

For Office Use Only:

File Number BNPL2022111
Related File Number N/A
Pre-consultation Meeting -
Application Submitted March 17, 2022
Complete Application May 2, 2022

Application Fee Vpd
Conservation Authority Fee N/A
Well & Septic Info Provided Yes
Planner Hanne Yager
Public Notice Sign N/A

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: 336-040-22200-00

A. Applicant Information

Name of Owner Marcia Haverkamp

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 1297 Concession 6 Townsend
Town and Postal Code Townsend
Phone Number 519-426-3801
Cell Number 519-427-7278
Email Rmhaverkamp@yahoo.com

Name of Applicant Ron Haverkamp
Address 954 Concession 5 Woodhouse RR2
Town and Postal Code Port Dover
Phone Number 519-426-3801
Cell Number 519-420-9270
Email Rmhaverkamp@yahoo.com

Name of Agent	<u>LandPro Planning Solutions, c/o Michael Sullivan</u>
Address	<u>403-110 James Street</u>
Town and Postal Code	<u>St. Catharines, Ontario L2R 7E8</u>
Phone Number	<u>289-687-3730</u>
Cell Number	<u>289-687-3730</u>
Email	<u>info@landproplan.ca</u>

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 owner and agent noted above.

☐ Owner ☐ Agent ☒ Applicant

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

CIBC, 1 King Street West, Hamilton, ON L8P 1A4

B. Location, Legal Description and Property Information

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

TWN Concession 5 Part Lot 17

 Concession 6 Townsend

Present Official Plan Designation(s): Agricultural

Present Zoning: A (Agricultural)

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:

Agricultural

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:

Constructed pond (retained), septic tank (retained) for details see attached letter.

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:

N/A

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:

Agricultural, 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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	187m (99.3+87.7)	30m	N/A	87.7m	0
Lot depth	657.7m	N/A	N/A	657.7m	0
Lot width	299.6m	N/A	N/A	299.6m	0
Lot area	19.38ha	40 ha	N/A	18.74ha	-21.26 ha
Lot coverage	N/A	N/A	N/A	N/A	0
Front yard	N/A	13m	N/A	N/A	0
Rear yard	N/A	9m	N/A	N/A	0
Height	N/A	11m	N/A	N/A	0
Left Interior side yard	N/A	3m	N/A		0
Right Interior side yard	N/A	3m	N/A	N/A	0
Exterior side yard (corner lot)	N/A	13m	N/A	N/A	0
Parking Spaces (number)	N/A	N/A	N/A	N/A	0
Aisle width	N/A	N/A	N/A	N/A	0
Stall size	N/A	N/A	N/A	N/A	0
Loading Spaces	N/A	N/A	N/A	N/A	0
Other	N/A	N/A	N/A	N/A	0

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

Please see Planning Letter.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 99.3m

Depth: 61.2m

Width: 100m

Lot Area: 0.64 ha

Present Use: Agriculture

Proposed Use: Residential

Proposed final lot size (if boundary adjustment): 18.74 ha

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 336 040 22250 - Owned by Ron and Marcia Haverkamp

Description of land intended to be retained in metric units:

Frontage: 87.7m

Depth: 657.7m

Width: 299.6m

Lot Area: 18.74 ha

Present Use: Agriculture

Proposed Use: Agriculture

Buildings on retained land: No buildings

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: N/A

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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:
Spoke with previous owner(s) of property. GIS Aerial images only show agricultural use.

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. All Applications: 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:

No building or construction is proposed in this application, therefore no impact is anticipated on the habitat for endangered or threatened species.

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:

No building or construction is proposed in this application, therefore no impact is anticipated on source water.

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. All Applications: 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 N/A

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance 140m

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

F. All Applications: 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 in good working order ☐ 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:

Concession 6 Townsend

G. All Applications: 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.

The pond contains aquatic life including fish. It is our desire to attach the pond and lands around it to the residential property to ensure preservation of this wildlife habitat. Also, the existing septic bed is currently located on both properties and requires accommodation.

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:

- ☐ 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

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.

X

Marco JF

Owner/Applicant/Agent Signature

March 16, 2022

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.

X

I/We Marco JF am/are the registered owner(s) of the lands that is the subject of this application.

X

I/We authorize Ron Haverkamp 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.

Marco JF

Owner

March 16, 2022

Date

X

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

K. Declaration

X

I, Marco JF of Simcoe

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:

X

Simcoe

Marco JF
Owner/Applicant/Agent Signature

In Prov ONTARIO

This 16th day of March

A.D., 2022

[Signature]

A Commissioner, etc.



LAND PRO

PLANNING SOLUTIONS

March 14, 2021

Planning Department
The Corporation of Norfolk County
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

**Re: Application for Severance – Boundary Adjustment
Mr. Ron Haverkamp and Mrs. Marcia Haverkamp
1297 Concession 6 Townsend, Norfolk County**

Land Pro Planning Solutions (LandPRO) is the agent for Mr. Ron Haverkamp (the applicant) to obtain permission for a Boundary Adjustment, which affects land legally described as Part Lot 17, Concession 6 Townsend, Norfolk County.

The Subject Property that will be removing land is Roll # 33604022200, owned by Mrs. Marcia Haverkamp. The Subject Property that will be receiving land is Roll # 33604022250, with the municipal address of 1297 Concession 6 Townsend, owned by Mr. Ron Haverkamp.

The following documents are attached:

1. Severance Application Form (signed and commissioned)
2. Severance Sketch x2
3. Appendices:
 - a. Property Location
 - b. Official Plan Schedules
 - c. Zoning Schedule
 - d. Historic Views of the Subject Lands

1 BACKGROUND

The applicant owns the residential lot at 1297 Concession 6 Townsend (referred to as Lot B). To the west is a vacant, agricultural parcel containing a pond and treed area on the southern portion of the lot, which is an area that is not being used for agriculture (Lot A). An existing septic bed is also currently located in the southern portion, across both properties.

The applicant is seeking to adjust the boundary between these two lots. The new boundary is proposed to be located across the forested area, with the purpose of leaving the pond and septic bed wholly contained on Lot B; this will also aid in preserving the main use of agricultural land.

The subject lands have frontage access to Concession 6 Townsend.

2 PROPOSED BOUNDARY ADJUSTMENT

The Applicant is proposing to adjust the boundaries of the subject lands as is shown in **Figure 1**. A larger sketch is attached to this document.

Figure 1 – Proposed Boundary Adjustment



This application is consistent with the Provincial Policy Statement (2020) and conforms to the Norfolk County Official Plan (2021). This application is not consistent with the Norfolk County Zoning Bylaws (2021) due to the Lot Area; however, the existing lot area also does not comply.

3 PROPERTY FACTS

The property can be described with the following:

Table 2 – Property Facts

Legal Description	TWN CON 5 PT LOT 17 RP 37R6837 PART 1	
Property Use	Current	Vacant Parcel, Irregular, with Wooded Area and Pond (fish and wildlife habitat; applicant confirmed it is not used for agricultural purposes). Septic bed for the home is also partially located on adjacent parcel.
	Historical	GIS basemaps show a history of use. Pond has been on the property prior to 2002; applicant confirmed land has not been used for agricultural purposes.

Lot Size	19.38 ha (Acres: 47.88) (Norfolk County GIS)	
Lot Frontage	185 m (Concession 6 Townsend)	
Official Plan	Agricultural	
Zoning	A = Agricultural	
Surrounding Lands	North	Agricultural Single Family Residential and Farmland
	East	Agricultural Single Family Residential (Special Provisions 14.904) with 3 additional Accessory Buildings. Agricultural Single Family Residential and Farmland
	South	Agricultural Single Family Residential and Farmland with Pond (LPCRA)
	West	Agricultural Single Family Residential and Farmland, Forest (LPCRA)

4 ANALYSIS

Provincial Policy Statement (PPS)

The Ontario PPS permits lot adjustments in *prime agricultural areas* for *legal or technical reasons* (Section 2.3.4.2) which do not result in the creation of a new lot; this includes minor boundary adjustments (Section 6.0).

Norfolk County Official Plan (OP)

Like the PPS, the OP also supports lot boundary corrections for administrative or technical matters, provided that such matters are minor in nature (Section 9.6.3.2.i); the County may also impose conditions on the severed and retained parcels (Section 9.6.3.2). This severance is also ideally situated to support the County's Planning Vision which supports protecting agricultural land and improving the natural environment while encouraging the beautification of the County (Section 2.1).

The OP states the County's commitment to the protection of prime agricultural land (Section 6.7.1). The Applicant's property is Agricultural due to the presence of prime agricultural land (Section 7.2). Soils are Class 2 and Class 3; the portion desired for severance is Class 3 - Moderately Severe Limitations that restrict the range of crops or require special conservation practices (Norfolk GIS).

The existing pond has been specified by the Applicant to be a fish and wildlife, confirmed to be on the property prior to 2002 (Norfolk GIS); the Applicant has stated that it has not seen agricultural use. While the property is within the Long Point Region Conservation Authority's (LPCRA) Nanticoke Creek

Watershed and Source Protection Area (OP Schedule D), it is a not LPCRA regulated area (Norfolk GIS; LPRCA GIS); this pond is not a recognized LPRCA Waterbody (LPRCA GIS) unlike others in the area.

The OP states that new non-agriculturally related uses on prime agricultural land are not permitted (Section 7.2). No new uses are proposed; existing use will remain unchanged.

Norfolk County Zoning By-Laws (ZBL)

Zoning Provisions designate this property as A = Agriculture with permitted uses including farmland, a single detached dwelling, and seasonal storage of recreational vehicles and equipment as a secondary use to a farm (Section 12.1). Some specific zoning regulations also affect this property, all of which remain fulfilled under this severance except for the Size of the Lot.

Under this severance, the Applicant's lot is will be reduced from 19.38ha to 18.84ha. This proposal is thus deficient -21.26ha from the Zoning By-Law, which permits a minimum of 40ha in Agricultural Zones (12.1.2.a.i). However, the original lot was deficient as well. It is thus not possible to meet these zoning requirements.

The adjacent property, 1297 Concession 6 Townsend, is zoned A = Agricultural with Special Provisions (Section 14.904). However, the boundary line adjustment is in conformity as the septic bed (and the pond) are not considered structures and more than one zone is permitted on a lot (Section 1.4.3).

5 PLANNING OPINION

This boundary adjustment seeks to increase the size of Lot B. The adjustment is for legal and technical reasons, specifically permitted by both the Provincial Policy Statement and Norfolk County Official Plan.

A number of options were considered, showing that the pond and surrounding area may be best served as part of Lot B, rather than Lot A. Impact to agricultural land, the location of private servicing, and the existing lot lines were reviewed. Special care was taken to design the proposed reduced lot to ensure the continued use of agricultural lands which may continue to enjoy a degree of separation from the pond and adjacent residential lot.

The Applicant's proposal does not meet Norfolk County's Zoning requirements based on the size of the original lot. While preservation of agricultural land is desired, this proposal also does not compromise the long-term use of the remaining land or retained parcel.

Desktop review of Norfolk's GIS shows a history of cropping activity on this property. Without the benefit of a site visit, a planner may perceive this application as a loss of agriculturally designated land. Closer examination of the site reveals that this portion of the property has not had farmland use for over 20 years as the pond was dug between 1964 and 2002 (Norfolk GIS). According to the Applicant, this pond must be filled (not spring-fed) and is stocked annually. This portion of the property has been maintained adjacent to the residential property with the intention of supporting fish and local wildlife. There was minimal agricultural use on this portion beforehand due to the presence of natural features.

Recommending this severance for approval will represent good planning in several ways:

1. Maintain a clear and consistent farm use on the retained portion to meet County's interest in agricultural preservation, despite the inability to meet lot size requirements.
2. Clear up confusion regarding frontage and boundaries with Lot A and Lot B due to the property's irregular shape and natural features.
3. Utilize existing forested area as a buffer between the pond, residential lot, and farmable land.
4. Further increase the amount of tilled land if the owner decides to clear a portion of the unprotected forested area on Class 3 soil for full agricultural use of the property.
5. Resolve any future access issues with the lot by removing the need for an easement to access the existing septic bed, if/when the lot is sold to another party.
6. Retain the full use of the pond as a wildlife habitat to support the natural environment and County aesthetics.

This boundary adjustment application does represent good planning, based on the recommendations noted, including those shown above.

6 CLOSING

We will be attending the Committee hearing on this matter to answer any questions you may have.

Our applicant will arrange to make payment directly to the County.

Should you require anything further in response to this request, please contact me by email at mike@landproplan.ca or by phone at 289-687-3730. Thank you and we look forward to meeting with you in the near future.

Sincerely,

LANDPRO PLANNING SOLUTIONS Inc.



Michael J. Sullivan, MCIP, RPP, EP
President
mike@landproplan.ca

Attach

Cc Mr. Ron Haverkamp

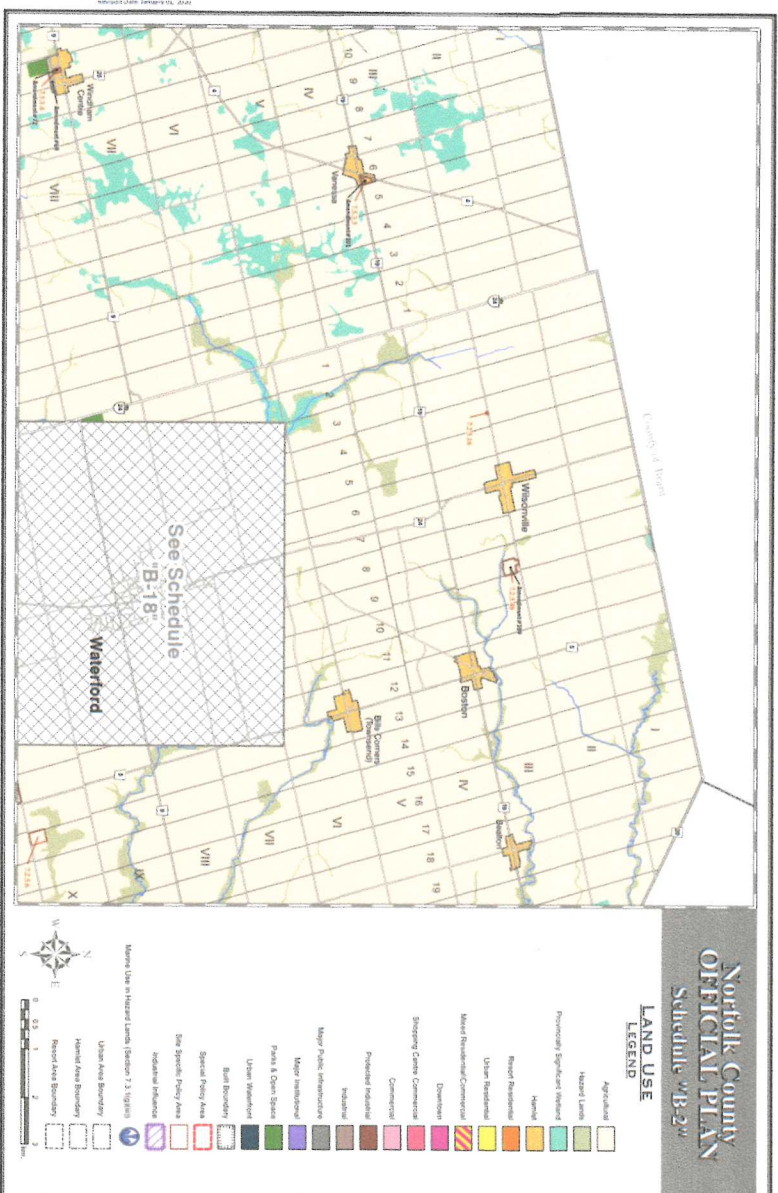
APPENDIX 1: SEVERANCE SKETCH

See Attached.

APPENDIX 2: PROPERTY LOCATION



APPENDIX 3: OFFICIAL PLAN SCHEDULE B – LAND USE



**Norfolk County
OFFICIAL PLAN
Schedule "D-1"**

WATERSHEDS & SOURCE PROTECTION AREAS

LEGEND

WATERSHEDS

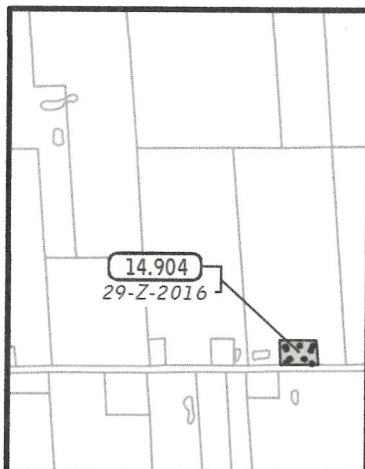
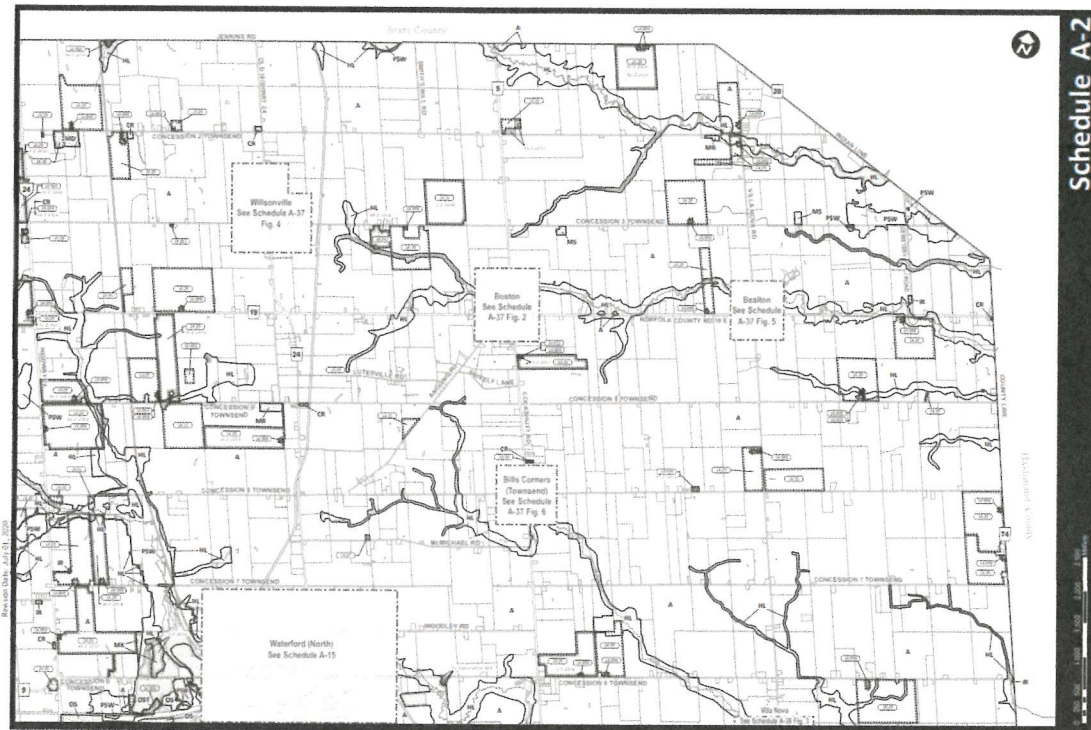
**LONG POINT REGION CONSERVATION AUTHORITY
(L.P.R.C.A.)**

- Clear Creek
- South Otter Creek
- Big Otter Creek
- Big Creek
- Long Point Sand Spit
- Dedrick-Vincent Creek
- Fairless-Station Creek
- Lynn-Black Creek
- Nanticoke Creek
- Sanduski Creek

**GRAND RIVER CONSERVATION AUTHORITY
(G.R.C.A.)**

- Boston Creek

APPENDIX 5. ZONING SCHEDULE A2 (COMBINED) 2021



APPENDIX 6: HISTORIC VIEWS OF THE SUBJECT LANDS

Appendix 7 (a).

1964 Air Photo Base
Map (GIS)



Appendix 7 (b).

2002 Air Photo Base
Map (GIS)



Appendix 7 (c).

2006 Air Photo Base
Map



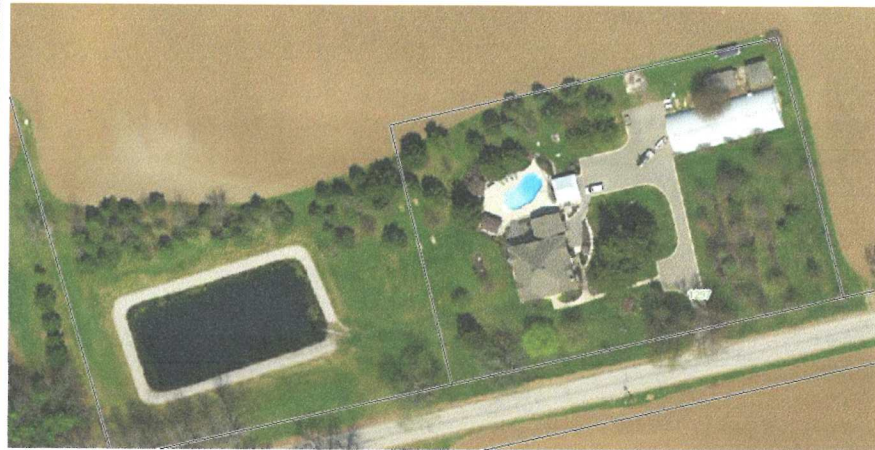
Appendix 7 (d).

2010 Air Photo Base
Map (GIS)



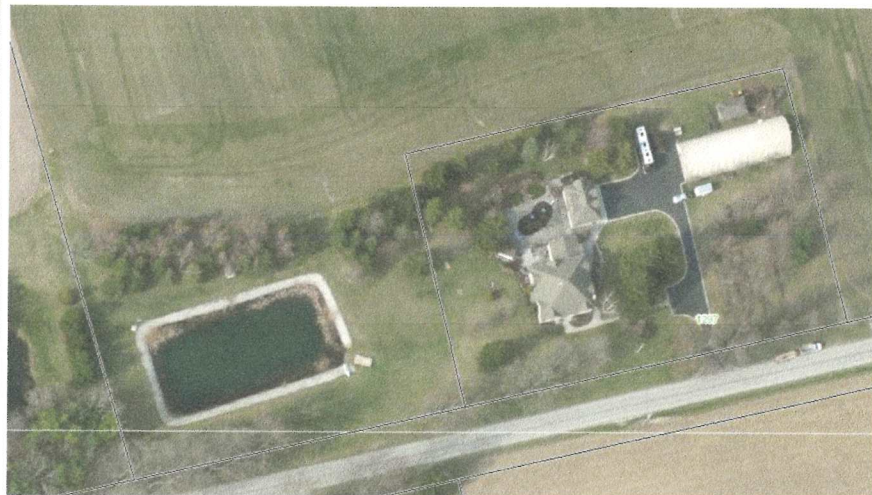
Appendix 7 (e).

2015 Air Photo Base
Map (GIS)



Appendix 7 (f).

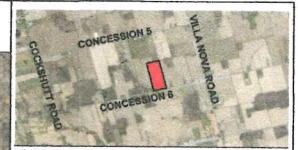
2020 Air Photo Base
Map (GIS)



CURRENT:



PROPOSED BOUNDARY ADJUSTMENT:



**CONCEPTUAL PLAN
BOUNDARY ADJUSTMENT**

**CONCESSION 6 TOWNSEND,
NORFOLK COUNTY**

CONCESSION 5, PART LOT 17,
NORFOLK COUNTY



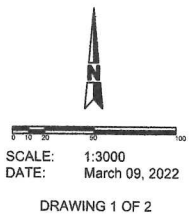
PROPOSED SEVERENCE

CURRENT

LOT A	19.38 ha (47.89 acres)
LOT B	0.86 ha (2.13 acres)

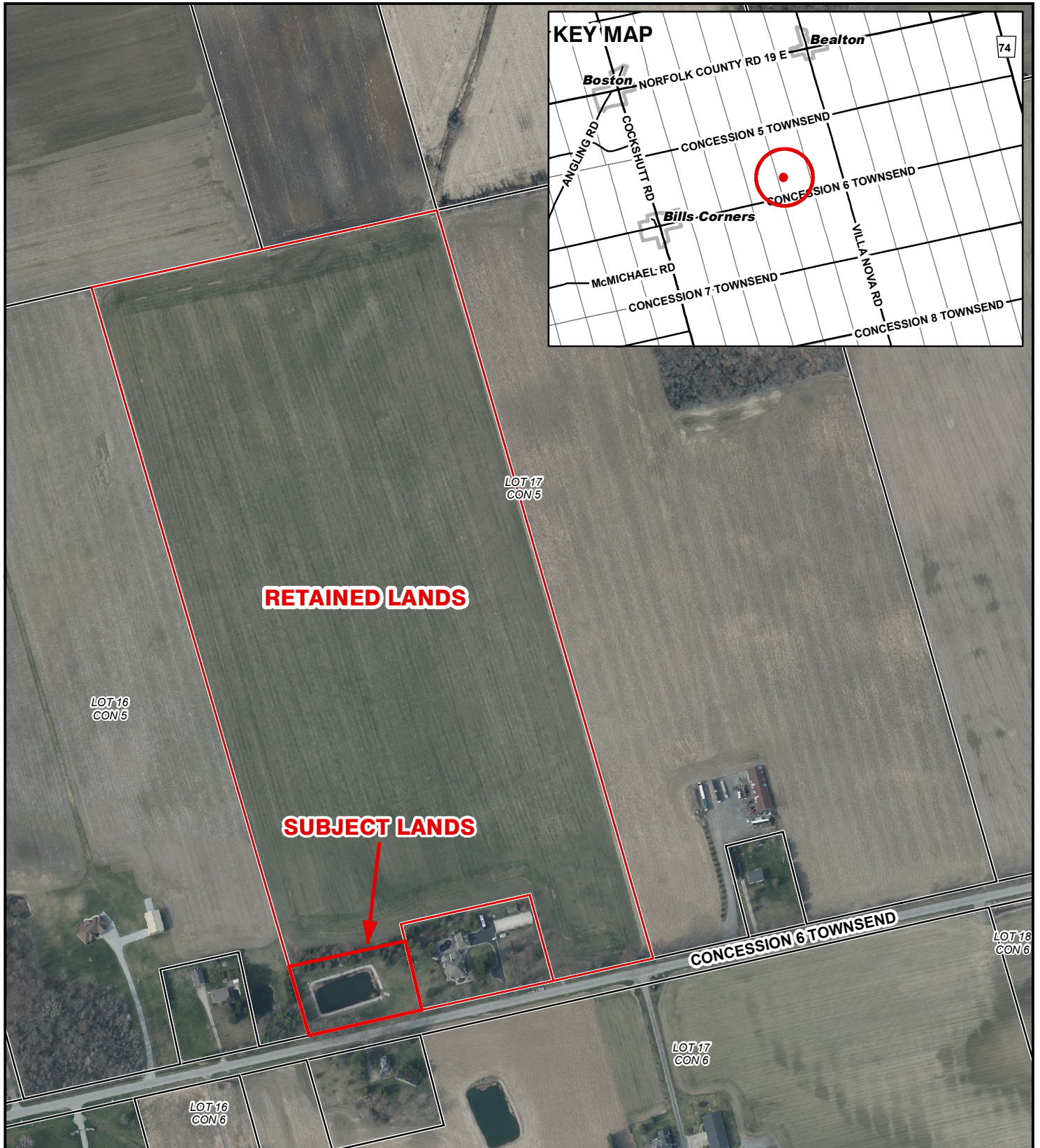
PROPOSED

LOT A	18.74 ha (46.31 acres)
LOT B	1.5 ha (3.71 acres)
TOTAL	20.24 ha (50.01 acres)



[illegible][illegible]

DRAWING 2 OF 2

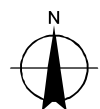


Legend

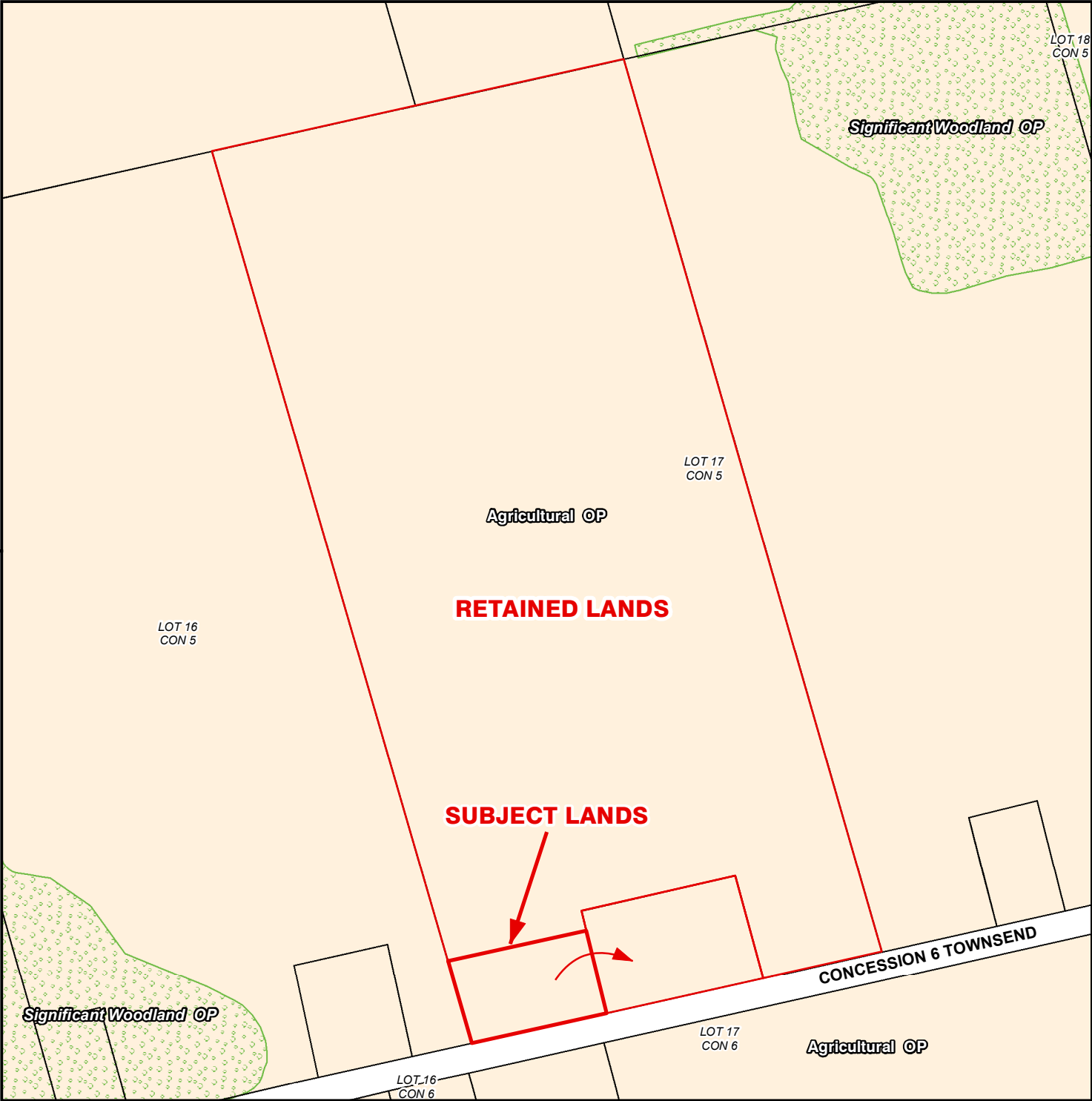
-  Subject Lands
-  Lands Owned

2020 Air Photo



5/2/2022





30 15 0 30 60 90 120 Meters



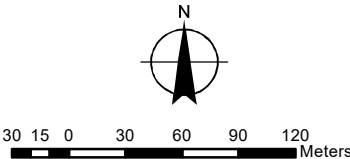
Legend

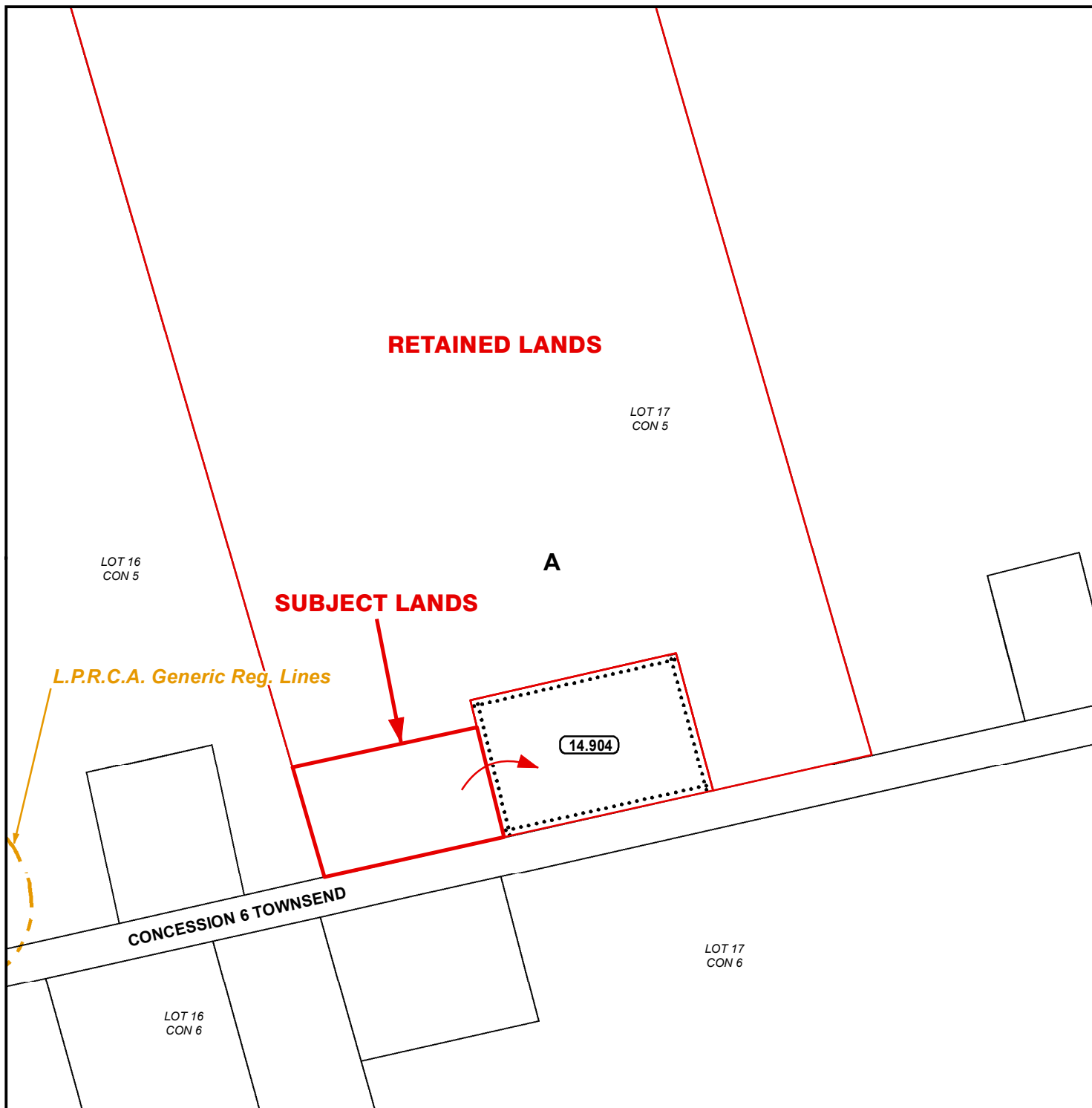
-  Subject Lands
-  Lands Owned

Official Plan Designations

-  Agricultural
-  Significant Woodland

5/2/2022





LEGEND

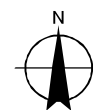
- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

5/2/2022

(H) - Holding

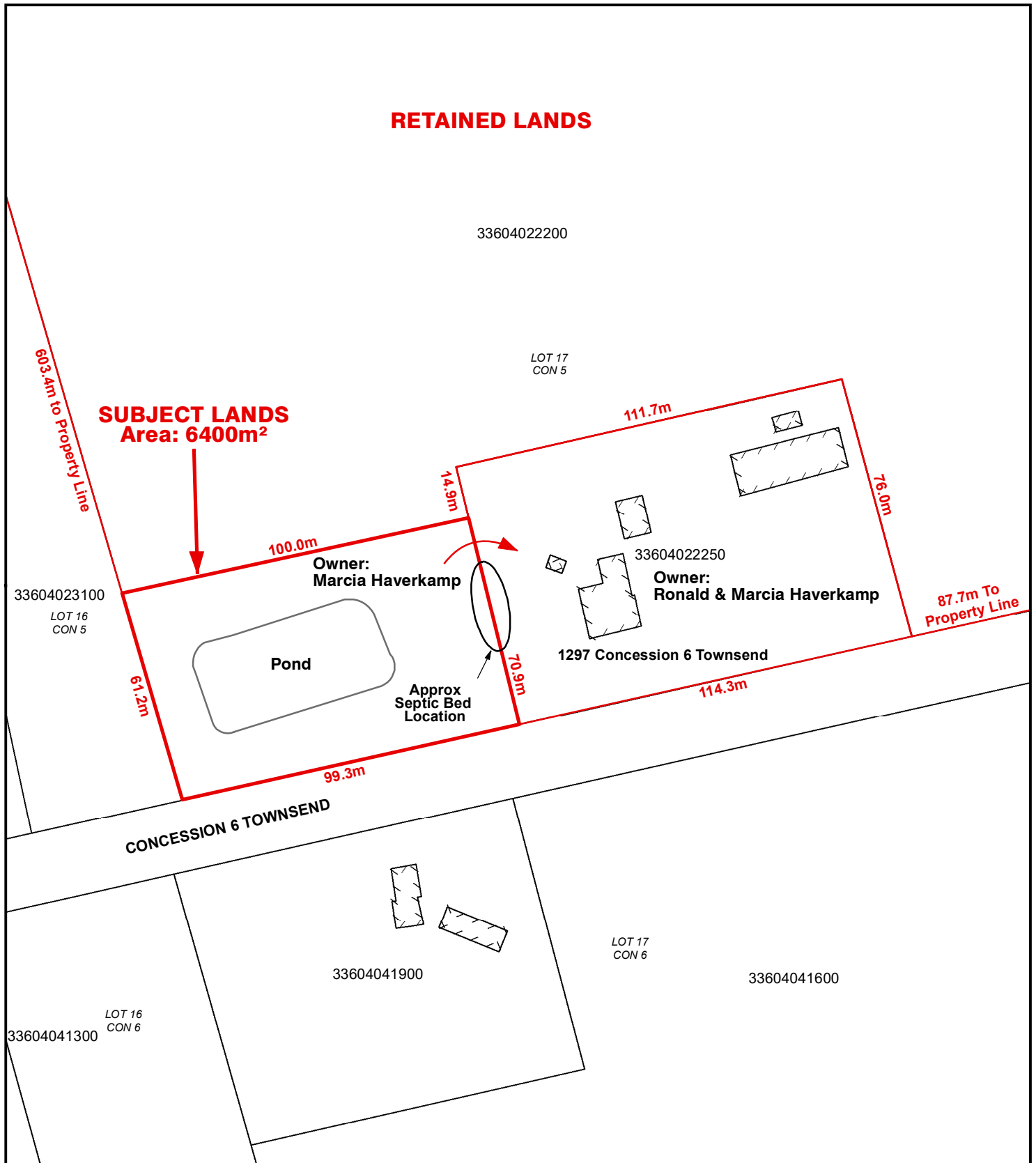
A - Agricultural Zone



20 10 0 20 40 60 80 Meters

CONCEPTUAL PLAN

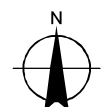
Geographic Township of TOWNSEND



Legend

- Subject Lands
- Lands Owned

5/2/2022



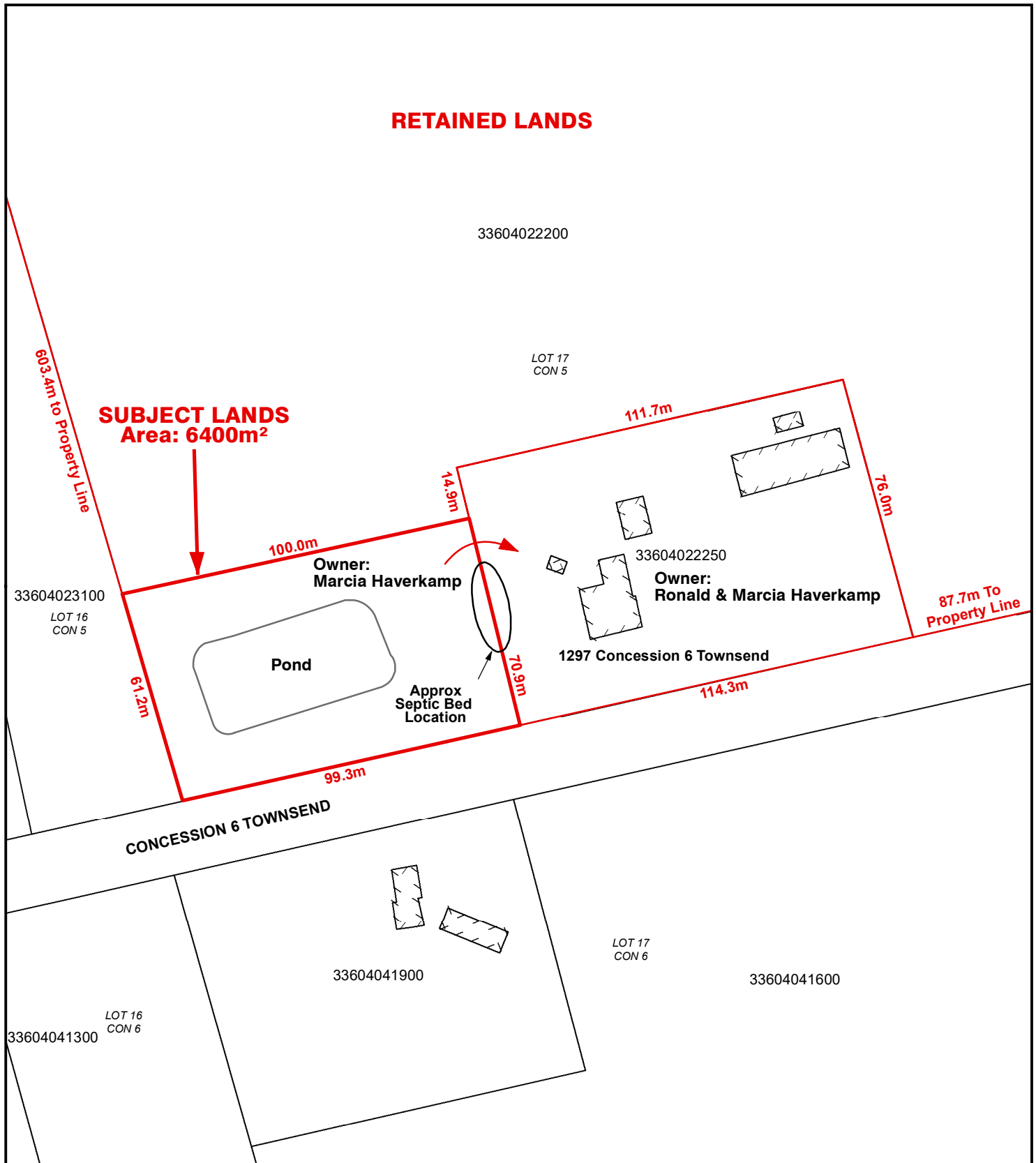
10 5 0 10 20 30 40 Meters

LOCATION OF LANDS AFFECTED

BNPL2022111

CONCEPTUAL PLAN

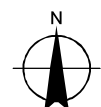
Geographic Township of TOWNSEND



Legend

-  Subject Lands
-  Lands Owned

5/2/2022



10 5 0 10 20 30 40 Meters