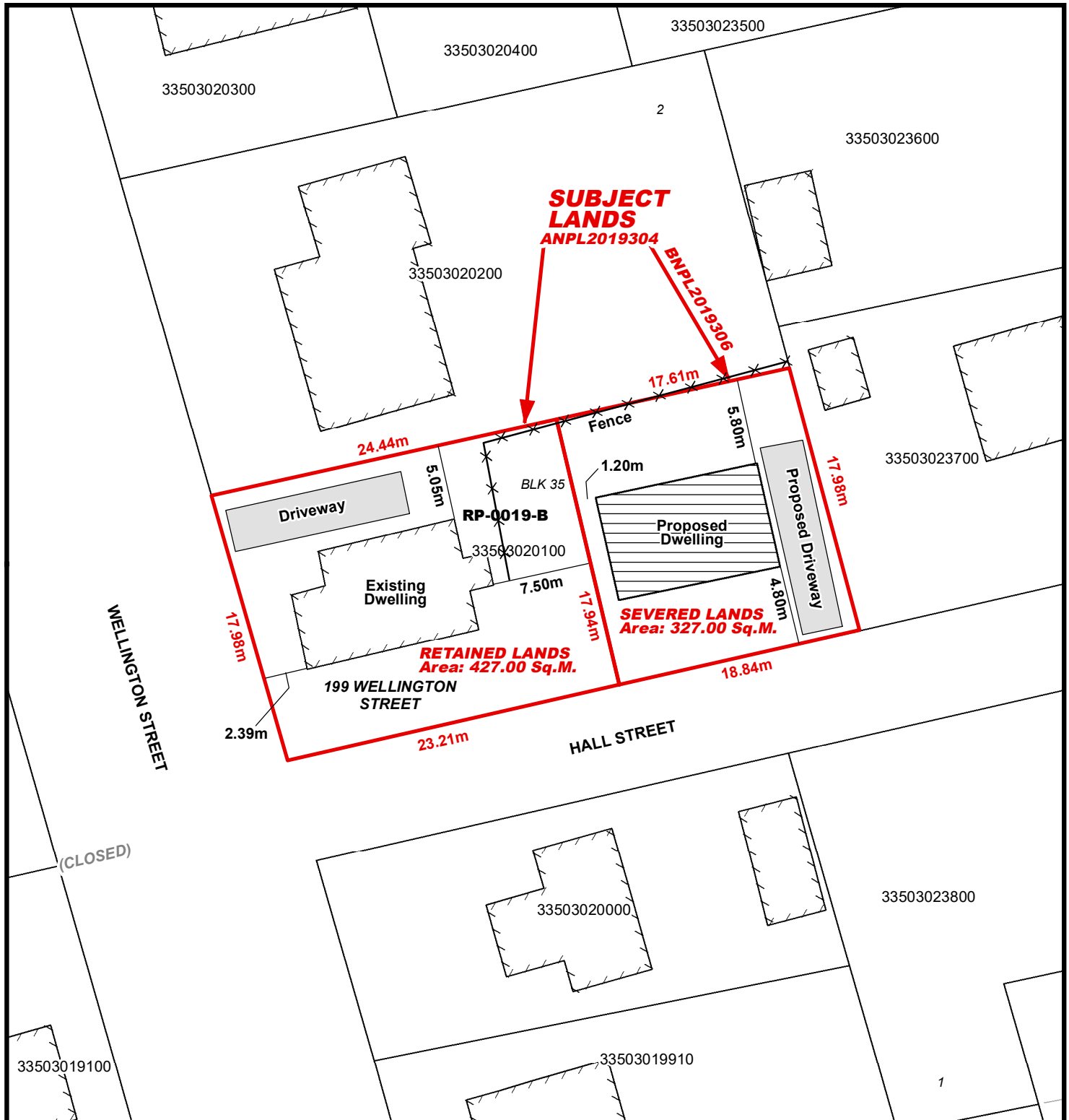
File Number: BNPL2019306 & ANPL2019304

Urban Area of WATERFORD



2 1 0 2 4 6 8 Meters

1:400



LOCATION OF LANDS AFFECTED

File Number: BNPL2019306 & ANPL2019304

Urban Area of WATERFORD



2 1 0 2 4 6 8 Meters

1:400

