

**For Office Use Only:**

File Number	<u>BNPL2021237</u>	Application Fee	<u>Paid</u>
Related File Number	<u>ANPL2018246</u>	Conservation Authority Fee	<u></u>
Pre-consultation Meeting	<u></u>	Well & Septic Info Provided	<u></u>
Application Submitted	<u>June 28, 2021</u>	Planner	<u>N. Goodbrand</u>
Complete Application	<u>July 26, 2021</u>	Public Notice Sign	<u></u>

**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:** 3310 335 010 04903**A. Applicant Information****Name of Owner** Brant Star Developments Ltd (c/o Ed Speelziek)

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 18 Oakley Road

Town and Postal Code Brantford ON N3T 5K1

Phone Number

Cell Number 519-758-4570

Email brantstar@rogers.com

**Name of Applicant** Ruchika Angrish (The Angrish Group)

Address 156 Charing Cross Street

Town and Postal Code Brantford, N3R 2J4

Phone Number 519-953-8200

Cell Number 519-717-7104

Email theangrishgroup@gmail.com

**Name of Agent** same as Applicant  
**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 agent noted above.

☐ Owner ☒ Agent ☐ Applicant

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):  
Plan 19B Block 16 Part Lots 1 & 2 RP 37R-10972 Part 1 Village of Waterford

Municipal Civic Address: 56 & 60 Norfolk Street, Waterford

Present Official Plan Designation(s): Urban Residential

Present Zoning: Residential Type 2 R2 Zone

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:

The land is presently under construction for a semi-detached dwelling

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:  
A semi-detached dwelling is under construction on the subject lands.

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.

NA

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:  
A semi-detached dwelling is under construction on the subject lands.

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:  
2021

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. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m <sup>2</sup> or %		
Lot frontage	<u>17.69</u>	<u>8.845 each lot</u>
Lot depth	<u>28.71</u>	<u>28.71 each lot</u>
Lot width	<u>17.69</u>	<u>8.845 each lot</u>
Lot area	<u>507.87</u>	<u>253.93 each lot</u>
Lot coverage	<u>                    </u>	<u>                    </u>
Front yard	<u>                    </u>	<u>                    </u>
Rear yard	<u>                    </u>	<u>                    </u>
Left Interior side yard	<u>                    </u>	<u>                    </u>
Right Interior side yard	<u>                    </u>	<u>                    </u>
Exterior side yard (corner lot)	<u>                    </u>	<u>                    </u>

2. Please outline the relief requested (assistance is available):

NA

3. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law:

NA

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

Frontage: 17.69

Depth: 28.71

Width: 17.89

Lot Area: 507.87

Present Use: Residential

Proposed Use: Semi-detached dwelling Unit

Proposed final lot size (if boundary adjustment): 8.845/28.71



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: 8.845

Depth: 28.71

Width: 8.845

Lot Area: 253.93

Present Use: Residential

Proposed Use: Semi Detached Dwelling Unit

Buildings on retained land: Semi Detached Dwelling Unit

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

Frontage: NA

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

6. 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: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

**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 (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. 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. 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  
☐ 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:  
Norfolk Street

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## G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

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

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

## I. Transfers, Easements and Postponement of Interest

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

## Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

## Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Owner/Applicant/Agent Signature

EDWARD SPECZNIK

Date

June 28 2021

## J. Owner's Authorization

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

I/We BRANT STAR DEVELOPMENTS Ltd. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize THE ANGRISH GROUP 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

EDWARD SPECZNIK

Date

June 28 2021

Owner

Date



**K. Declaration**

I, RUCHKA ANGRISH of CITY OF BRANTFORD

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:

Brantford

  
Owner/Applicant/Agent Signature

In Ontario

This 22 day of July

A.D., 20 21

  
A Commissioner, etc.

**LINDA ELAINE CLARKSON**  
a Commissioner, etc., Province of Ontario  
for J.H. Cohoon Engineering Limited.  
Expires June 17, 2024





**THE ANGRISH GROUP**

156, Charing Cross Street, Brantford, ON. N3R2J4

## **Planning Justification Report**

56-60 Norfolk Street, Waterford, Norfolk County

Prepared By: The Angrish Group

June, 2021

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## **1. Introduction and Background**

The Planning Justification Report has been prepared by The Angrish Group in support of the Consent Application for the property municipally known as 56 and 60 Norfolk Street, Waterford, Norfolk County.

The Planning Justification Report will provide an analysis of the provincial and municipal planning framework and provide a professional planning opinion related to the proposed Consent Application for the creation of one new lot containing a semi-detached dwelling unit.

The property has been subject to a Consent Application when the lot was created. A Minor Variance Application was approved by the Committee of Adjustment in 2018 allowing relief from the lot area and the rear yard setback requirements of the County's Zoning By-Law. The application allowed a lot area of 253.97 square metres per unit and a rear yard setback of 6.5 metres for the construction of a semi-detached dwelling. A Building Permit for the semi-detached dwelling was issued on March 25, 2021.

The Application proposes to sever the semi-detached dwelling into two separate units.

## **2. Location and Description of Subject Lands**

The subject lands are approximately 508 square meters (0.13 acres) in size with a frontage of 17.69 meters (58 feet) on Norfolk Street in the Urban Area of Waterford.

The lands are located north of Mechanic Street West and west of Norfolk Street in the community of Waterford.

Map 1 below shows the location of the property and the surrounding land uses.

The application proposes to sever the existing lot to create one new residential lot containing a semi-detached dwelling unit:

- 4



A Building Permit was issued early this year for the construction of a semi-detached dwelling. The dwelling is under construction and the severance will allow the sale of the individual semi-detached dwelling units.

A Draft Reference Plan and a Site Development Plan are included and form part of the complete application submission.

## **4. The Policy Context**

The application is subject to the provisions of the Planning Act, as amended. All Planning Act applications are evaluated to ensure that the proposal is consistent with the Provincial Policy Statement (2020), conform to the Growth Plan for the Greater Golden Horseshoe and is in conformity with the Official Plan. This section demonstrates that the proposed Consent is consistent with, and conform to, the applicable provincial and local planning policy framework.

### **4.1. Provincial Policy Statement (2020)**

The Provincial Policy Statement, 2020 (PPS) is issued in accordance with Section 3 of the Planning Act and came into effect on May 1, 2020. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” the PPS.

The PPS provides policy direction on matters of provincial interest related to land use planning and development in Ontario and sets the policy foundation for regulating the development and use of land. The PPS encourages efficient development patterns that support sustainability by promoting strong, livable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. Policy 1.1.3 states that the settlement areas shall be focus of growth and development.

*The subject property is located within the Waterford Urban Area, is fully serviced by municipal water and sanitary services and further intensifies the existing residential area.*

*The lands are designated Urban Residential in the Norfolk County Official Plan (the “Official Plan”). The proposal meets the infilling and intensification of the Official Plan. There are no significant natural heritage areas on the property.*

It is my professional opinion that the proposal is consistent with the Provincial Policy Statement (2020).

#### **4.2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the “Growth Plan”) is prepared under the Places to Grow Act, 2005. The Growth Plan provides policy direction for growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It implements Ontario’s vision for building stronger, prosperous communities by better managing growth in the region.

Policy 1.2.1 supports the achievement of complete communities and prioritizes intensification of existing settlement areas for efficient use of land and infrastructure.

Policy 2.2.1. provides direction on the achievement of complete communities by providing a diverse mix of land uses, including employment uses. The importance of protecting the natural heritage system is highlighted in Policy 4.2.2 of the Growth Plan.

*The subject lands are located within the Urban Area Boundary of Waterford and are designated Urban Residential in the Official Plan. The proposed use provides intensification of the existing residential area by utilizing the vacant area of the already designated property. There are no natural heritage features on the property.*

It is my professional opinion that the proposal is in conformity of the Growth Plan for the Greater Golden Horseshoe (2020).

### 4.3. Official Plan

The Norfolk County Official Plan was adopted by County Council in 2006 with the five-year review completed in 2018. The Official Plan was approved by the Ministry of Municipal Affairs and Housing on October 5, 2018. The Official Plan provides a framework of objectives and strategies, land use designations and policies intended to guide the future growth and development in the County which will result in strong, balanced, sustainable, and complete communities.

*The subject site is located within the Urban Area Boundary of Waterford and is designated Urban Residential in the Official Plan. An excerpt from the Land Use Schedule-B with the location of the property is shown on Map 2 below.*

Map 2: Official Plan Excerpt



Section 5.3.1 of the Official Plan provides guidance on the Residential Intensification. Section 6.4 provides the policy framework for the Urban Areas, which function as the focal

points for growth and development activity. These areas provide a full range of housing types, are on full municipal services and promote infilling and intensification of areas.

*The subject lands are serviced by municipal water and wastewater. The proposal will further intensify the existing residential designated area of the County. The semi-detached dwellings will provide choice of housing types.*

Section 7.7 of the Official Plan provides policy direction for Urban Residential Designation. The low-density residential uses include single, semi-detached and duplex housing forms as per Section 7.7.2.

*The semi-detached dwellings are permitted in the Urban Residential Designation and will provide choice of housing types. The lands front on a public street and are fully serviced by municipal infrastructure.*

Section 9.6.3.2 provides policies related to General Consent to Sever Land.

- a) The severance will create two (2) lots – one severed and one retained. The severance does not require construction of a new road and no extension of municipal infrastructure is required for the development of the lands.*
- b) The severance allows the infilling of existing residential area.*
- c) No natural features or hazard lands are located on the subject property.*

It is my professional opinion that the proposed Consent Application conforms to the policies of the Norfolk County Official Plan.

#### **4.4. Zoning By-Law**

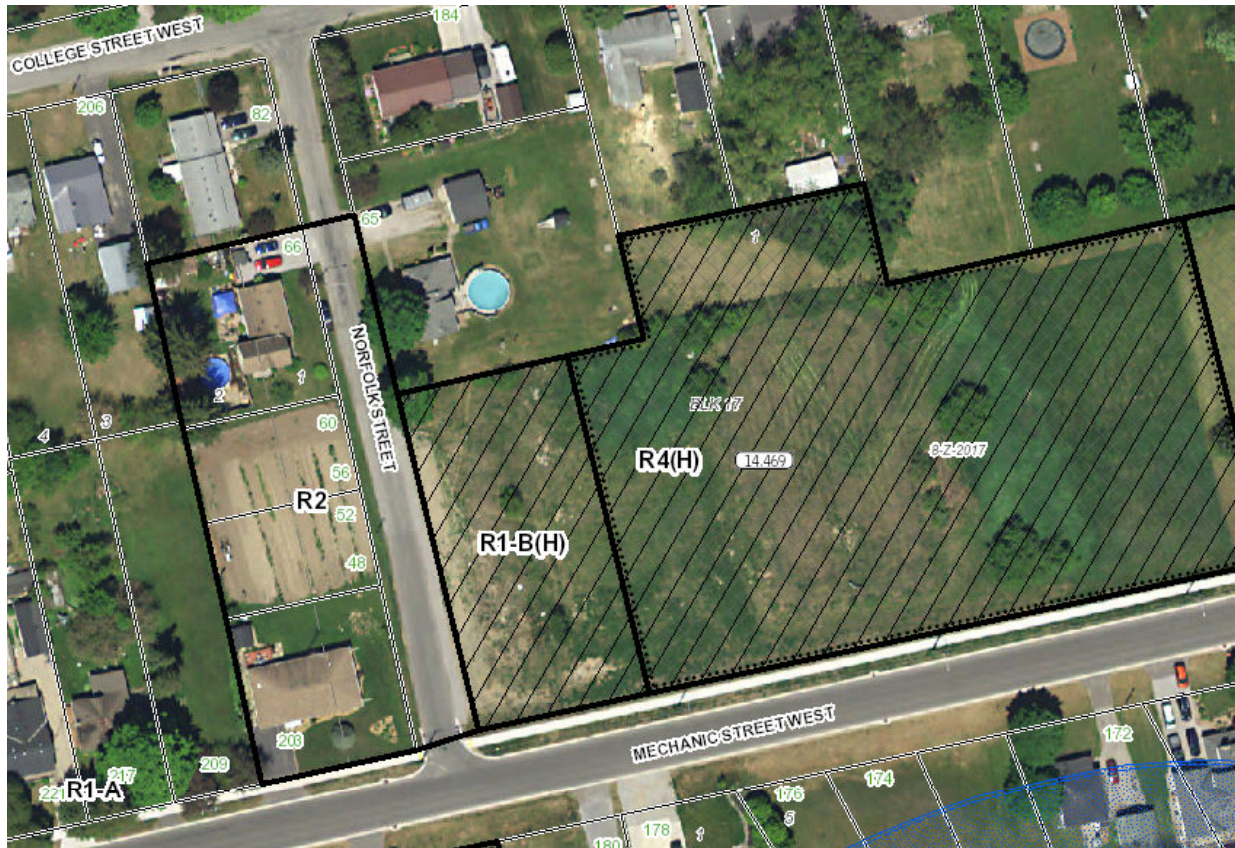
The site is zoned Urban Residential Type 2 (R2) Zone in the Norfolk County Zoning By-Law 1-Z-2014 (Map 3). R2 Zone allows a semi-detached dwelling unit as a permitted use.

A Minor Variance Application was approved by the Committee of Adjustment in 2018 allowing relief from the lot area and the rear yard setback requirements of the Zoning By-



Law. The application allowed a lot area of 253.97 square metres per unit and a rear yard setback of 6.5 metres for the construction of a semi-detached dwelling.

Map 3: Zoning Map



The proposed application complies with the requirements of the R2 Zone as modified by the Minor Variance Application.

## 5. Summary and Recommendations

The proposed application creates a new lot containing a semi-detached dwelling unit. A Building Permit was issued in March, 2021 and the semi-detached dwelling is under construction. The severance will allow the sale of the individual semi-detached dwelling units as separate lots.

It is my professional opinion that the proposed application is:

- consistent with the Provincial Policy Statement;
- in conformity with the Growth Plan for the Greater Golden Horseshoe;
- conforms with the policies of the Norfolk County Official Plan; and
- complies with the regulations of the Norfolk County Zoning By-Law 1-Z-2014.

The proposed Consent Application represents good planning, and it is requested to the Council of the Norfolk County that the application be approved.

Respectfully Submitted,

**TAG – The Angrish Group**



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP  
Co-Founder

*I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners' Institute Act, 1994.*



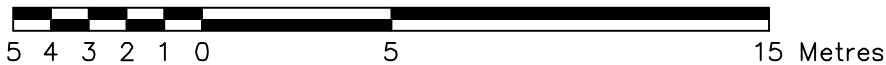
June 28, 2021

Ruchika Angrish, MPlan, B.Tech, MCIP, RPP

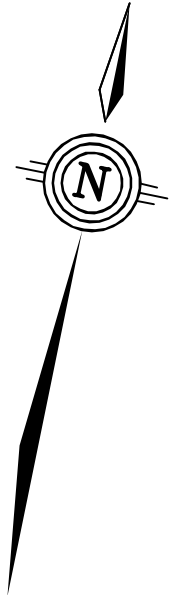
METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY OF  
PARTS OF LOTS 1 and 2  
BLOCK 16  
REGISTERED PLAN 19-B  
VILLAGE OF WATERFORD  
NORFOLK COUNTY

SCALE - 1 : 200

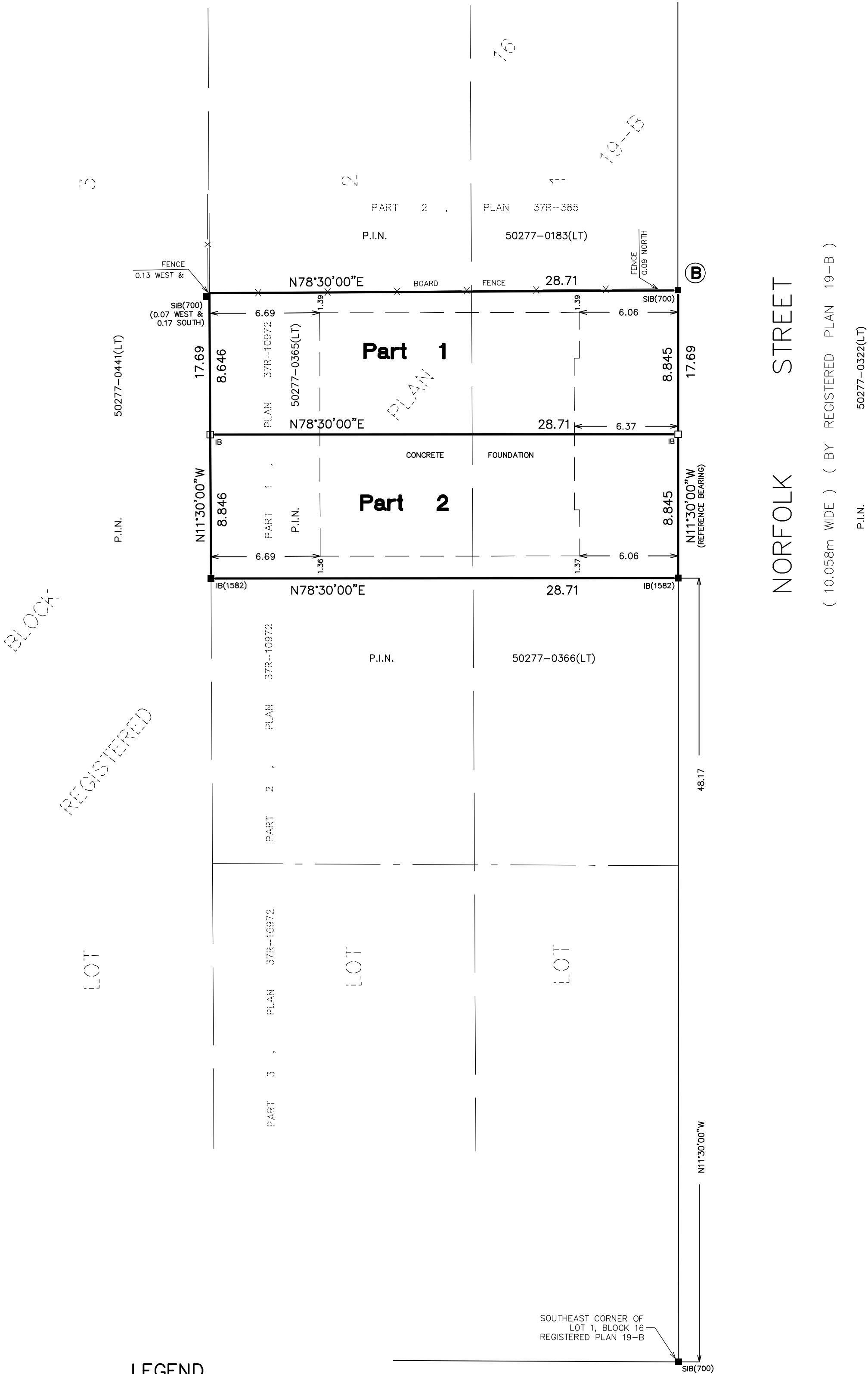


WEST & RUUSKA LTD.



SCHEDULE					I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  DATED _____  JIM JOHNSON, O.L.S.	PLAN 37R-
PART	LOT	BLOCK	PLAN	P.I.N.		RECEIVED AND DEPOSITED
1	PARTS OF 1 and 2	16	19-B	PART OF P.I.N. 50277-0365(LT)		DATED _____
2	PARTS OF 1 and 2	16	19-B	PART OF P.I.N. 50277-0365(LT)		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)

PARTS 1 and 2 COMPRISE ALL OF P.I.N. 50277-0365(LT).



NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A and B, BY THE CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)

FOR BEARING COMPARISONS, A ROTATION OF 00°18'45" CLOCKWISE WAS APPLIED TO PLAN 37R-7274 and 37R-7167.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999696.

OBSERVED REFERENCE POINTS (ORPs)  
UTM ZONE 17  
NAD83 (CSRS) (2010) COORDINATES TO URBAN ACCURACY  
PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4742293.12	556300.45
ORP B	4742303.31	556405.34

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 3rd DAY OF JUNE, 2021.

DATED: \_\_\_\_\_  
JIM JOHNSON  
ONTARIO LAND SURVEYOR

LEGEND

SYMBOL	DENOTES	SET MONUMENT
□	IB	FOUND MONUMENT
■	SIB	IRON BAR
•	SSIB	STANDARD IRON BAR
•	IBØ	SHORT STANDARD IRON BAR
•	CC	ROUND IRON BAR
•	1889	CUT CROSS
•	P1	WEST & RUUSKA LTD., O.L.S.
•	P2	PLAN 37R-10972
•		PLAN 37R-7274

MECHANIC STREET WEST



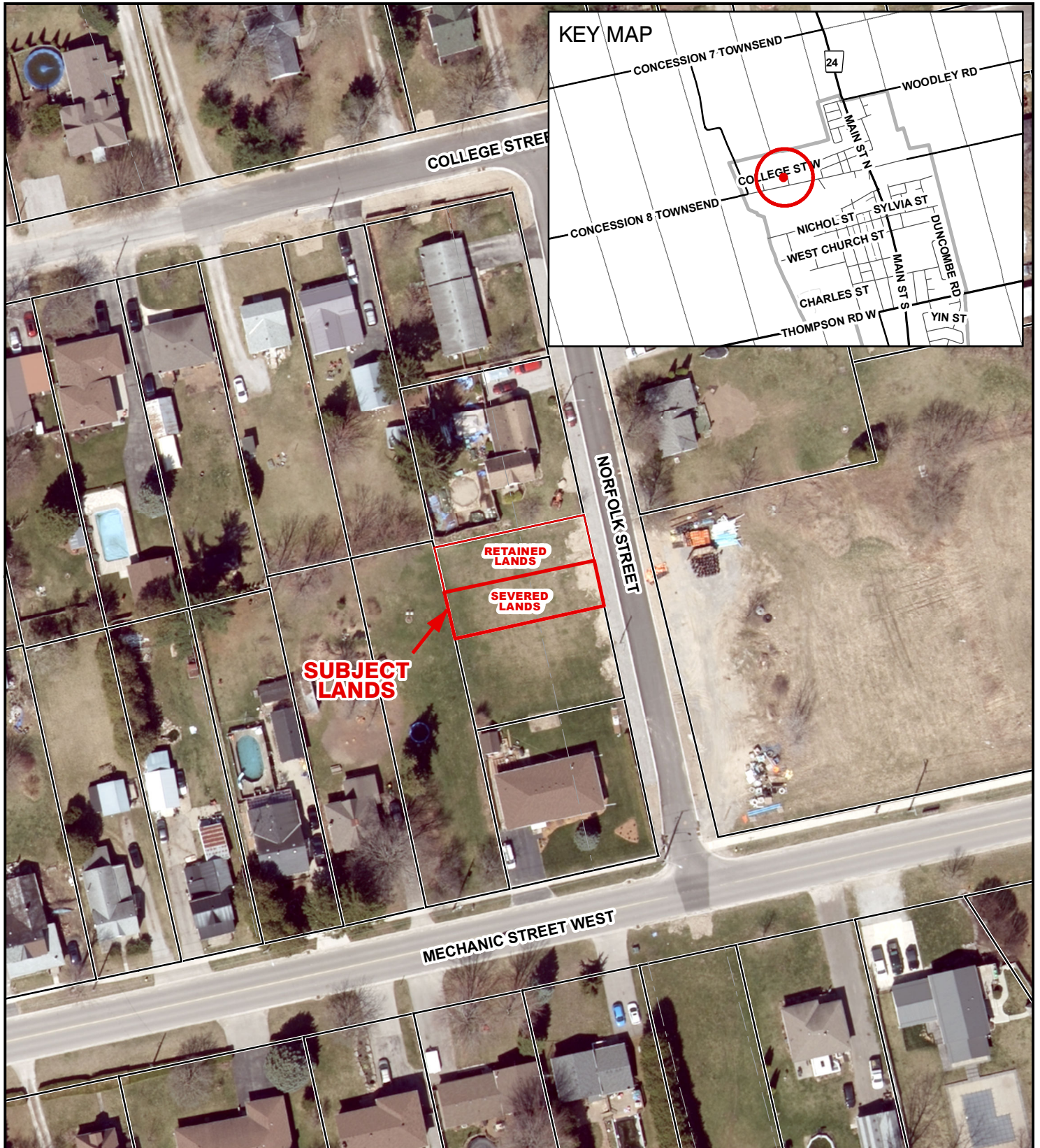
**WEST & RUUSKA LTD.**  
Ontario Land Surveyors  
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6  
Telephone (519)752-8641  
DRAWN BY: Ted S. KUTYLA , CST, CET  
B210132





**MAP A**  
**CONTEXT MAP**  
Urban Area of WATERFORD

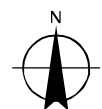
BNPL2021237



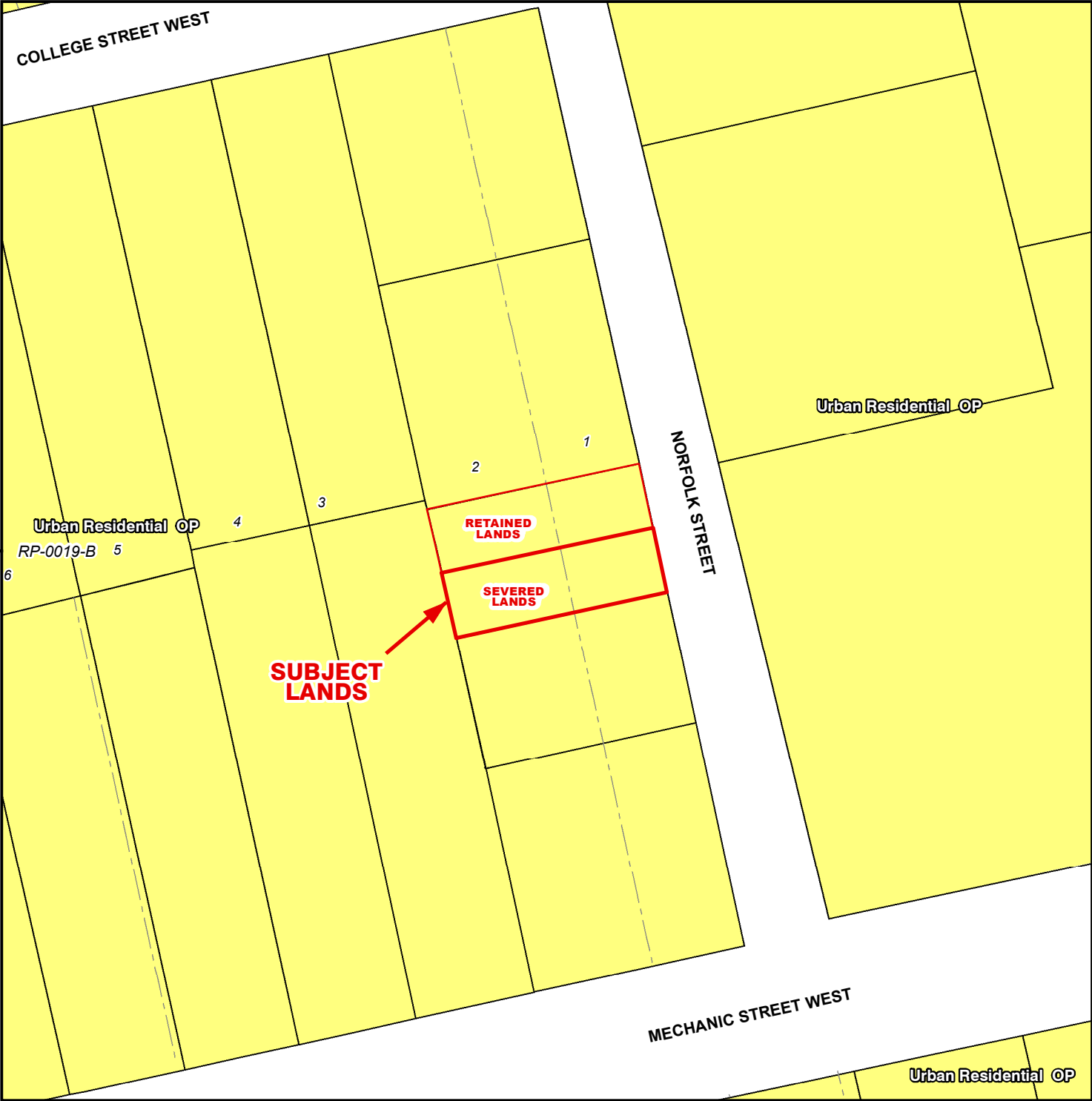
2021-07-27

 Lands Owned



2020 Air Photo





8 4 0 8 16 24 32 Meters



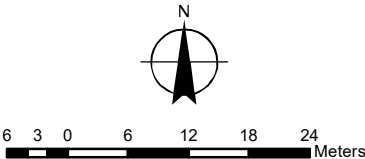
**Legend**

-  Subject Lands
-  Lands Owned

**Official Plan Designations**

-  Urban Residential
-  Urban Area Boundary

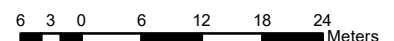
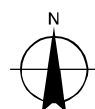
2021-07-27



☐ Subject Lands

☐ Lands Owned

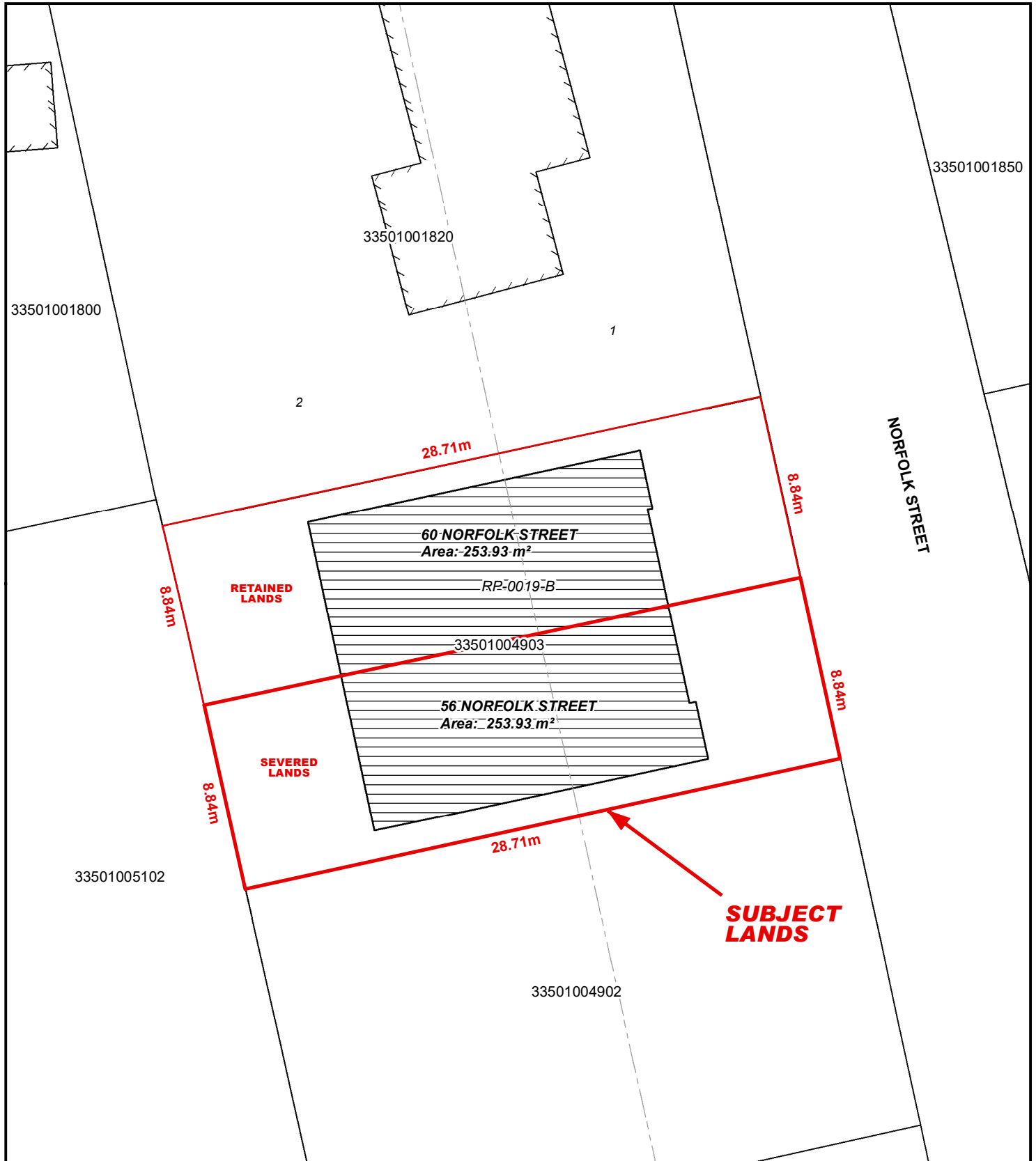
### R4 - Residential R4 Zone





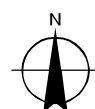
**CONCEPTUAL PLAN**

Urban Area of WATERFORD



**Legend**

- Subject Lands
- Lands Owned

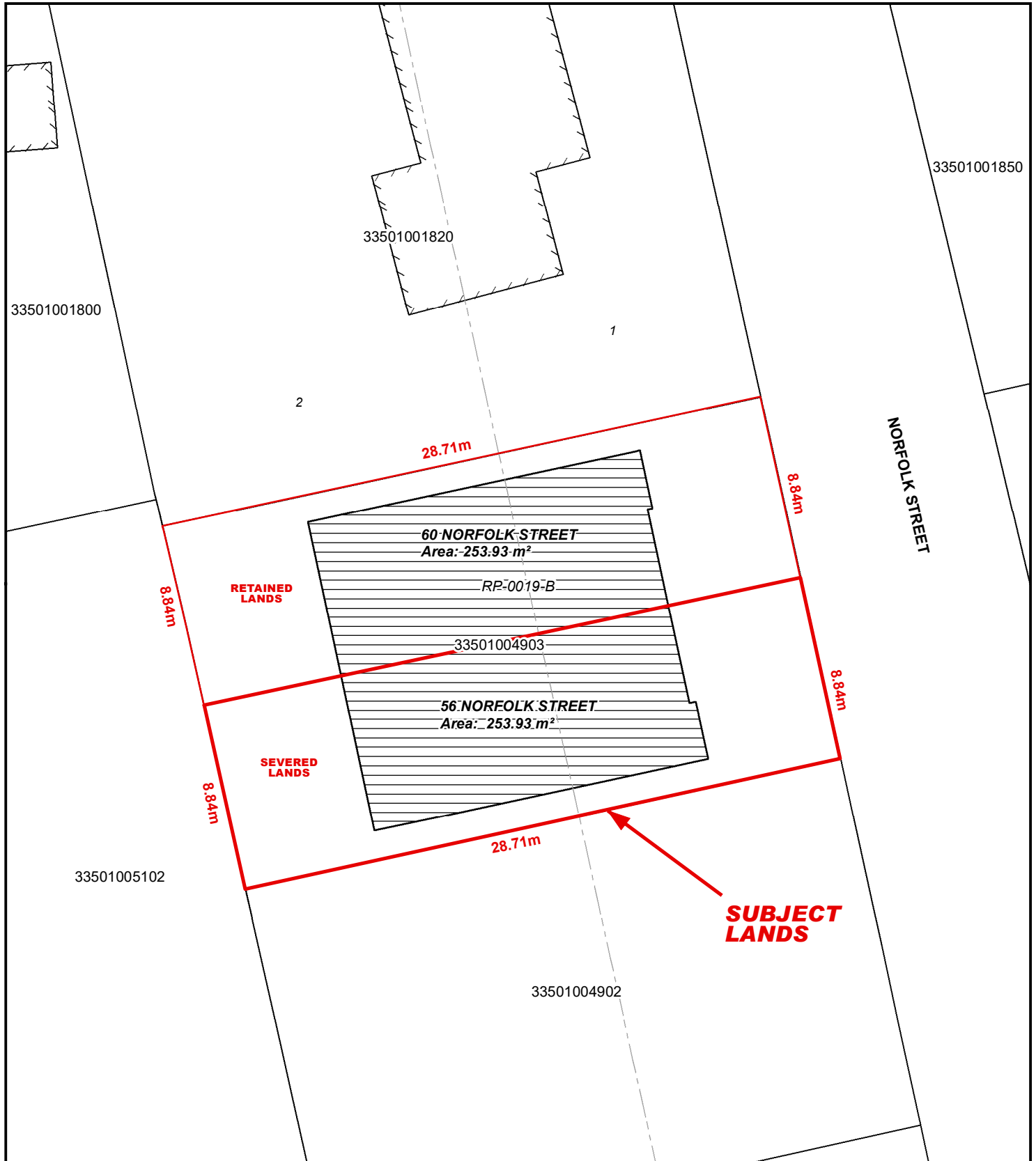


2021-07-27



## CONCEPTUAL PLAN

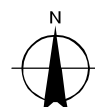
Urban Area of WATERFORD



### Legend

- Subject Lands
- Lands Owned

2021-07-27



2 1 0 2 4 6 8 Meters