

For Office Use Only:

File Number BNPL 2021 322
Related File Number N/A
Pre-consultation Meeting yes - subdivision
Application Submitted Sept. 15, 2021
Complete Application yes

Application Fee 2816 ✓ pd
Conservation Authority Fee N/A
Well & Septic Info Provided Not Applicable
Planner Hanne Yager
Public Notice Sign _____

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

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 331049404006600

A. Applicant Information

Name of Owner Arvane Farms LTD

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Applicant 2842941 Ontario Inc. (C/O Jeff Fung)
Address 1956 Mallard Road
Town and Postal Code London, N6H 5M1
Phone Number 519-686-3075
Cell Number 519-719-2108
Email jeff.fung@foreverhomes.ca



Name of Agent MHBC Planning (Attn: Scott Allen & Della Ross)
Address 540 Bingemans Centre Drive, Suite 200
Town and Postal Code Kitchener, N2B 3X9
Phone Number 519-501-0744; 519-524-0885
Cell Number _____
Email sallen@mhbcplan.com; dross@mhbcplan.com

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):

Middleton Township, CON 1 NTR PT LOT 46 RP, 37R1097 PART 1, Delhi Urban Area

Municipal Civic Address: 124 Hawtrey Road, Delhi

Present Official Plan Designation(s): Urban Residential (south), Agricultural (north)

Present Zoning: Urban Residential Type 1-A (R1-A) (south), Agricultural (A) (north)

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: Agriculture

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:

Single detached dwelling and three detached garages/storage barns to be retained on northern lot to be retained

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.

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

A combination of single detached dwellings and street townhouses are planned.

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:
Single detached dwellings (west and south), agriculture (north and east)

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 ² or %		
Lot frontage	<u>1262 m</u>	<u>See attached</u>
Lot depth	<u>208 m</u>	<u>severance sketch.</u>
Lot width	<u></u>	<u></u>
Lot area	<u>247,950 m² (24.795 ha)</u>	<u></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):

N/A

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:	<u>~329.0 m</u>
Depth:	<u>~207.7 m</u>
Width:	<u></u>
Lot Area:	<u>~6.6397 ha</u>
Present Use:	<u>Agriculture</u>
Proposed Use:	<u>Residential</u>
Proposed final lot size (if boundary adjustment):	<u>~6.6397 ha</u>

Frontage: 933.0 m

Depth: 208.0 m

Width: _____

Lot Area: 18.1554 ha

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land: Dwelling and garage

- Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

- Owners Name: N/A

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: N/A
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: N/A
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: N/A
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:
No known uses other than agriculture.

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 ~400m

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 ~450m

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 100 m (General Industrial)

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:

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. 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
2842941 Ontario Inc
Jeffrey Fung

September 2, 2021

Date

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 ROBERT V. ZUBIALEX am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize 2842941 Ontario Inc. 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.



I HAVE THE AUTHORITY TO BIND THE CORPORATION
Owner

SEPT 02/2021

Date

Owner

Date

Norfolk

Revised April 2019
Committee of Adjustment Development Application

K. Declaration

I, Della Ross of City of Kitchener

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:

City of Kitchener Della Ross

Owner/Applicant/Agent Signature

In Region of Waterloo

This 7 day of September A.D., 2021

Carol Marie Wiebe

A Commissioner, etc.

Carol Marie Wiebe, a Commissioner, etc.,
Province of Ontario for MacNaughton Hermesen
Britton Clarkson Planning Limited.
Expires March 16, 2024.



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
NOE 1G0
519-875-4485

PROPERTY INFORMATION

Address: 560 Norfolk County Rd 19E

Legal Description:

Roll Number: 33601038900

Application #:

Information Origins: a site sketch from applicant

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) building height		8.00	7.50		m
b) minimum front yard		13.00	50.00		m
c) minimum exterior side yard		6.00		N/A	m
d) minimum interior side yard	Right	1.20	1.50		m
	Left	1.20	>20		
e) minimum rear yard		1.20	1.50		m
f) through lot distance to street line		6.00		N/A	m
g) Lot coverage (Note: Proposed Area)					
i) lot coverage		10.00	7.00		%
ii) usable floor area		200.00	279.00	79.00	m.sq
3.36 Surplus Farm Dwelling Severance					
		200.00		N/A	m.sq
b) existing accessory buildings/structures					

Comments

A full set of plans was not provided. Assuming there is no loft area or 2nd floor. If so, this was not included in the useable floor area calculation. Main shop floor is proposed at 50'x60' = 3000sqft (279sqm) Lot area = 4069sqm

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 Lambrecht

I have read and understand the above.

Signature of owner or authorized agent

Roxanne Lambrecht

Signature of Zoning Administrator

date

20-Sep-21

date

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



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

September 7th, 2021

Nicole Goodbrand, Senior Planner
Planning
Community Development Division
Norfolk County
185 Robinson Street
Simcoe, ON N3Y 5L6

Dear Ms. Goodbrand:

**RE: Consent to Sever Application
124 Hawtrey Road, Delhi
2842941 Ontario Limited (C/O Jeff Fung)
OUR FILE 21262'B'**

On behalf of 2842941 Ontario Inc., MHBC is submitting an 'Application for Consent' applying to the lands addressed as 124 Hawtrey Road, Delhi. The subject property is located north of the Hawtrey Road and Highway 59 intersection, north of Talbot Road.

The subject property measures approximately 24.8 hectares in area and has approximately 1262 metres of street frontage. There is currently a single detached dwelling and detached storage buildings located on the northern half of the lot.

Forever Homes is proposing to develop the southern portion of the subject lands for a mix of townhouses and single detached housing by way of a Draft Plan of Subdivision application. In conjunction with this development proposal, the northern portion of the lot zoned Agricultural (A) is to be severed and is to maintain its agricultural function. The southern portion of the lot zoned Urban Residential Type 1 (R1-A) is to be retained for the Plan of Subdivision.

Application Summary

The Severance Plan enclosed with this submission illustrates that the purpose of this application is to sever the southern portion of 124 Hawtrey Road from the northern portion of the lot. In this respect, the southern portion of the lot zoned 'R1-A' will be considered the 'lands to be severed' and the northern portion zoned 'A' would be the 'lands to be retained'.

Table 1 summarizes the principal components of the consent application and the proposed severance configuration.

Table 1: Proposed Severance Components

Part	Development	Lot Frontage	Lot Depth (Midpoint)	Lot Area
Lands to be Retained (northern portion zoned 'A')	Maintain agricultural function	± 933 m	± 208 m	18.2 ha
Lands to be Severed (southern portion zoned 'R1-A')	Townhouse and single detached dwellings (subdivision)	± 329 m	± 207 m	6.6 ha

The boundaries of the proposed lots are based on a functional analysis of the site and surrounding context, including consideration for the existing zoning, intended development, potential access locations, and compatibility with surrounding properties.

Planning Framework

1. Provincial Policy Statement

The current Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. The PPS provides overall policy direction on matters of provincial interest related to land use planning and development, and set the policy foundation for regulating the development of and use of land. Part IV of the PPS sets out that this policy instrument provides a vision for land use planning in Ontario that focuses on growth within settlement areas, and encourages efficient development patterns to optimize the use of land, resources, and public investment in infrastructure and public service facilities.

The proposed severance plan has been evaluated with regard to the policy direction and provisions of the PPS. Given the intent of the proposal and the surrounding development context, in our opinion, policies contained within Section 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns), Section 1.1.3 (Settlement Areas), Section 1.4.3 (Housing) and Section 2.3 (Agriculture) have particular relevance to this severance proposal.

The following provides an overview of the identified PPS policies:

- i. Policy 1.1.1 prescribes a series of measures supporting healthy, liveable and safe communities, including:
 - Policy a), which promotes efficient development and land use patterns that sustain the financial wellbeing of the City and the Province.
 - Policy b), which prescribes that an appropriate affordable and market-based range and mix of residential types to be encouraged to meet long-term needs.
- ii. Policy 1.1.3 states settlement areas shall be the focus of growth and that the vitality and regeneration of settlement areas is supported by:
 - Policy 1.1.3.2; which states land use patterns and densities will be based on the efficient use of land, resources, and infrastructure.
 - Policy 1.1.3.6; which prescribes that new development take place in designated growth areas, adjacent to the existing built-up area with compact form, mix of uses and densities.

- iii. Policy 1.4.3 prescribes a range and mix of housing options and densities to meet projected requirements of current and future residents, supported by:
 - Policy b), which facilitates all housing options required to meet the social, health, economic and well-being requirements current and future residents.
 - Policy c), which directs development of new housing towards locations where appropriate levels of infrastructure and public service facilities exist.
 - Policy d), which promotes densities for new housing developments that efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.
- iv. Policy 2.3.1 states that prime agricultural areas are to be protected for long-term use for agriculture.

In our opinion, the proposed Severance Plan encourages the intensification of serviced lands planned for residential purposes that are situated within a designated settlement area. In this regard, the layout of the proposed severance would help: promote the efficient use of designated residential lands; offer a variety of housing options; encourage the efficient use of existing municipal service infrastructure and public service facilities; and support residential intensification compatible with the existing development context. In light of these considerations, in our opinion the application is consistent with the referenced policies of Section 1.0.

Respecting Policy 2.3.1, as discussed, the lands to be retained are used for agricultural purposes and are located outside of a designated settlement boundary. These lands are to remain designated and zoned for agriculture.

Based on our review of the PPS and our broader evaluation of the proposal relative to the PPS, it is our opinion that this severance proposal satisfies, and is consistent with, this policy document.

2. Norfolk County Official Plan

a. Land Use Designation/Permitted Uses

The lands to be retained (north) are designated Agricultural and the lands to be severed (south) are designated Urban Residential pursuant to Schedule B (Land Use) of the County's Official Plan. The following is a brief overview of the planning permissions for both designations.

i) Agricultural

Section 7.2 of the Norfolk County Official Plan states that the permitted uses in the Agricultural designation include the growing of crops, the raising of livestock, a primary farm residence, and other specified farming, resource, and recreational activities.

ii) Urban Residential

Section 7.7 of the County Official Plan prescribes that the predominant use of land in the Urban Residential designation is a variety of urban dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding two (2) dwelling units per lot.

b. Delhi Urban Area

Schedule A of the County Official Plan identifies the southern portion of the subject lands as being encompassed in the Delhi Urban Area. In pursuit of Policy 6.5.3, the County supports the development of a full range of housing types in the Delhi Urban Area, including affordable and special needs houses.

c. Severance Policies

Section 9.6.3.2 of the Official Plan identifies the general criteria that the County's Consent Authority is to consider when evaluating severance proposals. In our opinion, the following criteria have particular relevance to this application:

c) iv) consents may be considered for large parcels, where future development of the large parcels is to proceed by plan of subdivision.

d) The size of any parcel of land created by consent should be appropriate for the use proposed, considering the level of services available, the soil conditions, and other factors. No parcel shall be created which does not conform to the provisions of the Zoning By-law, except where a minor variance has been secured, in accordance with Section 9.6.3.1 (Minor Variances) of this Plan.

As discussed, the intent of this proposal is to sever the portion of land designated and zoned for urban residential uses from the remaining agriculturally designated and zoned lands to the north. The severed lands to the north will maintain their agricultural function while the lands to the south will be developed in accordance with their planned function. The intended land uses for both parcels would be consistent with the permissions of the Official Plan. Further, the lands to be severed and retained would both be configured to accommodate the intended uses, would both have frontage on a public road and the lands to be retained will be serviced by municipal infrastructure.

d. Commentary

In our opinion, the proposed severance plan conforms to the policy direction and permissions of the Official Plan. It is also our opinion that the application satisfies the severance provisions of Section 9.6.3.2 of the Official Plan.

3. Norfolk County Zoning By-law 1-Z-2014

a. Existing Zoning

The lands to be severed on the southern portion of the lot are zoned Urban Residential Type 1 Zone (R1-A) pursuant to Schedule A-20 of the County of Norfolk Zoning By-law 1-Z-2014 (Zoning By-law). Section 5.1.1 permits the use of single detached dwellings, bed & breakfast, a home occupation, and an accessory residential dwelling unit in this zone. A Zoning By-law Amendment will be sought to permit the proposed street townhouses and reduced lot frontages and areas.

The lands to be retained on the northern portion of the lot are zoned Agriculture (A). Section 12.1.1 permits an assortment of uses, including a single detached dwelling and farm uses. The existing use of this lot will be maintained.

b. Commentary

A Zoning By-law Amendment will be forthcoming to accommodate the street townhouses and to help broaden housing choice in the Delhi community.

Summary

In summary, it is our opinion that the proposed severance application is appropriate for the development of the lands and is compatible with the surrounding development context. Further, it is our opinion that the proposal is consistent with the Provincial Policy Statement and complies with the goals, objectives and policies of the County's Official Plan. The lots to be severed and retained would also conform to the applicable permissions and regulations of the County's Zoning By-law.

Enclosed Materials

In support of our application, please find enclosed one copy of the completed 'Application for Consent' and the proposed Severance Plan.

Additionally, please note:

- Forever Homes will submit the application fee under separate cover; and
- Hard copies of the application materials can be provided, if required.

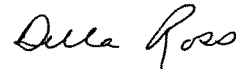
We look forward to working with County staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Scott Allen, MA, RPP
Partner



Della Ross, M.A., MCIP, RPP
Associate




cc. Jeff Fung, Forever Homes

Figure 1

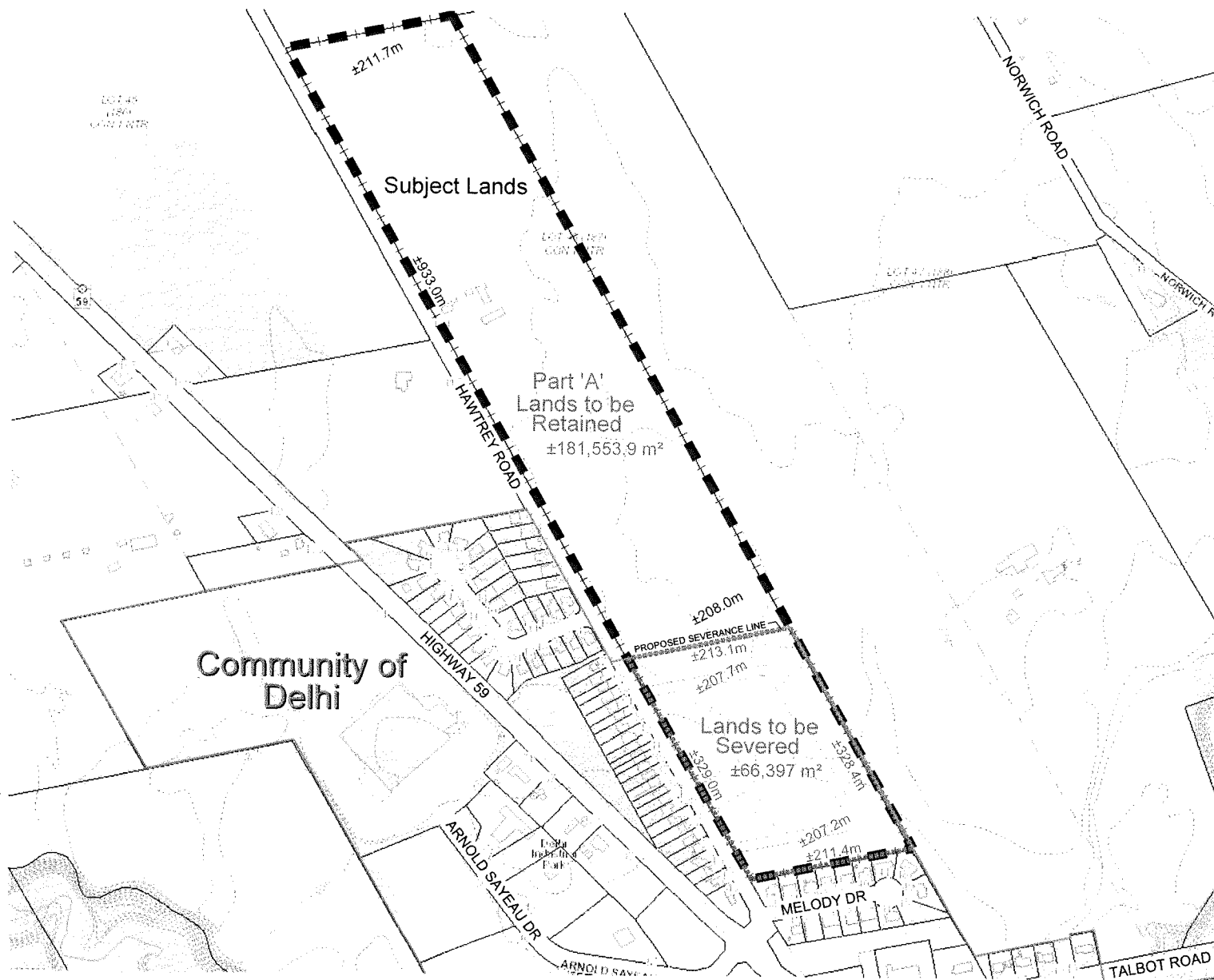
PRELIMINARY SEVERANCE PLAN

124 HAWTREY ROAD
DELHI

LEGEND

-  Subject Lands
-  Proposed Severance
-  Urban Area Boundary

PART	AREA	FRONTAGE	DEPTH
LANDS TO BE RETAINED			
A	±181,533.9 SQ.M.(44.86 ac.)	±933.0 M.	±207.7 M.
LANDS TO BE SEVERED			
B	±66,397 SQ.M.(16.41 ac.)	±328.0 M.	±207.2 M.
TOTAL AREA	247,930.9 SQ.M.(±61.27 ac)		



DATE: August 24, 2021
SCALE: 1:5000
FILE: 212627
DRAWN: LM





FIGURE 1 - PRELIMINARY SEVERANCE PLAN - AUG 24, 2021

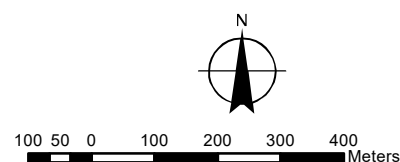
MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

3000 AVENUE OF THE STARS, SUITE 100
FARMINGTON, CT 06030
TEL: 860.634.1100
WWW.MHBC.COM

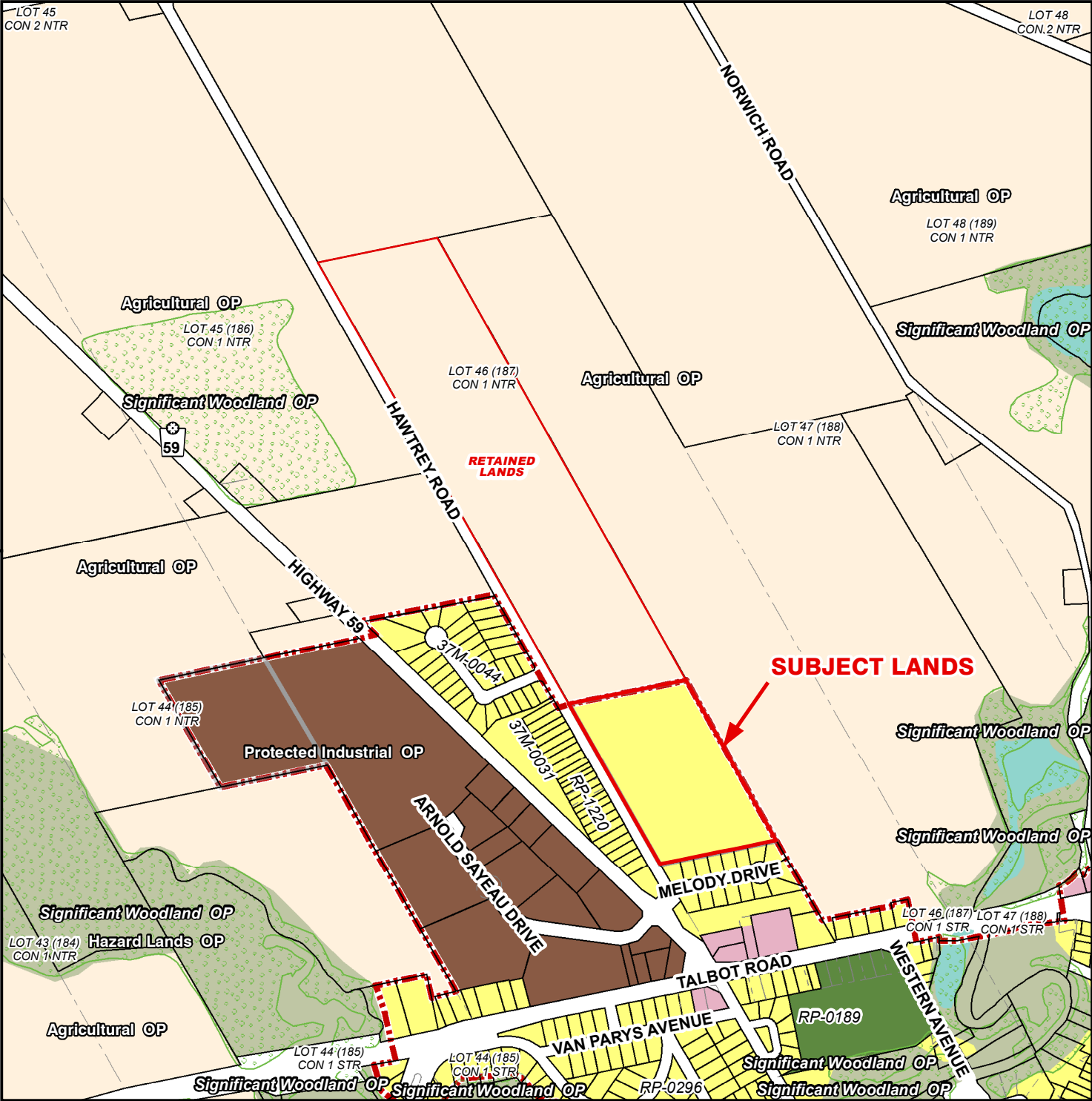


Legend

-  Subject Lands
 Lands Owned
2020 Air Photo



MAP B
OFFICIAL PLAN MAP
Geographic Township of MIDDLETON



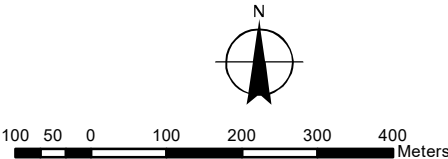
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- | | |
|----------------------------------|----------------------|
| Agricultural | Protected Industrial |
| Hazard Lands | Parks & Open Space |
| Provincially Significant Wetland | Urban Area Boundary |
| Urban Residential | Significant Woodland |
| Commercial | |

2021-10-22

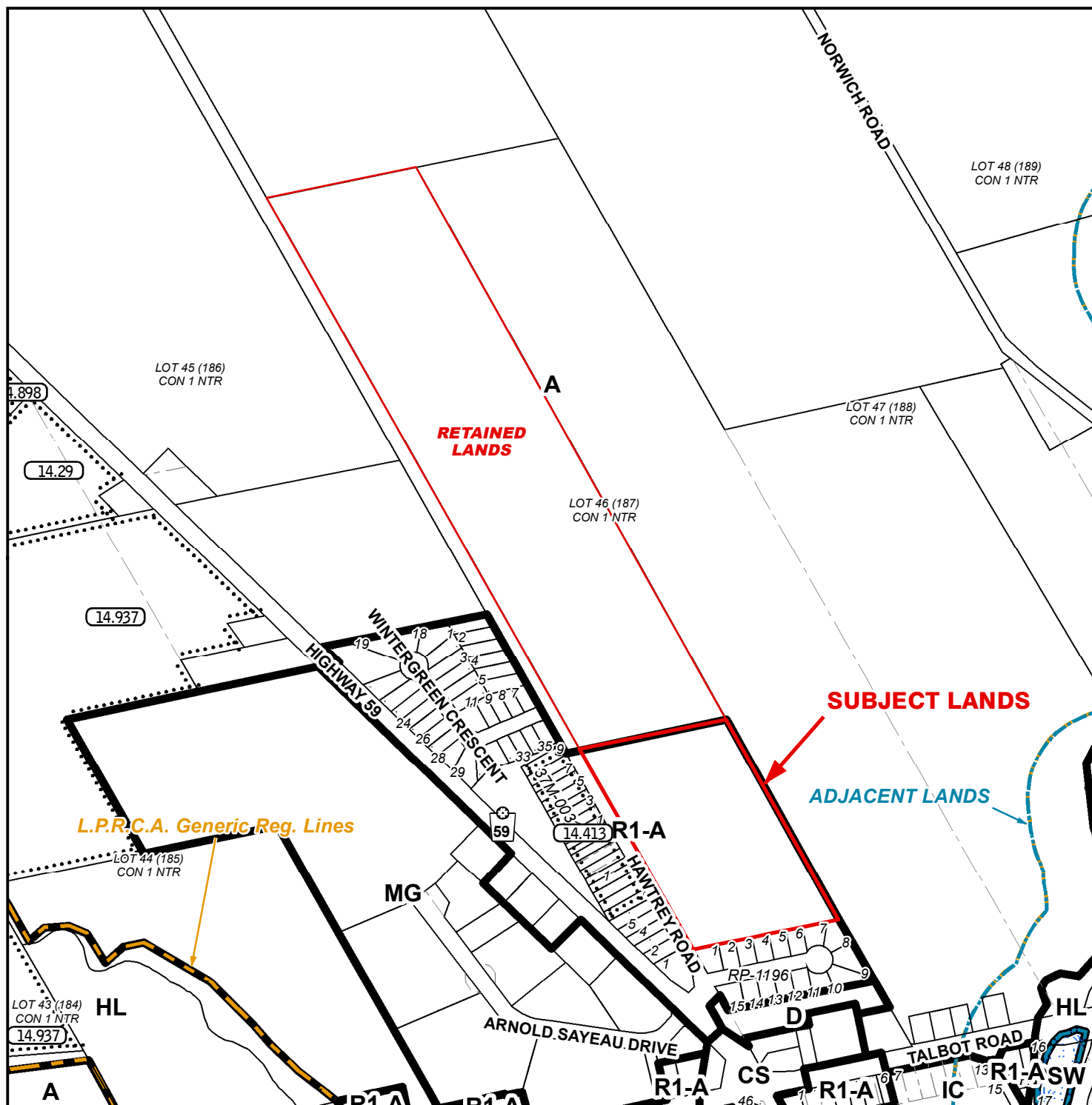


MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

BNPL2021322



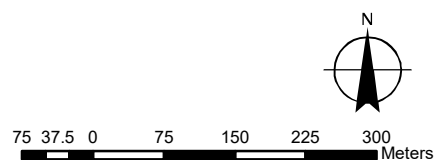
LEGEND

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

ZONING BY-LAW 1-Z-2014

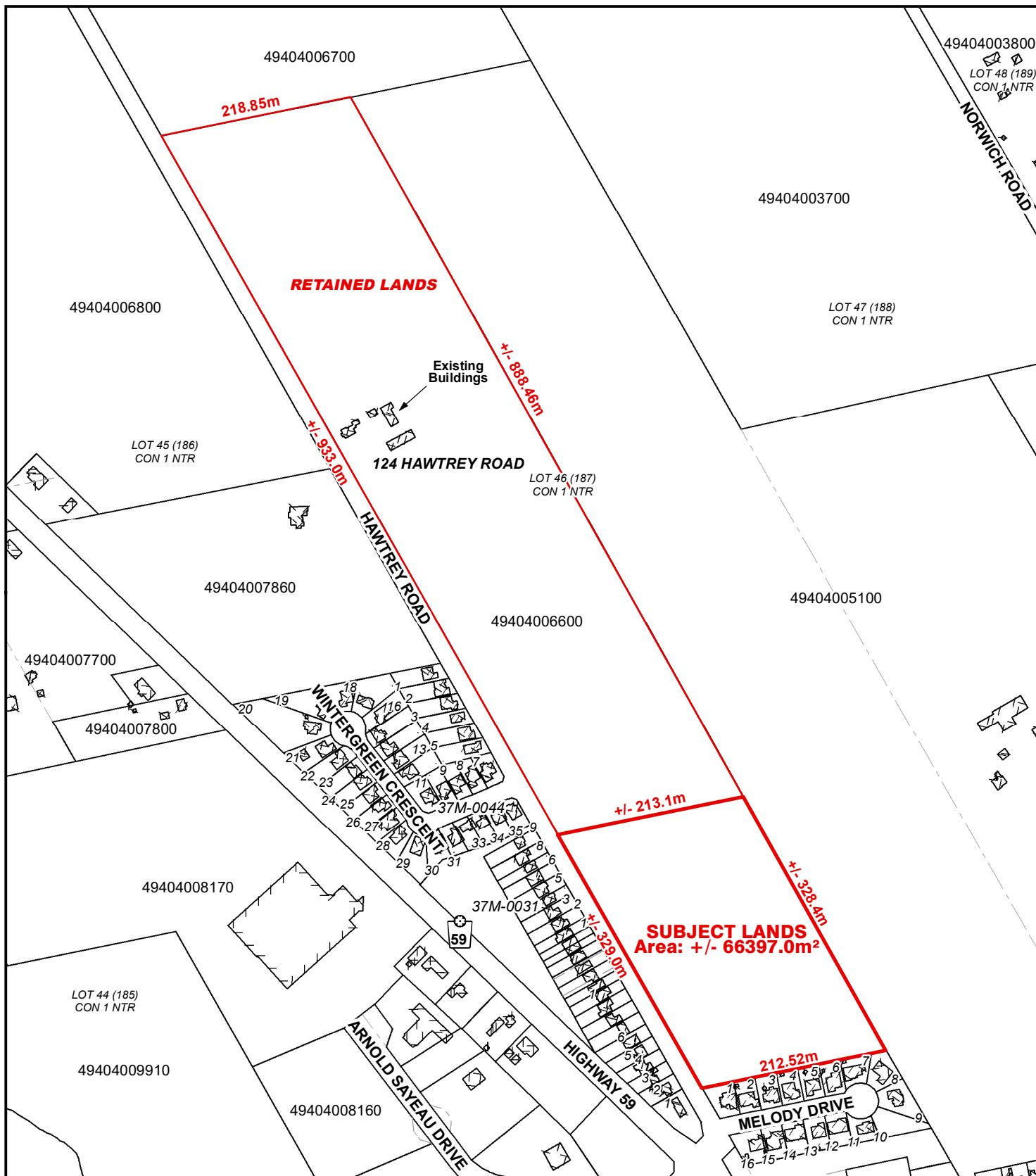
- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- D - Development Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone

2021-10-22



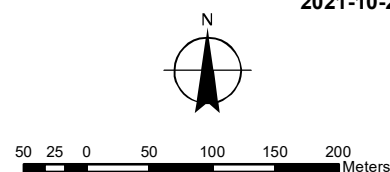
CONCEPTUAL PLAN

Geographic Township of MIDDLETON



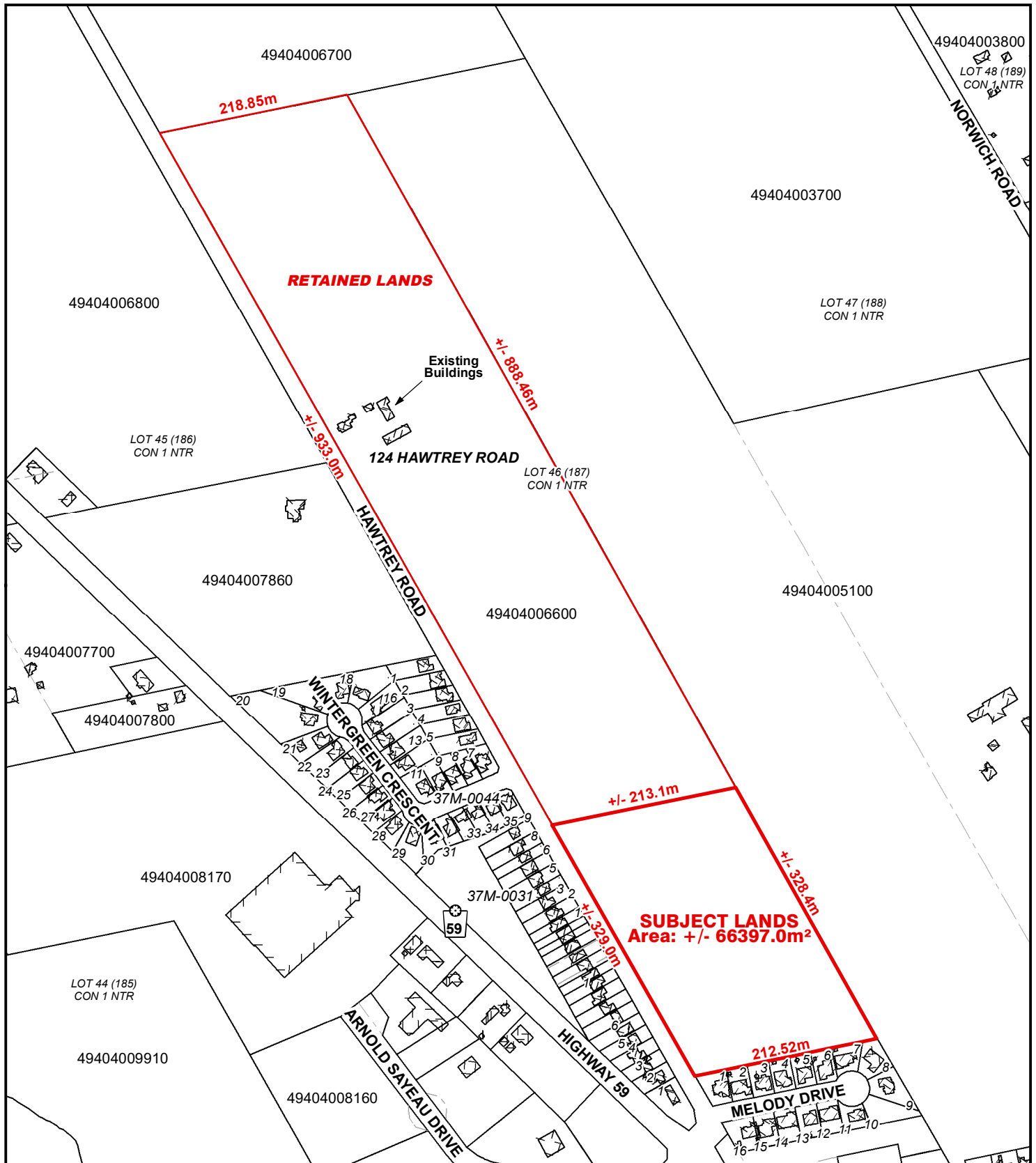
Legend

- Subject Lands
- Lands Owned



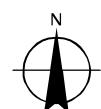
CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

- Subject Lands
- Lands Owned



2021-10-22

