

**For Office Use Only:**

File Number BNPL2021 328  
Related File Number N/A  
Pre-consultation Meeting N/A  
Application Submitted Sept. 16, 2021  
Complete Application yes!

Application Fee yes 2,816.00  
Conservation Authority Fee ~~N/A~~ 502.85  
Well & Septic Info Provided N/A  
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:** 3310-545-040-113-00

**A. Applicant Information**

**Name of Owner** Duane Pender

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 84 6th Consession Road, ENR,

Town and Postal Code Clear Creek, ON N0E 1C0

Phone Number 519-429-2564

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**Name of Applicant** same as owner

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

<b>Name of Agent</b>	Mary Elder, Elder Plans Inc.
Address	32 Miller Cres
Town and Postal Code	Simcoe, ON N3Y 4R1
Phone Number	
Cell Number	519-429-4933
Email	ElderPlans2018@gmail.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

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):  
Part Lot 15, Concession North of Lake Road, Part of Lot 1, Concession 6, Geographic Township of Houghton

Municipal Civic Address: 84 6th Concession Road ENR

Present Official Plan Designation(s): Agricultural, Hazard Lands, PSW

Present Zoning: Agriculture, Hazard Lands, Provincially Significant Wetlands

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

☐ Yes
 ☒ No
 If yes, please specify:

- Present use of the subject lands:  
Single detached dwelling and small garage

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:  
one single detached dwelling and one small garage. Details on the survey sketch.
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.
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:
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:  
a building permit was issued in 1987
9. Existing use of abutting properties:  
agricultural
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	<hr/>	44.134 m
Lot depth	<hr/>	varies 91.6 m
Lot width	<hr/>	44.134 m
Lot area	<hr/>	0.40 ha
Lot coverage	<hr/>	
Front yard	<hr/>	16.53 m
Rear yard	<hr/>	87.62 m
Left Interior side yard	<hr/>	6.84 m
Right Interior side yard	<hr/>	3.05 m
Exterior side yard (corner lot)	<hr/>	<hr/>

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

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

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

Frontage:	44.134 m
Depth:	varies 91.6 m
Width:	44.134 m
Lot Area:	0.40 ha
Present Use:	residential
Proposed Use:	residential

Proposed final lot size (if boundary adjustment): 

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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: \_\_\_\_\_

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

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

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

Present Use: \_\_\_\_\_

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

Buildings on retained land: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

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: \_\_\_\_\_

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)

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Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

- ☒ Septic tank and tile bed in good working order

- ☐ Other (describe below)

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Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)

- ☒ Open ditches

sandy soils

- 
2. Existing or proposed access to subject lands

- ☒ Municipal road  
☐ Unopened road

- ☐ Provincial highway  
☐ Other (describe below)

Name of road/street:

6th Concession ENR

## 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.

This is a consent to address a technical matter, correction of deed. The lot was likel



## **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.

Duane Pender

Owner/Applicant/Agent Signature

SEPT 13/2021

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 Duane Pender am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Elder of Elder Plans 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.

Duane Pender

Owner

SEPT 13/2021

Date

\_\_\_\_\_

Owner

\_\_\_\_\_

Date

Revised  
HY.

**N. Declaration**

I, Mary Elder 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

Mary Elder  
Owner/Applicant Signature

In Simcoe, DNT

This 19<sup>th</sup> day of OCTOBER 2021

A.D., 20

Sherry Ann Mott

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

A Commissioner, etc.

**Elder Plans Inc.**

32 Miller Cres.  
Simcoe, ON N3Y 4R1

September 9, 2021

**Transmitted via email**

Nicole Goodbrand, Senior Planner  
Planning Department  
Norfolk County  
185 Robinson Street, Suite 200  
Simcoe, Ontario N3Y 5L6

Dear Nicole:

**SUBJECT: Consent Application – Duane Pender  
Property Roll # 3310-545-040-113-00**

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Please find attached, a consent application to address the missing deed for this property. Based on the information I have been provided with, I believe this is truly a technical matter. The lot was created before 1978 when a building permit for a new single detached dwelling was issued. As there is a single detached dwelling on the lands surrounding the lot and two dwellings are not permitted on a lot, I believe previous municipal staff were of the opinion that the subject lands are a separate lot.

This consent is to address a technical matter, a correction deed (replacement of lost deed). The lot was likely created in the early 1980's but no record of the consent was found by a lawyer through searches of Norfolk County, MPAC and the Land Registry Office records. Yet a roll number was assigned and building permit issued in 1987. The County GIS shows a separate lot. Their mapping is based on MPAC maps that would have showed this lot. Taxes have been paid on this lot for years. The lot has been treated as a separate lot for at least 35 years. Please find attached additional information on this rare situation from the lawyer, Lisa Gilvesy.

As we all are aware, the current Provincial Policy Statement 2020 does not permit the creation of new lots in the agricultural area. I am of the opinion, this lot has existed for years, but the records to prove it have been lost. This proposal recreates the missing paper work for the Land Registry Office.

I trust this will form a complete application in a very rare circumstance. I believe this technical severance serves the public interest and represents good planning.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

**Mary Elder MCIP RPP**



## **PENDER PROPERTY ISSUES**

**Property Address is 84 6<sup>th</sup> Concession Rd, ENR, Clear Creek, ON N0E 1C0**

**Family advised that they believed the property was severed sometime in late 1970.**

**Property has a property tax roll number (545 040 11300 0000) and has for several years. A copy of the statement of account from Norfolk County is attached.**

**Clayton Proper's step daughter was Carol Pender, Carol Pender died leaving her husband Edward Pender her surviving**

**Edward Pender died leaving three children, Shawn Steyaert, Jody Pender and Duane Pender**

**Duane Pender should be the registered owner of the property.**

**Duane and Christine Pender should be able to give you more of a back family history if required.**

**Jenkins & Gilvesy completed the following:**

- 1. Full search at Land Registry Office revealed no evidence of a severance deed, or any deed to the property in question. (if you wish to have a copy of our search, please advise)  
According to our search, the property in question is included in the description under PIN 50110-0112 (we have attached a copy of the PIN)  
The current owner of the property Linda Joyce McIntyre has agreed that this property should not be included in her lands and agreed to sign whatever documentation is required. Solicitor Michael Szorenyi is acting on her behalf.**
- 2. Norfolk County has no record of a severance being completed.**
- 3. Norfolk County has a building permit that was issued in 1987 to Edward Pender but no inspections after foundation went in were done and no final inspection, no title documents or other information regarding the property was in the file.**
- 4. Contacted MCAP-they have no record of the ownership or title documentation. They are not sure how a roll number ever got issued.**
- 5. Norfolk County tax department did advise that in 1974 Clayton and Jean Proper (Mr. Pender's grandparents) owned approximately 50 acres under Roll 545 040 11300 000 and in 1980 Clayton Proper owned approximately 1 acre under the same roll number. They have no title documentation or paperwork showing owners.**
- 6. Sketch has been prepared by Kim Husted Surveying setting out the property lines in accordance with the little description on the property tax statement and discussions with the Penders and Ms. McIntyre, which has been approved by both the Penders and McIntyre. A copy is attached.**

This statement contains transaction information only and should not be used in lieu of an official Tax Certificate.

## STATEMENT OF ACCOUNT

Norfolk County  
50 Colborne Street, South  
Simcoe, ON  
N3Y 4H3

Date Issued: May 09, 2019

Issued To: PROPPER CLAYTON ESTATE  
C/O CAROL RUTH PENDER, 84 6TH CONC RD ENR, RR 1  
CLEAR CREEK, ON  
N0E 1C0

Roll #: 545-040-11300-0000

Owners:  
PROPPER CLAYTON ESTATE

Property Address: 84 6TH CONC RD ENR

Legal Description: 15  
HGN CON NLR PT LOT 15  
REG  
1.00AC 50.00FR D

District(s):

Frontage: Lot 1 Acres, Front 50 Feet

Zone: A

### LOCAL IMPROVEMENTS

### PROPERTY ASSESSMENT

Taxation Year: 2019

Assessment Code	Description	Amount
RTEP	Resident Tax Full EP	\$215,750.00
Total Assessment:		\$215,750.00

### ACCOUNT BALANCE

Year	Tax Amount	Interest/Penalty	Total Balance
2019	\$1,079.77	\$10.86	\$1,090.63
2018	\$0.00	\$0.00	\$0.00
2017	\$0.00	\$0.00	\$0.00
2016	\$0.00	\$0.00	\$0.00
2015 and prior	\$0.00	\$0.00	\$0.00

### TRANSACTION SUMMARY

Year	Tax Levy	Supplemental Taxation	Penalty	Adjustment	Payment	Installments Not Yet Due	Balance
2019	\$1,290.64	\$0.00	\$10.86	\$0.00	(\$210.87)	\$645.00	\$1,090.63
2018	\$2,530.41	\$0.00	\$0.00	\$0.00	(\$2,530.40)	\$0.00	\$0.00
2017	\$2,487.44	\$0.00	\$0.00	\$0.00	(\$2,487.44)	\$0.00	\$0.00
2016	\$2,446.56	\$0.00	\$0.00	\$0.00	(\$2,446.56)	\$0.00	\$0.00
2015 and prior	\$30,831.89	\$0.00	\$11,890.85	\$5,700.67	(\$48,423.42)	\$0.00	\$0.00
							<u>\$1,090.63</u>

### TRANSACTIONS

January 01, 2019 - May 31, 2019



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE 437

50110-0112 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PAGE 1 OF 2  
PREPARED FOR JCasey01  
ON 2019/05/24 AT 11:09:13

PROPERTY DESCRIPTION: PT LT 1 CON 6 HOUGHTON; PT LT 15 CON N/S LAKE RD HOUGHTON AS IN NR448211; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2007/04/23

OWNERS' NAMES  
MCINTYRE, LINDA JOYCE

CAPACITY SHARE

*DT: 4/18/2019*  
*County Rd*  
*1299 Regional Rd 42*  
*RR1 Clair Creek*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/04/21 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES						
AND ESCHENTS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2007/04/23 **						
NH318772	1969/03/13	ORDER				C
NR319816	1969/05/07	BYLAW				C
NR320004	1969/05/16	BYLAW				C
NR322283	1969/09/23	ORDER				C
NR325686	1970/04/09	LEASE			SOUTHERN ONTARIO NATURAL GAS LIMITED	C
NR448211	1988/02/05	TRANSFER	\$57,500	MATTAN CHEMICALS LTD	MCINTYRE, JOHN ROBERT MCINTYRE, LINDA JOYCE	C
NR549206	2000/09/21	LEASE			SOUTHERN ONTARIO NATURAL GAS LIMITED	C
NR549982	2000/11/01	CHARGE		*** COMPLETELY DELETED ***		
NK75360	2014/11/21	DISCH OF CHARGE		*** COMPLETELY DELETED ***	CANADIAN IMPERIAL BANK OF COMMERCE	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #37

50110-0112 (LT)

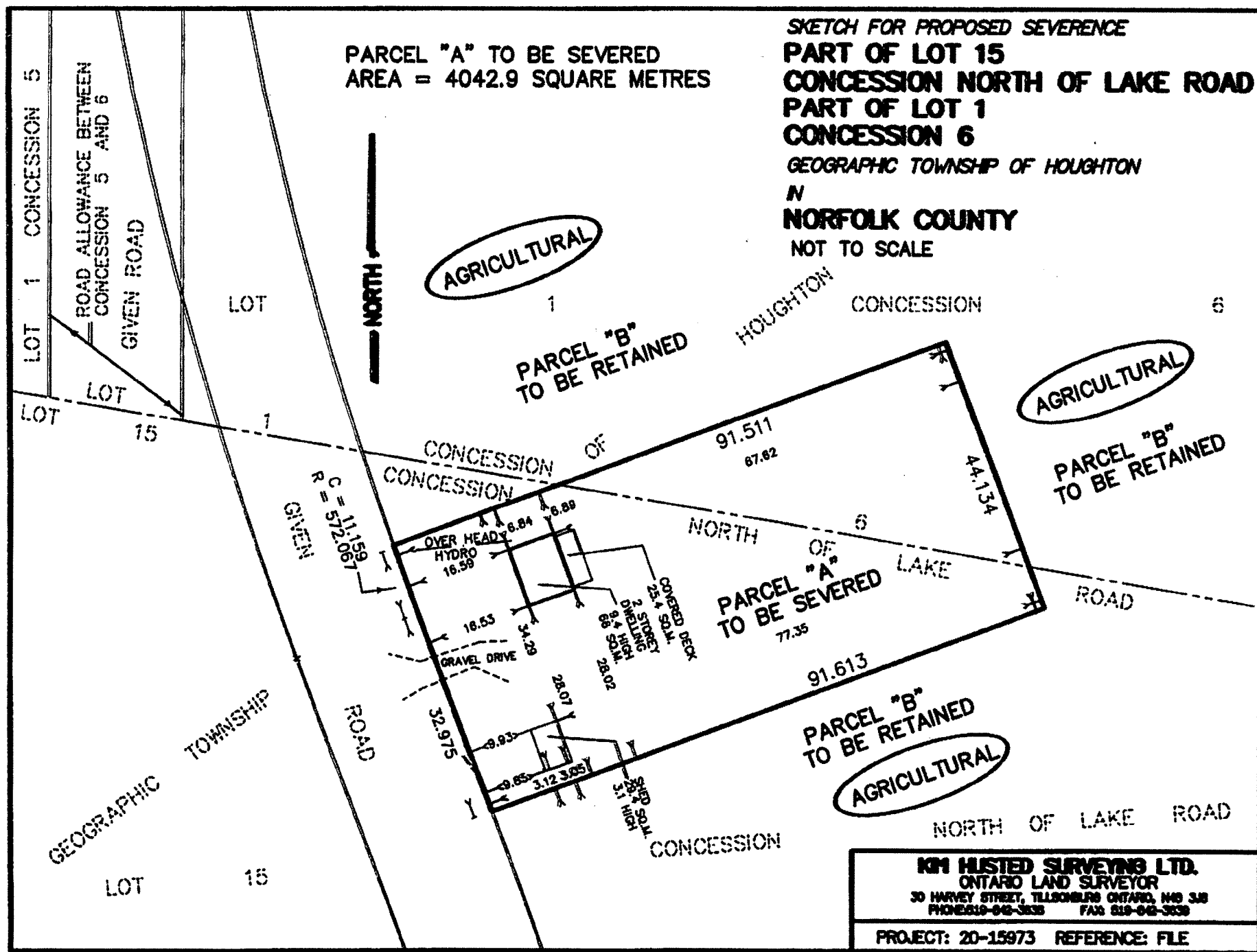
PAGE 2 OF 2  
PREPARED FOR JCasey01  
ON 2019/05/24 AT 11:09:13

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: NR549982.				CANADIAN IMPERIAL BANK OF COMMERCE		
NK76761	2015/01/23	APL OF SURV-LAND		MCINTYRE, JOHN ROBERT	MCINTYRE, LINDA JOYCE	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

SKETCH FOR PROPOSED SEVERENCE  
**PART OF LOT 15**  
**CONCESSION NORTH OF LAKE ROAD**  
**PART OF LOT 1**  
**CONCESSION 6**  
 GEOGRAPHIC TOWNSHIP OF HOUGHTON  
 IN  
**NORFOLK COUNTY**  
 NOT TO SCALE



**KH HUSTED SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 30 HARVEY STREET, TILLSBURG, ONTARIO, N4B 3J6  
 PHONE 519-842-3838 FAX 519-842-3838

PROJECT: 20-15973 REFERENCE: FILE



NOT TO SCALE

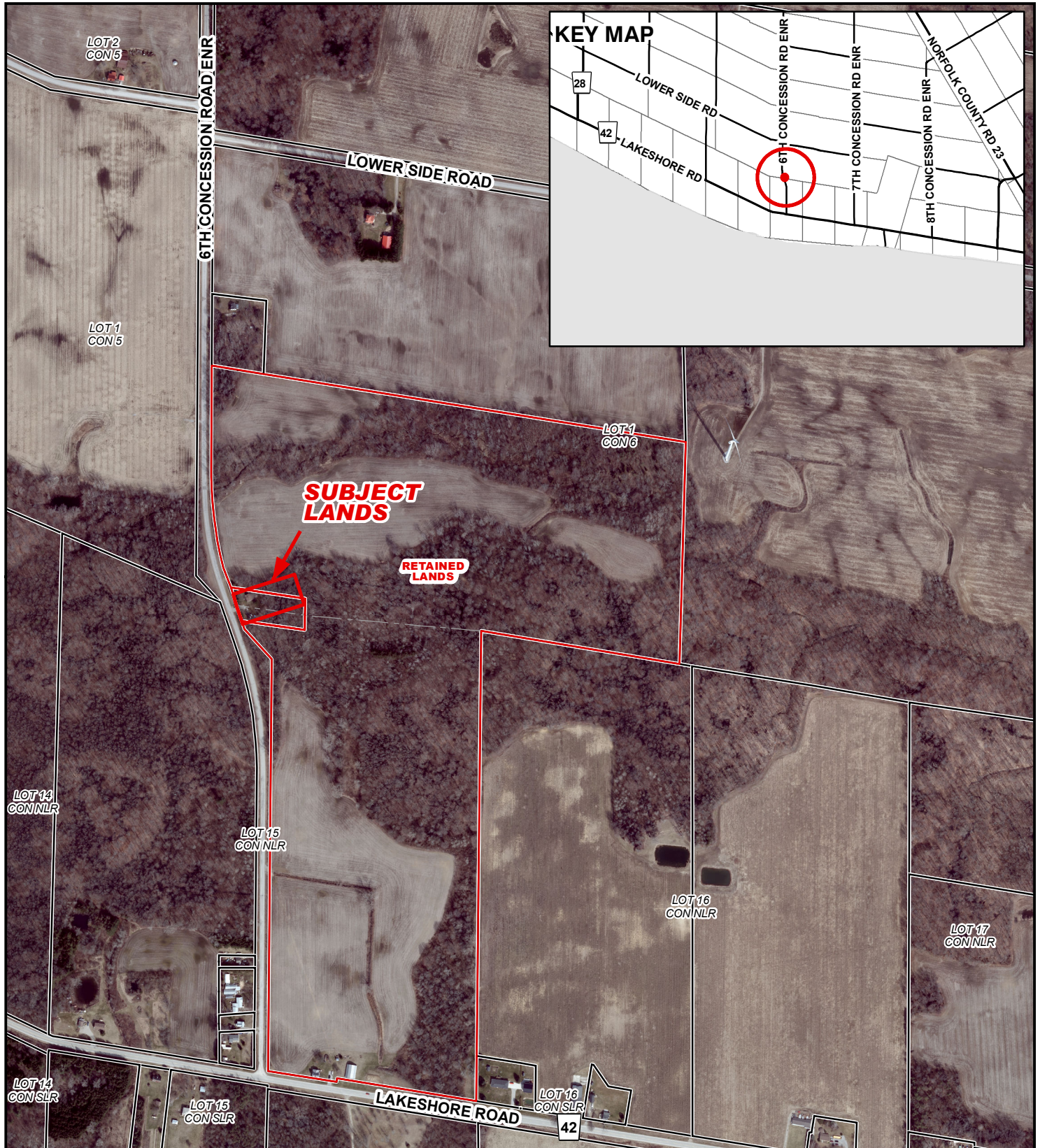
BE RE  
AGRICULTURAL

PROJECT: 20-15973 REFERENCE: FILE



CONTEXT MAP

Geographic Township of HOUGHTON

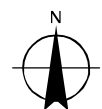


Legend

- Subject Lands
- Lands Owned

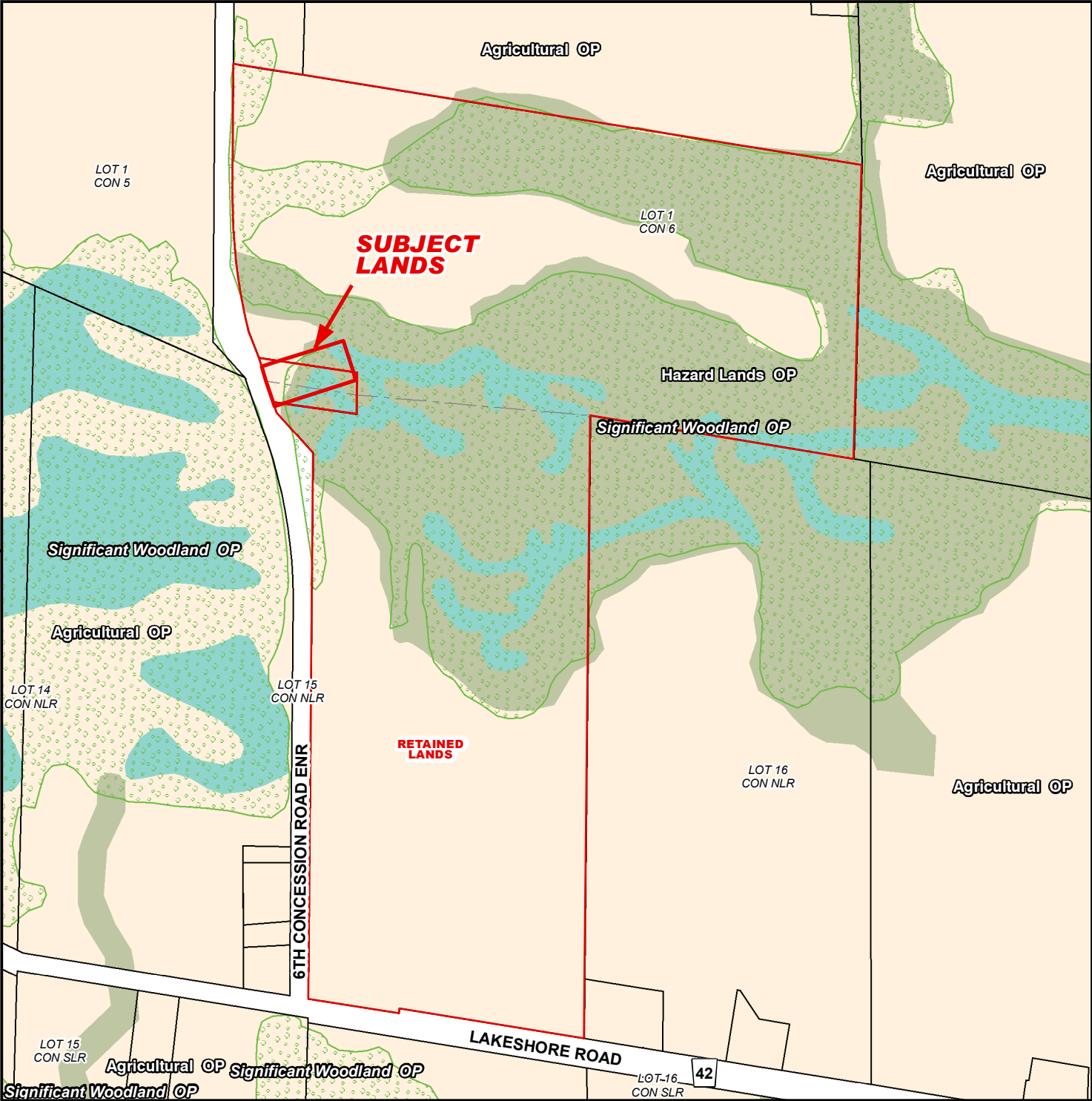
2020 Air Photo

2021-10-25



60 30 0 60 120 180 240 Meters





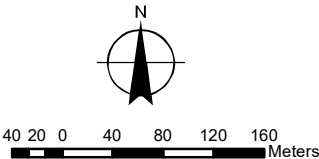
Legend

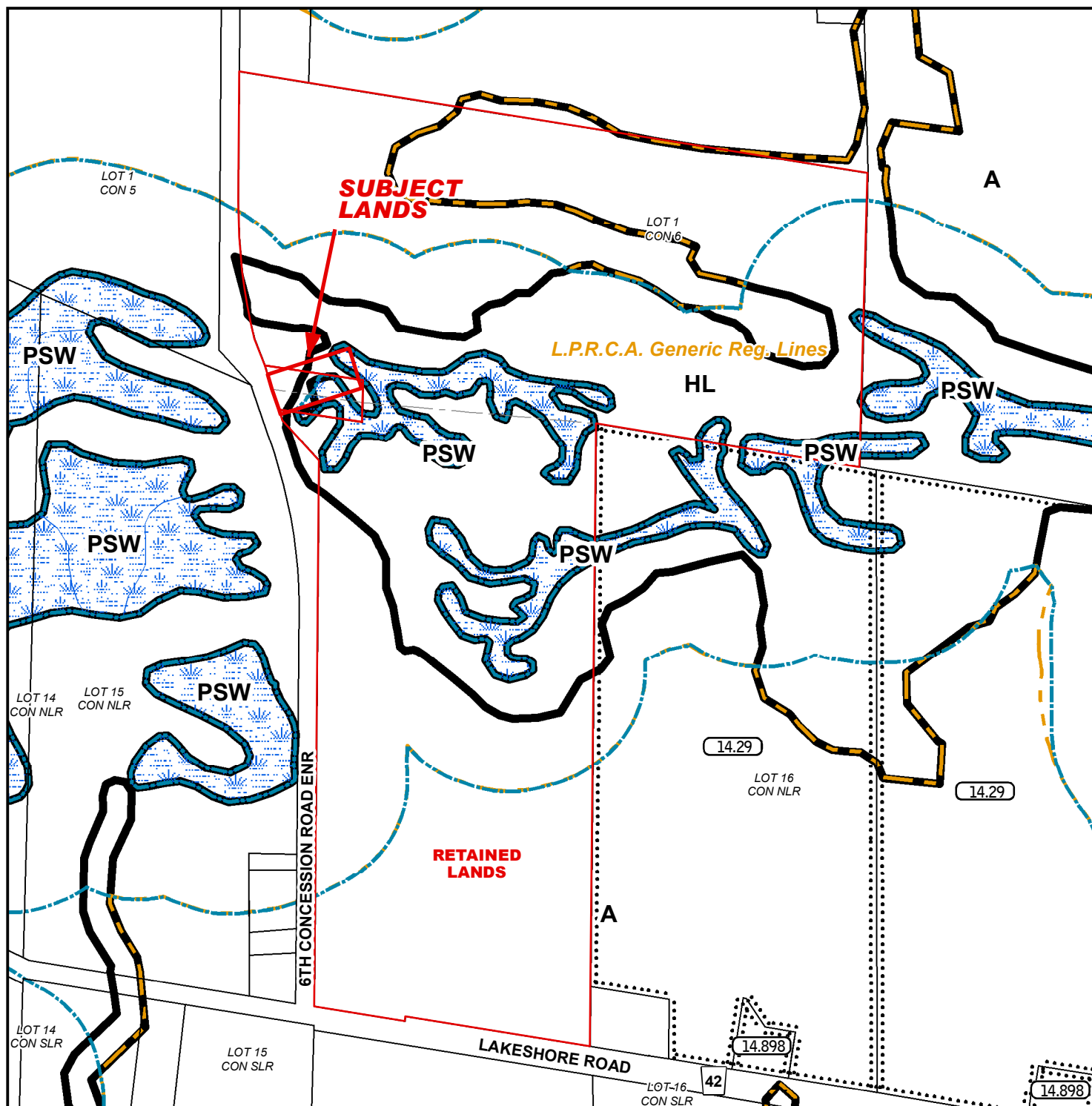
- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Special Policy Area
- Significant Woodland

2021-10-25





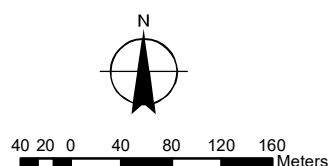
**LEGEND**

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

**ZONING BY-LAW 1-Z-2014**

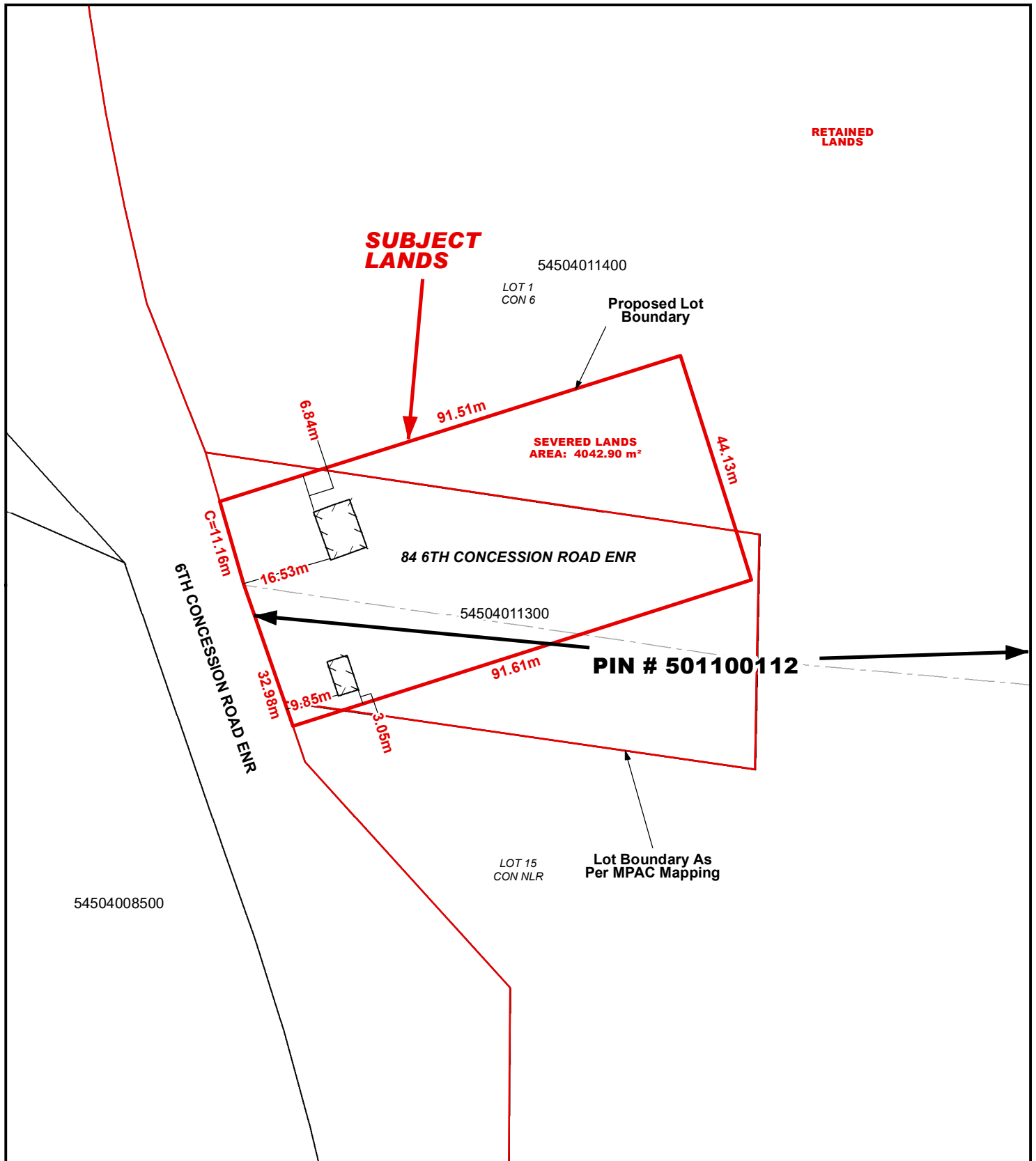
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone

2021-10-25



**CONCEPTUAL PLAN**

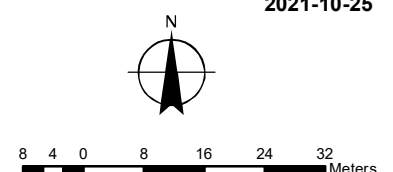
Geographic Township of HOUGHTON



**Legend**

- Subject Lands
- Lands Owned

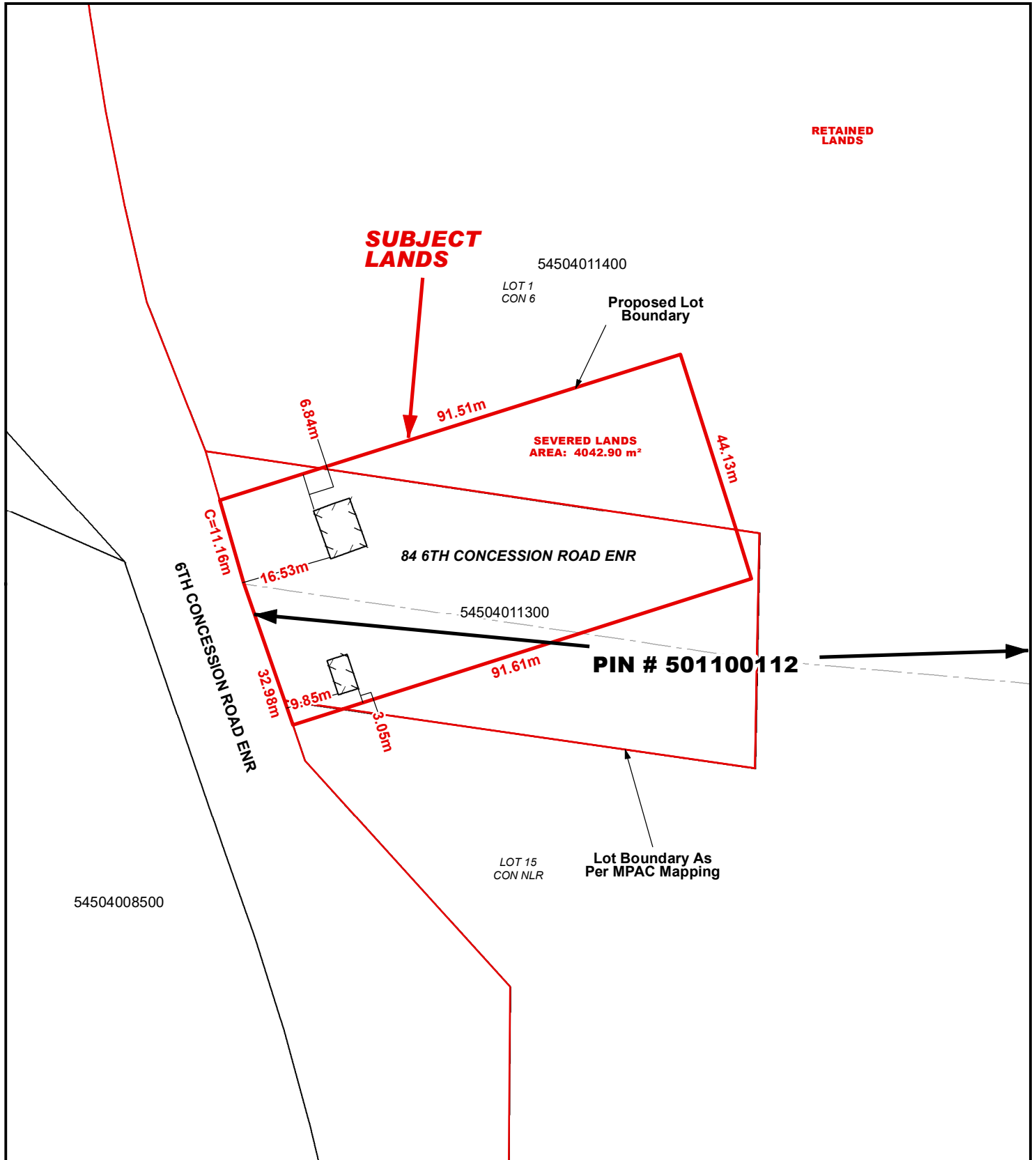
2021-10-25





## CONCEPTUAL PLAN

Geographic Township of HOUGHTON



### Legend

- Subject Lands
- Lands Owned

2021-10-25

