



**Norfolk County**  
Planning Department  
185 Robinson Street, Suite 200  
Simcoe, Ontario N3Y 5L6

**Hand-delivered**

6th July, 2022

**Attention: Jennifer Catarino, Senior Planner**

Dear Ms. Catarino,

**RE:** Thompson Severance

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We are the solicitors for the owner-applicants: Robert Thompson, Thomas Thompson, and Scott Thompson.

The application proposes to sever the lands within the Development Zone with irregular dimensions but which is fully described as Parts 1, 2, and 3 on Reference Plan 37R11244.

The consent for this severance was previously granted in BNPL2018234 but has lapsed.

Please find enclosed:

1. Our bank draft for \$2,886.00 being the required fee;
2. Completed application;
3. Copy of minor variance approval ANPL2018235; and
4. Copy of Reference Plan 37R11244.

Please proceed to process this application and schedule it for the August Committee of Adjustment meeting.

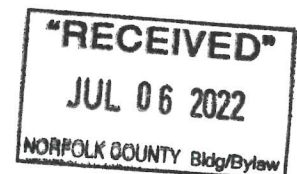
Please contact the undersigned if you require any further information.

Yours truly,

**BRIMAGE LAW GROUP**

Per:

Nathan Kolomaya  
NK



**For Office Use Only:**

|                          |   |                             |                        |
|--------------------------|---|-----------------------------|------------------------|
| File Number              | <u>4@B&gt;S' \$\$\$" *</u>                    | Application Fee             | <u>~ S** (ž" ŽbSIV</u> |
| Related File Number      | <u>4@B&gt;S' #* \$%&amp; 3@B&gt;S' #* \$%</u> | Conservation Authority Fee  | <u>@!3</u>             |
| Pre-consultation Meeting | <u>Z</u>                                      | Well & Septic Info Provided | <u>@!3</u>             |
| Application Submitted    | <u>gk) l S' SS</u>                            | Planner                     | <u>: S VKSW</u>        |
| Complete Application     | <u>July 22l S' SS</u>                         | Public Notice Sign          | <u>Z</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:** 33605053100**A. Applicant Information****Name of Owner** Robert Thompson, Thomas Thompson & Scott Thompson

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** 326 Thompson Road West

**Town and Postal Code** Waterford, Ontario N0E 1Y0

**Phone Number** 519-443-5574 (Robert Thompson)

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

**Email** \_\_\_\_\_

**Name of Applicant** Same as owners

**Address** \_\_\_\_\_

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

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

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

**Email** \_\_\_\_\_

**Name of Agent** Brimage Law Group - Nathan Kolomaya  
**Address** 21 Norfolk Street North  
**Town and Postal Code** Simcoe, Ontario N3Y 4L1  
**Phone Number** 519-426-5840  
**Cell Number** \_\_\_\_\_  
**Email** nkolomaya@brimage.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 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:

FirstOntario Credit Union Limited - 688 Queensdale Avenue East, Hamilton, Ontario L8V 1M1  
\_\_\_\_\_

## B. Location, Legal Description and Property Information

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

PT LT 5-6 CON 9 TOWNSEND PT 2, 3 & 4 37R8559; S/T BENEFICIARIES INTEREST IN NR548166;

S/T NR178636; NORFOLK COUNTY

**Municipal Civic Address:** 220 Thompson Road West, Waterford, Ontario N0E 1Y0

**Present Official Plan Designation(s):** Urban Residential OP

**Present Zoning:** Development

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:

N/A

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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.

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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:

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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:

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8. If known, the length of time the existing uses have continued on the subject lands:

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9. Existing use of abutting properties:

Agricultural and residential

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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:

Hydro easement as per Instrument No. NR178636

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### 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                    | See attached Site Information Schedule |           |           |          |            |
| Lot depth                       |  |           |           |          |            |
| Lot width                       |  |           |           |          |            |
| Lot area                        |  |           |           |          |            |
| Lot coverage                    |  |           |           |          |            |
| Front yard                      |  |           |           |          |            |
| Rear yard                       |  |           |           |          |            |
| Height                          |  |           |           |          |            |
| Left Interior side yard         |  |           |           |          |            |
| Right Interior side yard        |  |           |           |          |            |
| Exterior side yard (corner lot) |  |           |           |          |            |
| Parking Spaces (number)         |  |           |           |          |            |
| Aisle width                     |  |           |           |          |            |
| Stall size                      |  |           |           |          |            |
| Loading Spaces                  |  |           |           |          |            |
| Other                           |  |           |           |          |            |

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

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

Frontage: ~236.749m (Thompson Road West) (See also: 328.849m (Blueline Road))  
Depth: ~Irregular: 341.513m (westerly boundary)/328.849m (easterly/Blueline Road )  
Width: ~229.999m (southerly boundary)  
Lot Area: ~78,545.261sqm  
Present Use: Agricultural  
Proposed Use: Agricultural/vacant development land  
Proposed final lot size (if boundary adjustment): N/A

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

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Description of land intended to be retained in metric units:

Frontage: ~331m (Thompson Road West)  
Depth: ~344m (westerly boundary)  
Width: ~375m (southerthly boundary)  
Lot Area: ~114,368 sqm  
Present Use: Agricultural  
Proposed Use: Agricultural  
Buildings on retained land: Single-family dwelling and two barns

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

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

\_\_\_\_\_  
\_\_\_\_\_



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:

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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:

Vacant land severance

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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:

Vacant land severance

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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 \_\_\_\_\_

**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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells         |
| <input type="checkbox"/> Individual wells                 | <input type="checkbox"/> Other (describe below) |
- 

### Sewage Treatment

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Municipal sewers                    | <input type="checkbox"/> Communal system        |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
- 

### Storm Drainage

- |  |                                       |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below)  |                                       |
- 

2. Existing or proposed access to subject lands:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Other (describe below) |

Name of road/street:

Thompson Road West & Blueline Road

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## 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?

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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.

Previous consent application BNPL2018234 and related minor variance application ANPL2018235

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## **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.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

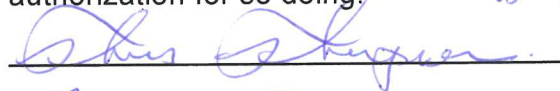
  
\_\_\_\_\_  
Date

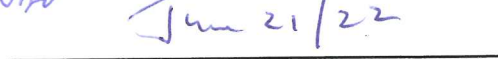
## J. Owner's Authorization

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.

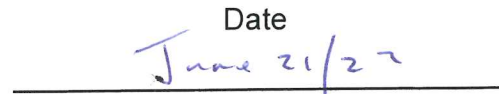
I/We Robert, Scott, and Thomas Thompson am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brimage Law 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

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

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

**K. Declaration**

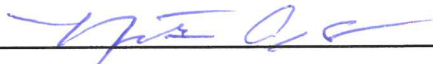
I, Nathan Kolomaya of Norfolk County, Province of Ontario

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



Owner/Applicant/Agent Signature

In the Province of Ontario

This 21<sup>st</sup> day of June

A.D., 2022



A Commissioner, etc.

**SITE INFORMATION SCHEDULE**

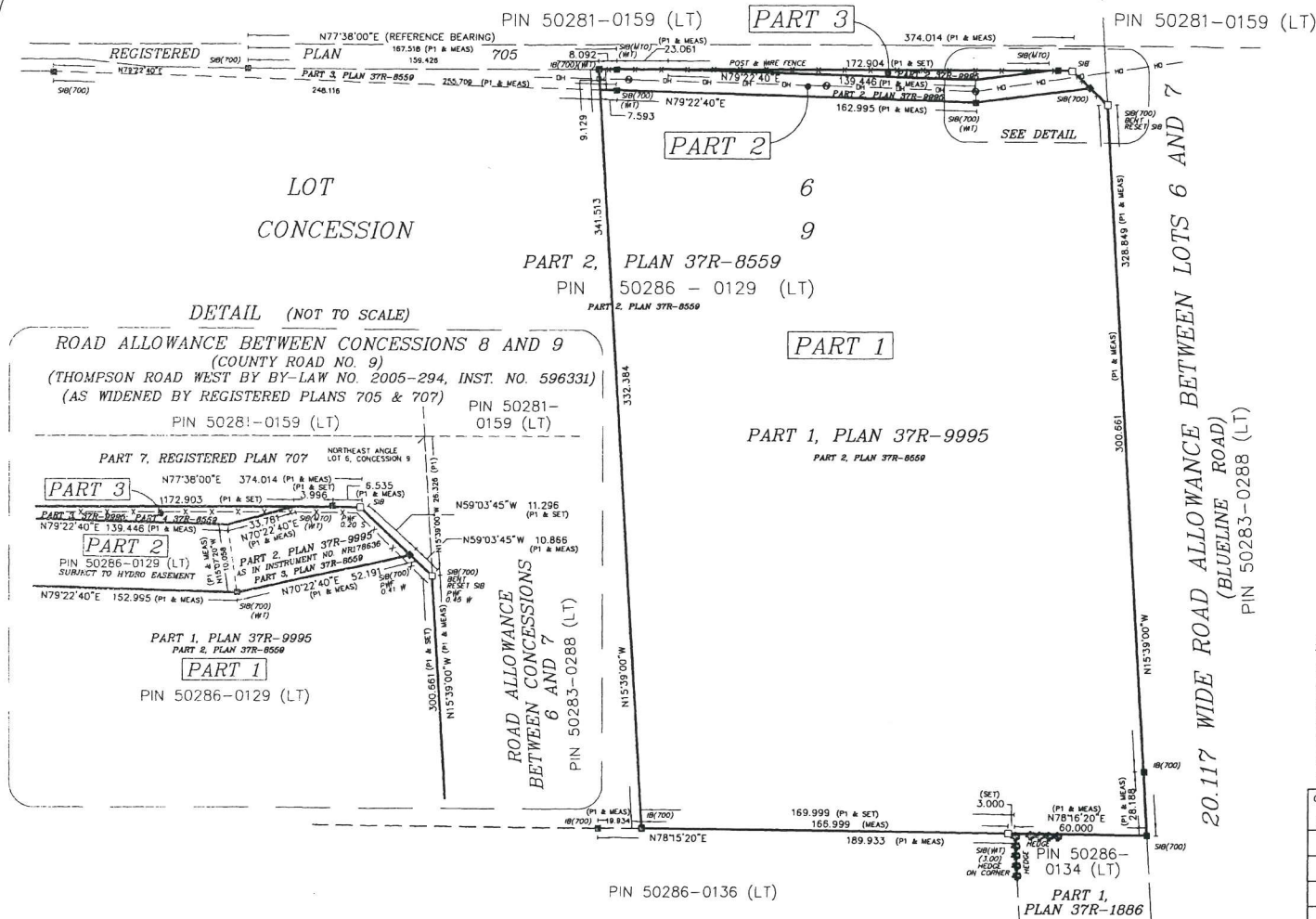
|                     | Existing   | Permitted | Provision | Proposed  | Deficiency |
|---------------------|--|-----------|-----------|---|------------|
| <b>Lot frontage</b> | (1) Severed Lands:<br><br>~236.749m (Thompson Road West)<br><br>(2) Retained Lands:<br><br>~331m (Thompson Road West)<br><br>(3) Existing (severed + retained):<br><br>~568m | 180m      | 13.1.2    | (1) Severed Lands:<br><br>~236.749m (Thompson Road West)<br><br>(2) Retained Lands:<br><br>~331m (Thompson Road West)                     | NIL        |
| <b>Lot depth</b>    | (1) Severed Lands:<br><br>Irregular: ~341.513m (westerly boundary)/~328.849m (easterly boundary/Blueline Road)<br><br>(2) Retained Lands:                                    | N/A       | N/A       | (1) Severed Lands:<br><br>Irregular: ~341.513m (westerly boundary)/~328.849m (easterly boundary/Blueline Road)<br><br>(2) Retained Lands: | NIL        |

|           |   |       |        |   |  |
|-----------|---|-------|--------|---|--|
|           | ~344m (westerly boundary)<br><br>(3) Existing:<br><br>Same as Retained for westerly boundary  |       |        | ~344m (westerly boundary)   |  |
| Lot width | (1) Severed Lands:<br><br>~229.999m (southerly boundary)<br><br>(2) Retained Lands:<br><br>~375m (southerly boundary)<br><br>(3) Existing:<br><br>~605m | N/A   | N/A    | (1) Severed Lands:<br><br>~229.999m (southerly boundary)<br><br>(2) Retained Lands:<br><br>~375m (southerly boundary) |  |
| Lot area  | (1) Severed Lands:<br><br>~78,545.261sqm<br><br>(2) Retained Lands<br><br>~114,368.389m<br><br>(3) Existing:<br>~192913.65 sqm                          | 10 ha | 13.1.2 | (1) Severed Lands:<br><br>~78,545.261sqm<br><br>(2) Retained Lands<br><br>~114,368.389m                               | NIL<br><br>Deficiency for Severed Lands relieved by Minor Variance ANPL2018235 |





ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9  
(COUNTY ROAD NO. 9)  
(THOMPSON ROAD WEST BY BY-LAW NO. 2005-294, INST. NO. 596331)  
(WIDENED BY REGISTERED PLANS 705 & 707)



I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE LAND  
TITLES ACT.

DATED SEPTEMBER 23, 2019

*R. C. Dixon*  
R. C. DIXON  
ONTARIO LAND SURVEYOR

PLAN 37R-11244

RECEIVED AND DEPOSITED

DATED Sept 23, 2019

*B. McCall*  
B. MC CALL  
REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE LAND  
TITLES DIVISION OF NORFOLK (No. 37)

SCHEDULE

| PART | PART LOT   | CONCESSION   | PIN NO.                     | AREA (SQ. M) |
|------|------------|--------------|-----------------------------|--------------|
| 1    | PART LOT 6 | CONCESSION 9 | PART OF PIN 50286-0129 (LT) | 76001.493    |
| 2    | PART LOT 6 | CONCESSION 9 | PART OF PIN 50286-0129 (LT) | 2173.464     |
| 3    | PART LOT 6 | CONCESSION 9 | PART OF PIN 50286-0129 (LT) | 370.304      |

PARTS 1, 2 & 3 COMPRISE PART OF PIN 50286-0129 (LT)  
PART 2 IS SUBJECT TO A HYDRO EASEMENT IN INSTRUMENT No. NR178536

PLAN OF SURVEY  
OF PART OF  
LOT 6  
CONCESSION 9  
IN THE GEOGRAPHIC  
TOWNSHIP OF TOWNSEND  
IN  
NORFOLK COUNTY

SCALE 1 : 1500

15 0 60 METRES  
JEWITT AND DIXON LTD.

NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN LOTS 6 & 7 AS SHOWN ON PLAN 37R-9995, HAVING A BEARING OF N15°39'00"W, AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF 0°26'59" COUNTER CLOCKWISE. DISTANCES AND COORDINATES ARE METRIC GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999604681 THEN DIVIDING BY 0.3048 TO CONVERT TO IMPERIAL. RESULTANT BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF N16°05'59"W, UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) (2010).

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010). COORDINATES ARE TO A RURAL ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10.

| POINT ID | NORTHING    | EASTING    |
|----------|-------------|------------|
| ORP A    | 4752350.048 | 557948.867 |
| ORP B    | 4752665.875 | 557857.710 |

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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 25TH DAY OF JUNE, 2019.

DATED: SEPTEMBER 23, 2019

*R. C. Dixon*  
R. C. DIXON  
ONTARIO LAND SURVEYOR

LEGEND

|   |       |           |                             |
|---|-------|-----------|-----------------------------|
| 2.5cm X 2.5cm X 1.2m STANDARD IRON BARS | SHOWN | -□-       | SIB                         |
| 1.6cm X 1.6cm X 60cm IRON BARS          | SHOWN | -□-       | IB                          |
| 1.6m ROUND X 60cm IRON BARS             | SHOWN | -□-       | IB Ø                        |
| LOT LINES                               | SHOWN | ---       |                             |
| DEED LINES                              | SHOWN | ---       |                             |
| FENCE LINES                             | SHOWN | -X-X-X-X- |                             |
| CENTRE LINES                            | SHOWN | ---       |                             |
| ROAD LINES                              | SHOWN | ---       |                             |
| FOUND IRON BARS                         | SHOWN | -■-       | PLANTED IRON BARS SHOWN -□- |

JEWITT AND DIXON LTD.  
MINISTRY OF TRANSPORTATION  
ONTARIO  
J. B. DODD, O.L.S.  
K.S. HUSTED, O.L.S.  
WITNESS MONUMENT  
ORIGIN UNKNOWN  
PLAN 37R-9995  
POST & WIRE FENCE

SHOWN (700)  
SHOWN (VTO)  
SHOWN (996)  
SHOWN (1582)  
SHOWN (W7)  
SHOWN (OU)  
SHOWN (P1)  
SHOWN PW

JEWITT AND DIXON LTD.  
ONTARIO LAND SURVEYORS  
R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: surveyors@amtelecom.net

|         |           |
|---------|-----------|
| F.W.    | - J.P.H.  |
| BOOK    | - LL-FILE |
| CALC.   | - J.L.M.  |
| PLAN    | - J.L.M.  |
| CHECK   | - R.C.D.  |
| CLIENT  | - WHITE   |
| JOB No. | - 19-2276 |

P1903A8512-2



COMMITTEE OF ADJUSTMENT DECISION  
FILE NUMBER: ANPL2018235

Development and Cultural Services Division  
Community Planning Department  
185 Robinson Street, Suite 200 Simcoe ON N3Y 5L6  
519-426-5870 519-875-4485 519-582-2100

APPLICANT: SCOTT, ROBERT, & TOM THOMPSON

ROLL NUMBER: 3310336050531000000

LOCATION: TWN CON 9 PT LOT 6 (220 Thompson Rd, Waterford)

DECISION DATE: November 21, 2018

DECISION:

APPROVED

In the case of an Application for Minor Variance as made under Section 45 of the Planning Act, R.S.O., 1990, as amended:

PROPOSAL:

An application has been received to request relief of 2.4 hectares from the minimum lot area of 19 hectares in the D Zone to permit a lot area of 7.6 hectares for a severed lot.

CARRIED BY

MOVED BY: Sherry Mott

MARCEL  
SECONDED BY:

Marcel Vanhooren

MEMBERS CONCURRING IN THE ABOVE RULING:

MARCEL VANHOOREN

DENNIS SCHIRIARI

ROGER SYCKL

LARRY DEWSON

DAN CIOVA

ERIC GILBERT

MOTION CARRIED:

CHAIRMAN: RICHARD BARKER

REASON:

In accordance with Section 45(1) of the Planning Act, the proposed development and requested relief is considered appropriate development; minor in nature and it maintains the general intent of the Official Plan and Zoning By-Law, and that Public input was received and therefore has been considered as part of this application.

CERTIFICATION:

I hereby certify this to be a true copy of the Committee of Adjustment decision and this decision was concurred with by a majority of the members who heard the application at a meeting duly held on November 21, 2018:

SECRETARY-TREASURER:

Sherry Mott  
SHERRY MOTT

ADDITIONAL INFORMATION: If you require additional information regarding the application, please contact Sherry Mott, Secretary-Treasurer for Norfolk County Committee of Adjustment, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6, (519) 426-5870 ext. 1835; committeeofadjustment@norfolkcounty.ca between 8:30 am and 4:30 pm

APPEALS:

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or group.

NOTICE OF LAST DAY FOR FILING TO (LPAT) LOCAL PLANNING APPEAL TRIBUNAL ((The Planning Act, R.S.O. 1990, as amended, c.p. 13, Section 49(12))

The applicant, the Minister or any other person who has an interest in the matter may within twenty days of the decision date, appeal to the Local Planning Appeal Tribunal, against the decision of Norfolk County Committee of Adjustment. If you wish to appeal to the LPAT, a copy of an appellant form is available from the LPAT website: <http://elco.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>. The appellant form, setting out reasons for the appeal, accompanied by the \$300.00 fee in the form of a certified cheque or money order, payable to the Minister of Finance must be filed with the Secretary-Treasurer of the Municipality on or before the following date:

December 11, 2018



CONTEXT MAP

Geographic Township of TOWNSEND

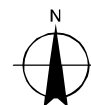


Legend

- Subject Lands
- Lands Owned

2020 Air Photo

7/26/2022

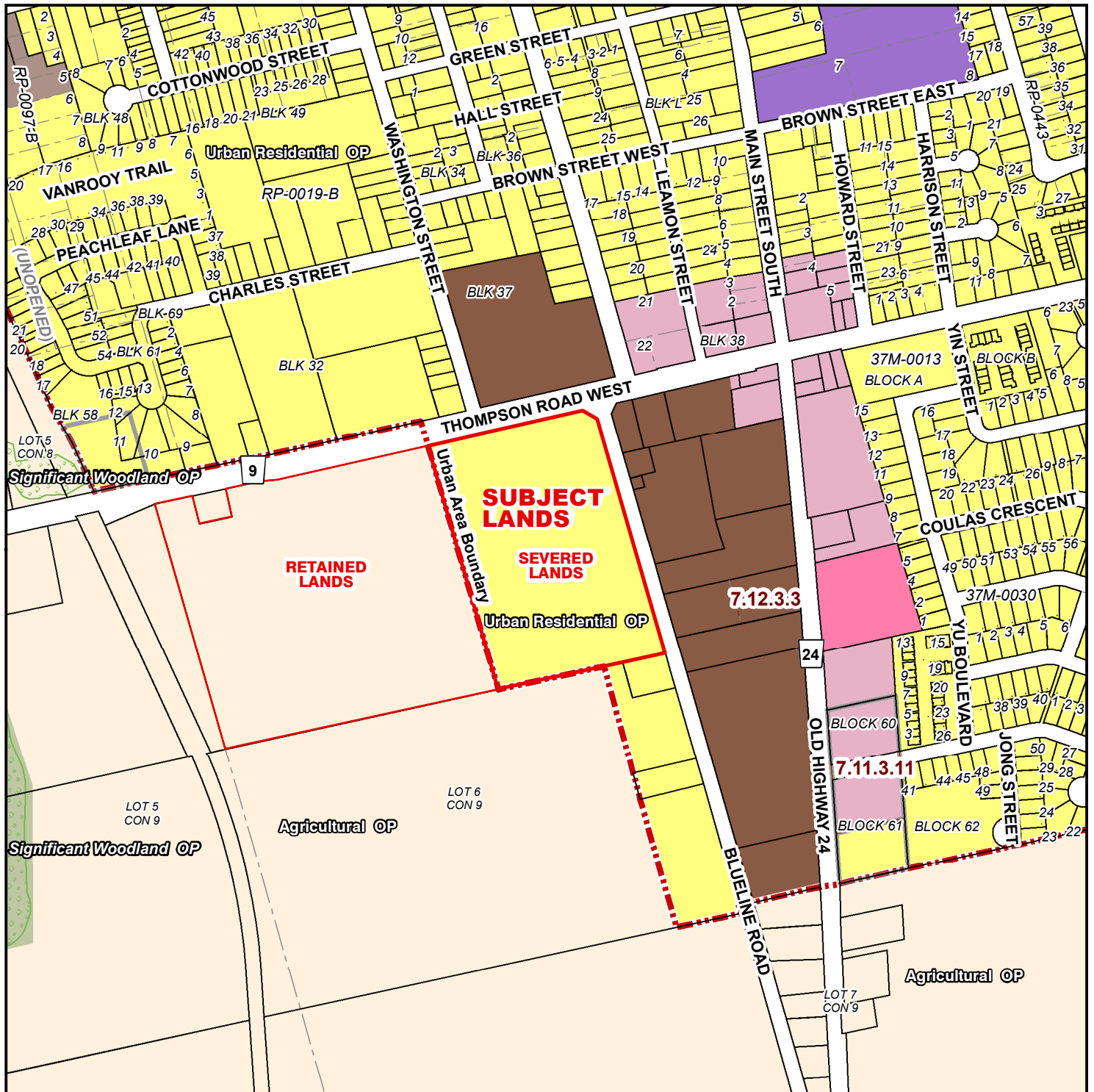


80 40 0 80 160 240 320 Meters



**OFFICIAL PLAN MAP**

Geographic Township of TOWNSEND



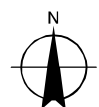
**Legend**

- Subject Lands
- Lands Owned

**Official Plan Designations**

- |  |  |
|--|--|
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| <span style="display: inline-block; width: 20px; height: 10px; background-color: #6b8e23; border: 1px solid black;"></span> Hazard Lands               | <span style="display: inline-block; width: 20px; height: 10px; background-color: #a67c52; border: 1px solid black;"></span> Industrial                               |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #f1c40f; border: 1px solid black;"></span> Urban Residential          | <span style="display: inline-block; width: 20px; height: 10px; background-color: #9b59b6; border: 1px solid black;"></span> Major Institutional                      |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid black;"></span> Shopping Centre Commercial | <span style="display: inline-block; width: 20px; height: 10px; border: 2px dashed red;"></span> Urban Area Boundary  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #d1ecf1; border: 1px solid black;"></span> Commercial                 | <span style="display: inline-block; width: 20px; height: 10px; background-color: #d4edda; border: 1px solid black; border-radius: 5px;"></span> Significant Woodland |

7/26/2022



60 30 0 60 120 180 240 Meters

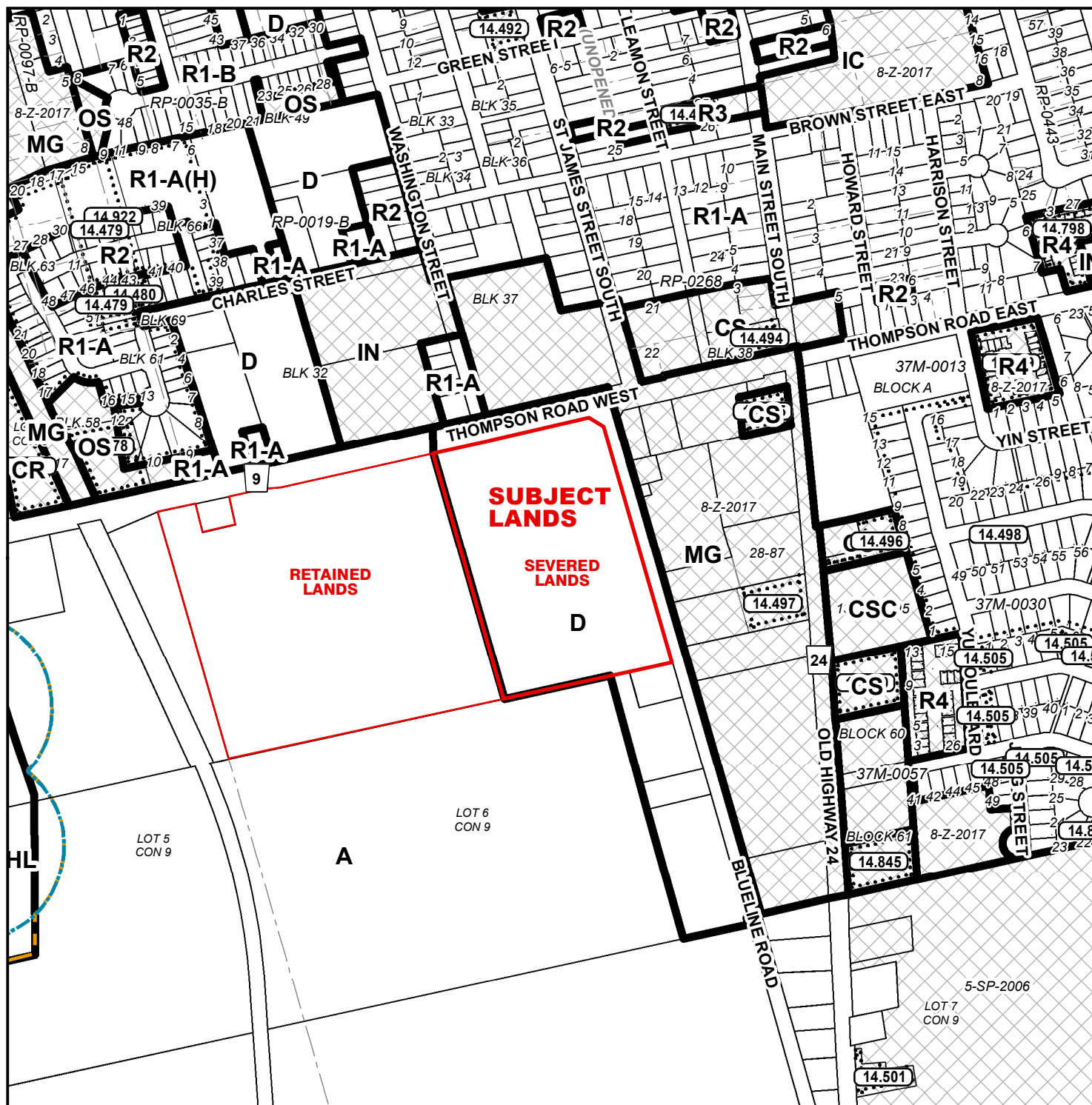


# MAP C

## ZONING BY-LAW MAP

Geographic Township of TOWNSEND

BNPL2022208



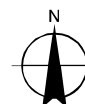
### LEGEND

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

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- CSC - Shopping Centre Commercial Zone
- CR - Rural Commercial Zone
- IC - Community Institutional Zone
- D - Development Zone
- MG - General Industrial Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R3 - Residential R3 Zone
- R4 - Residential R4 Zone
- R5 - Residential R5 Zone

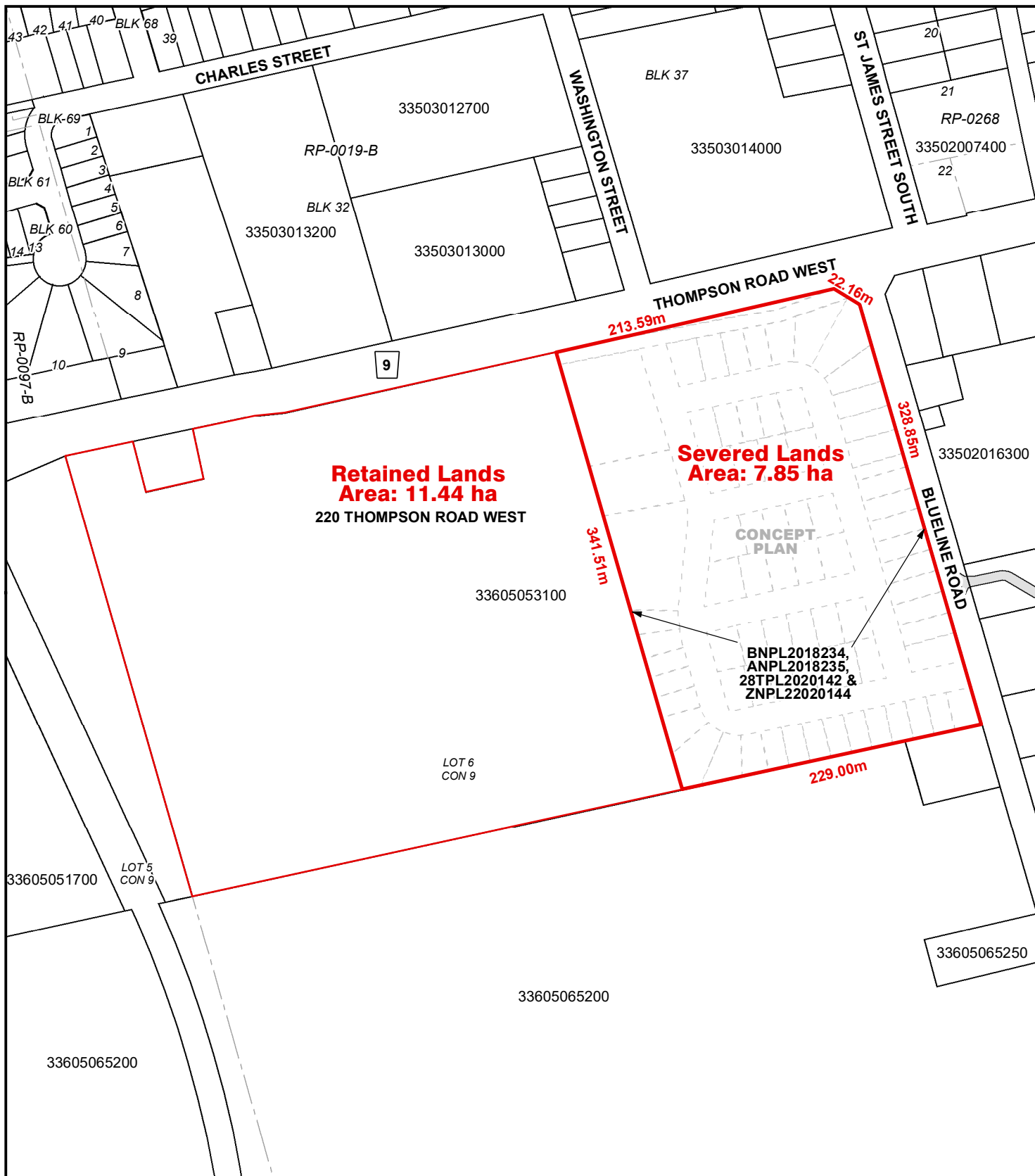
7/26/2022



60 30 0 60 120 180 240 Meters

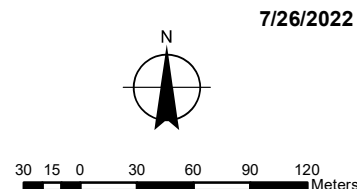
# CONCEPTUAL PLAN

Geographic Township of TOWNSEND



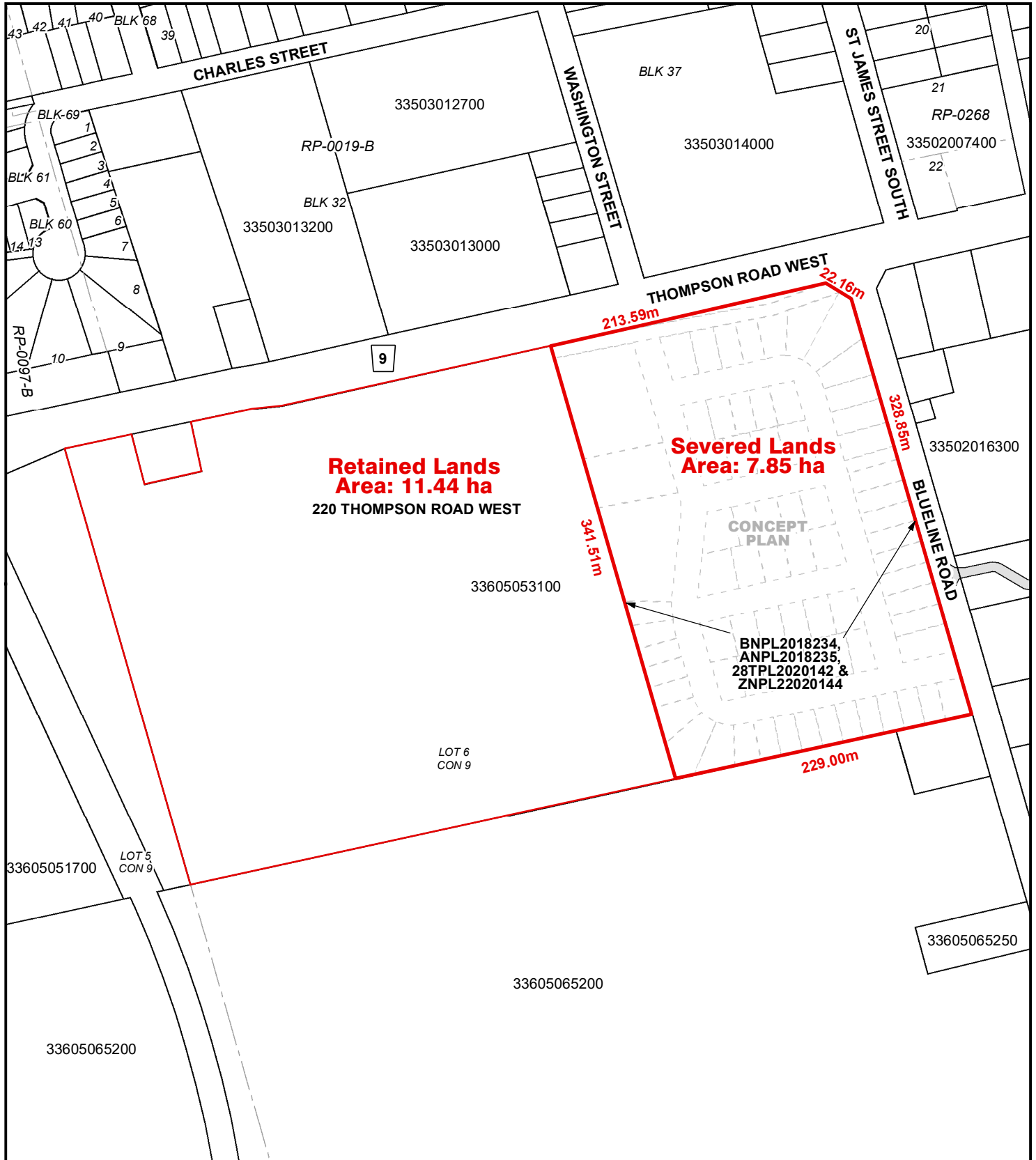
## Legend

- Subject Lands
- Lands Owned



## CONCEPTUAL PLAN

Geographic Township of TOWNSEND



## Legend

- Subject Lands
- Lands Owned

7/26/2022

