

For Office Use Only:

File Number	BNPL2022241	Application Fee	\$2886.00 + 1599.00
Related File Number	ANPL2022242	Conservation Authority Fee	N/A
Pre-consultation Meeting	N/A	Well & Septic Info Provided	N/A - N.I.A. submitted
Application Submitted	Resub. July 29, 2022	Planner	Hanne Yager
Complete Application	Aug 16, 2022	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: 491-005-15004-0000**A. Applicant Information****Name of Owner** Everett and Nicole Sloan

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.

Address1994 Brantford Rd.**Town and Postal Code**Vanessa, ON N0E 1V0**Phone Number****Cell Number****Email****Name of Applicant**Same as Owner**Address****Town and Postal Code****Phone Number****Cell Number****Email**

Name of Agent R. W. Phillips, J H Cohoon Engineering Limited
Address 440 Hardy Road, Unit 1
Town and Postal Code Brantford, Ontario N3T 5L8
Phone Number 519 753 2656
Cell Number _____
Email rphillips@cohooneng.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 mortgages, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

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

Part of Lot 3, Conc 3, County Road 4

Municipal Civic Address: 1994 BRANTFORD RD

Present Official Plan Designation(s): Hamlet Residential

Present Zoning: RH - Hamlet Residential Zone(RH)

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:

Residential

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:

Refer to attached plan

EXISTING HOUSE TO REMAIN ON RETAINED LOT AS SHOWN

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:

Single Family home on severed lot (refer to the attached plan)

PLAN TO BE DETERMINED

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:

> 2 years

9. Existing use of abutting properties:

Residential / Hamlet Uses

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	44.776	30			
Lot depth	Varies	N/A			
Lot width	44.776	Varies			
Lot area	0.71 Ha.	0.4 Ha			
Lot coverage	1.6%	N/A			
Front yard	30 m	30 m			
Rear yard	30.62 m	9.0 m			
Height	9.14 m	Varies			
Left Interior side yard	6.07	1.2			
Right Interior side yard	10.0 m	6.0			
Exterior side yard (corner lot)	6.07	6.0			
Parking Spaces (number)	3	Varies			
Aisle width	N/A	N/A			
Stall size					
Loading Spaces	N/A	N/A			
Other					

Note: Several portions are intended to be in compliance with zoning by-law



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

The proposed lot has the ability to house a single family residence

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

Frontage: 50.0

Depth: 61.61

Width: 50

Lot Area: 3080.5 sq.m.

Present Use: Rearyard Residential

Proposed Use: Single Family Home

Proposed final lot size (if boundary adjustment):

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: 44.776m

Depth: 91.40m

Width: 44.776m

Lot Area: 3987.3 sq.m. (0.4 Ha.)

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: Yes

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:
Personal Information / Knowledge

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:

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

Sewage Treatment

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

Storm Drainage

- | | |
|--|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input checked="" 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:

County Rd 4 and County Rd 19

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.

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

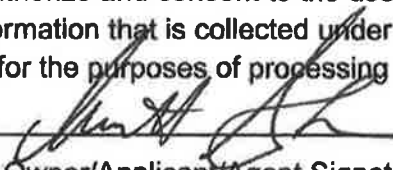
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

May 16, 2022

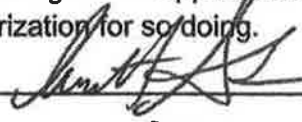
Date

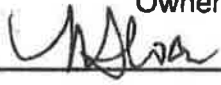
J. Owner's Authorization

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.

I/We Everett and Nicole Sloan am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J H Cohoon Engineering Ltd 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


Owner

May 16, 2022

Date

May 16/22

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, R. W. Phillips of City of Brantford

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

City of Brantford

In County of Brant

This 16th day of May

A.D., 2022

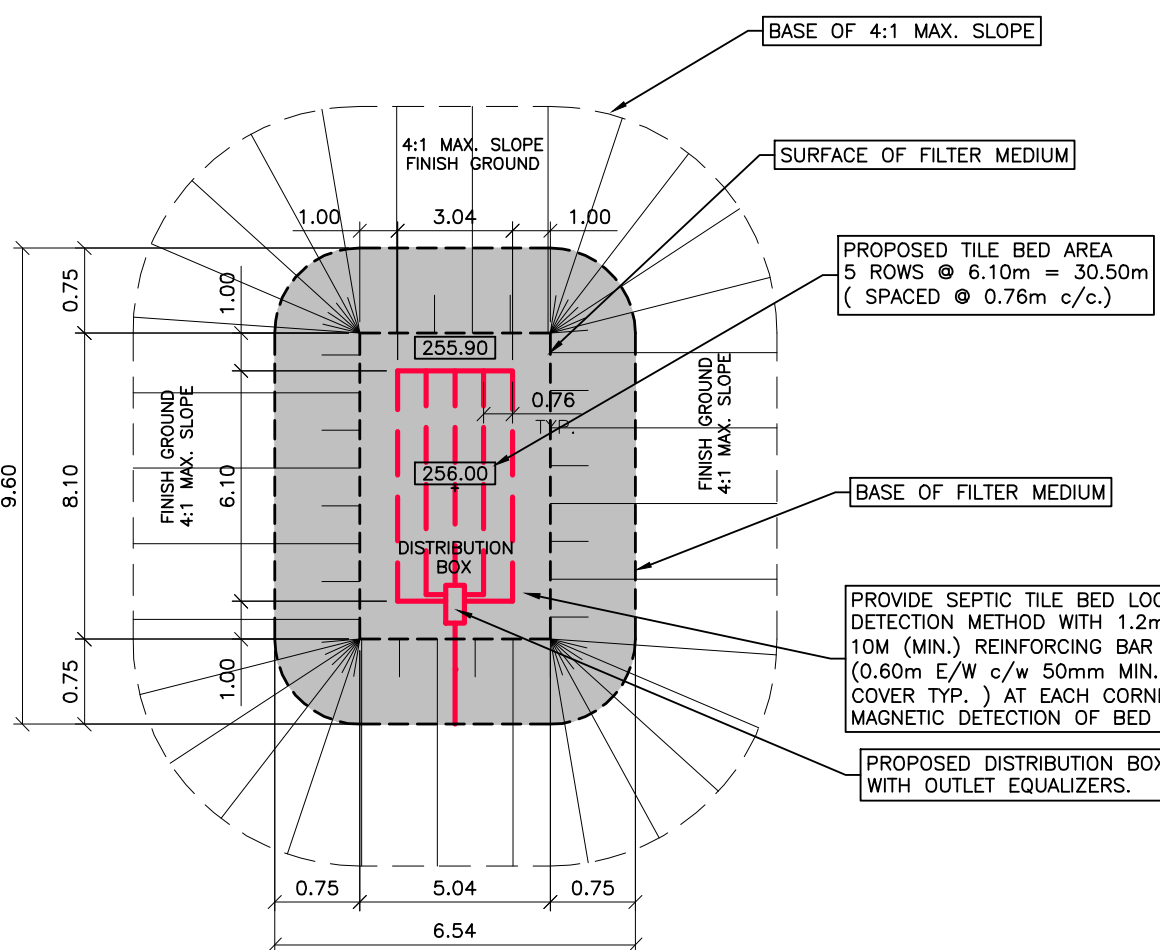
Linda Elaine Clarkson

A Commissioner, etc.

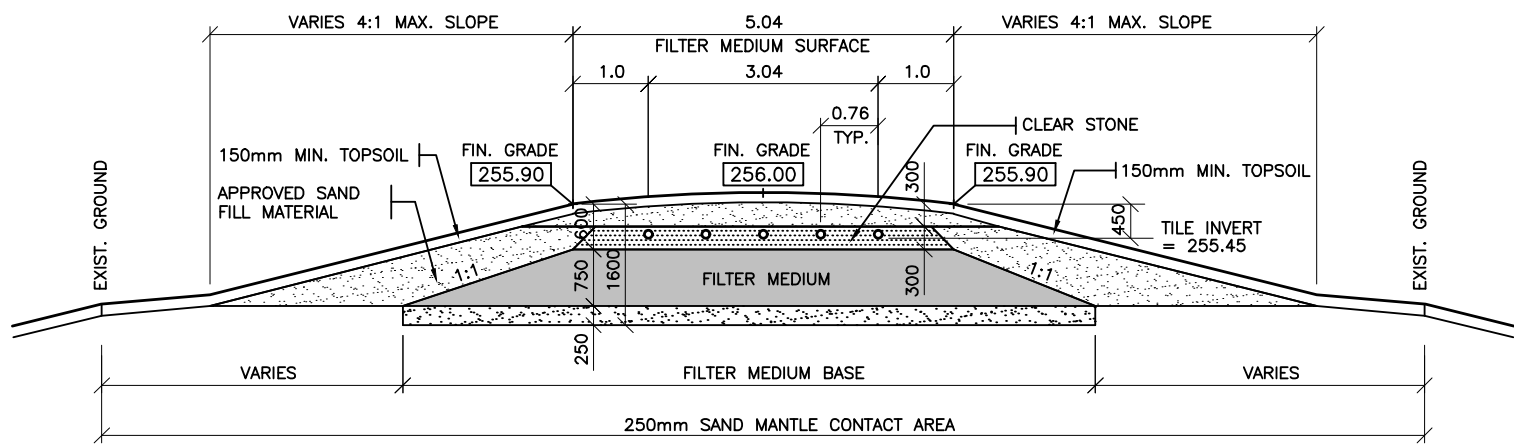
[Signature]

Owner/Applicant/Agent Signature

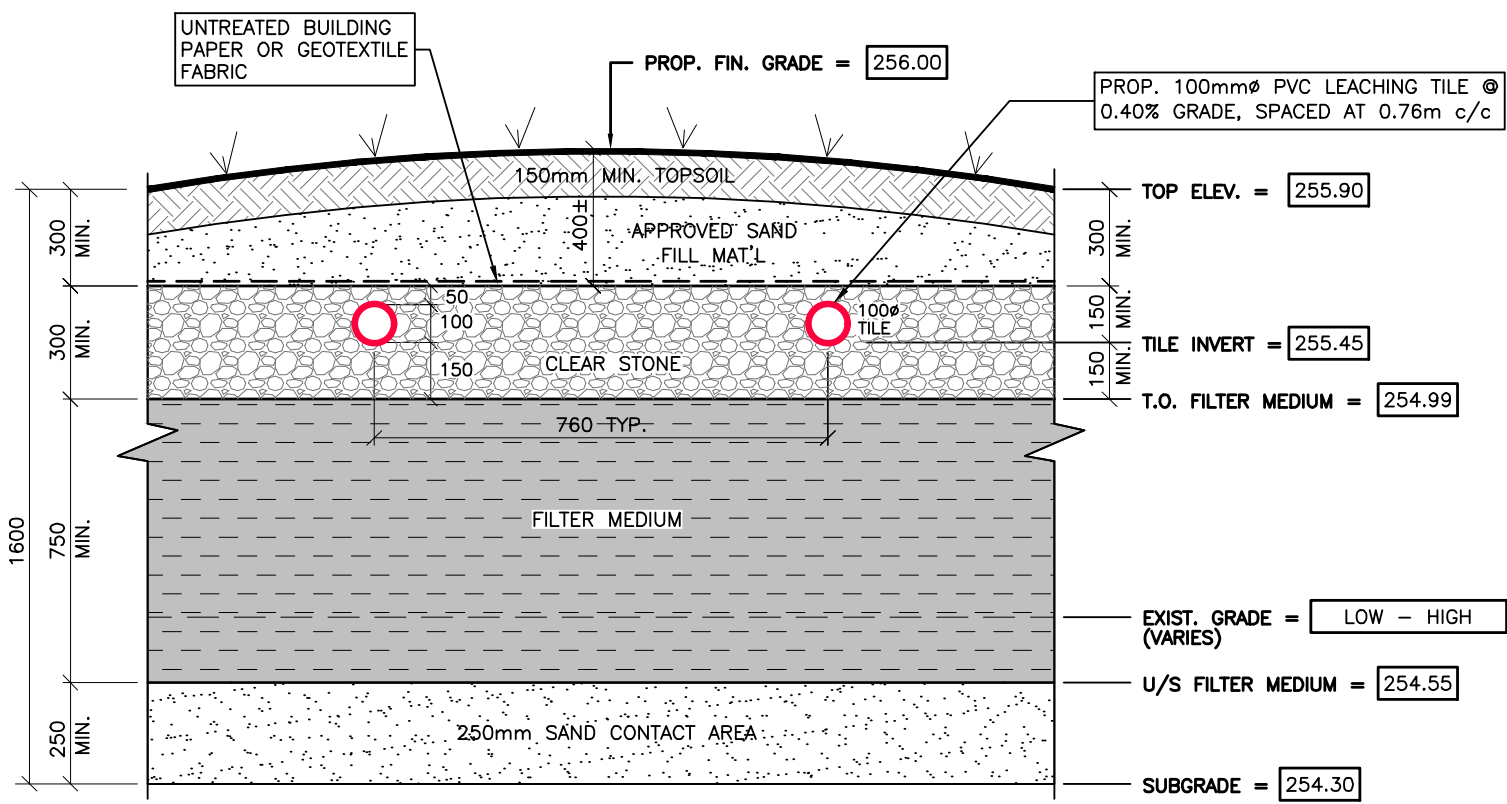
LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024



FILTER BED PLAN DETAIL
5 ROWS @ 6.10m TILE
N.T.S.



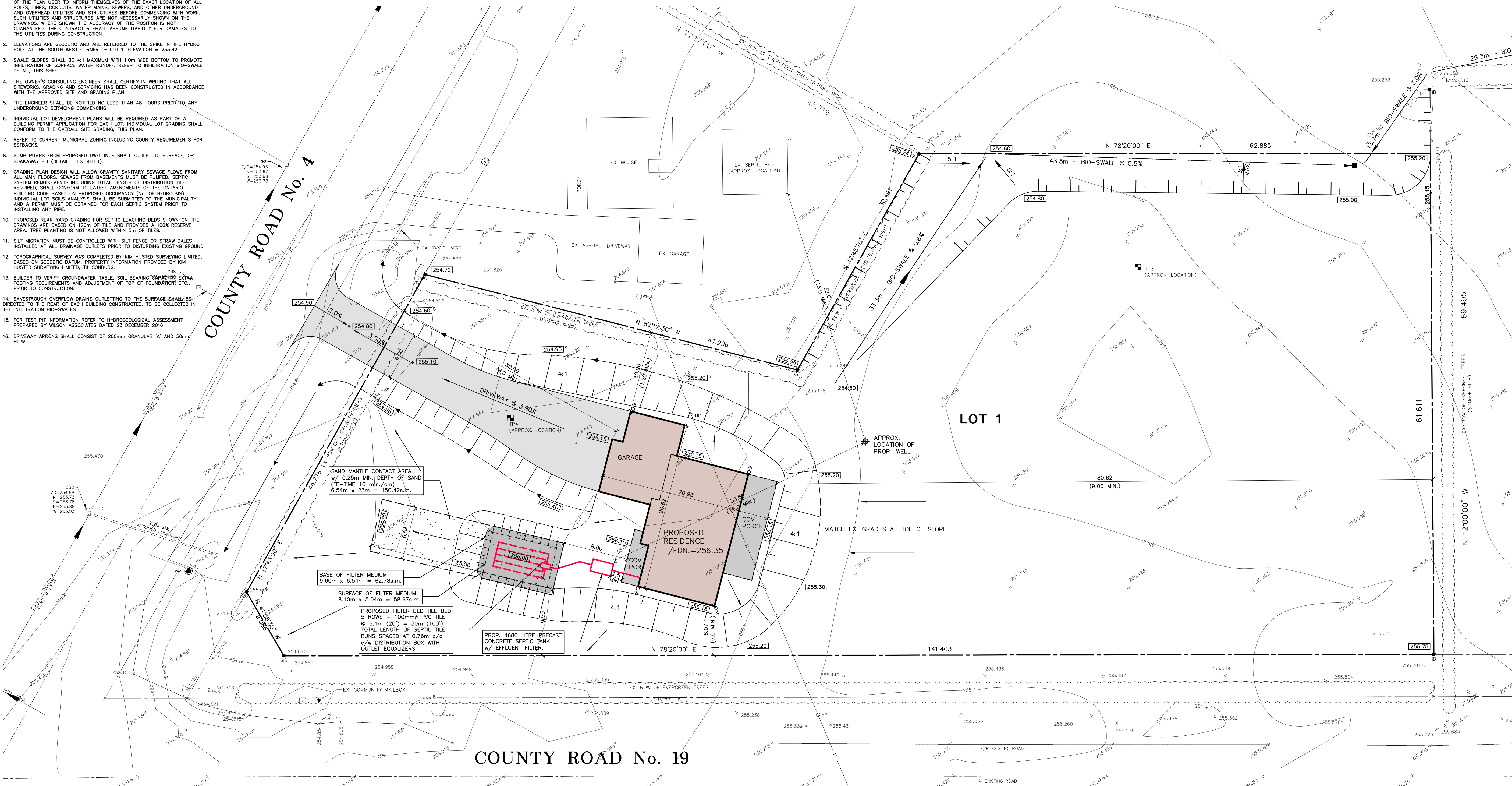
FILTER BED X-SECTION
5 ROWS @ 6.10m TILE
N.T.S.



FILTER BED SECTION DETAIL
N.T.S.

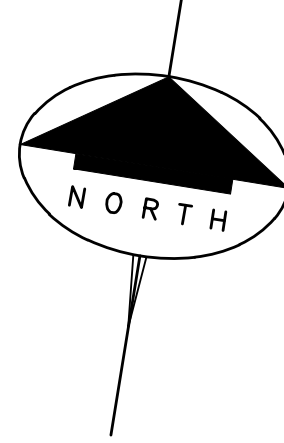
GENERAL NOTES

- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE PLAN USER TO INFORM THEMSELVES OF THE EXACT LOCATION OF ALL POLES, LINES, CONDUITS, WATER MAINS, SEWERS, AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES BEFORE COMMENCING WITH WORK. SUCH UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS. WHERE SHOWN THE ACCURACY OF THE POSITION IS NOT GUARANTEED. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGES TO THE UTILITIES DURING CONSTRUCTION.
- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE SPIKE IN THE HYDRO POLE AT THE SOUTH WEST CORNER OF LOT 1. ELEVATION = 255.42.
- SWALE SLOPES SHALL BE 4:1 MAXIMUM WITH 1.0m WIDE BOTTOM TO PROMOTE INFILTRATION OF SURFACE WATER RUNOFF. REFER TO INFILTRATION BIO-SWALE DETAIL, THIS SHEET.
- THE OWNER'S CONSULTING ENGINEER SHALL CERTIFY IN WRITING THAT ALL SITEWORKS, GRADING AND SERVING HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SITE AND GRADING PLAN.
- THE ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO ANY UNDERGROUND SERVING COMMENCING.
- INDIVIDUAL LOT DEVELOPMENT PLANS WILL BE REQUIRED AS PART OF A BUILDING PERMIT APPLICATION FOR EACH LOT. INDIVIDUAL LOT GRADING SHALL CONFORM TO THE OVERALL SITE GRADING, THIS PLAN.
- REFER TO CURRENT MUNICIPAL ZONING INCLUDING COUNTY REQUIREMENTS FOR SE TRUCKS.
- SUMP PUMPS FROM PROPOSED DWELLINGS SHALL OUTLET TO SURFACE, OR SOAKAWAY PIT (DETAIL, THIS SHEET).
- GRADING PLAN DESIGN WILL ALLOW GRAVITY SANITARY SEWAGE FLOWS FROM ALL MAIN FLOORS. SEWAGE FROM BASEMENTS MUST BE PUMPED. SEPTIC SYSTEM REQUIREMENTS INCLUDING TOTAL LENGTH OF DISTRIBUTION TILE REQUIRED, SHALL CONFORM TO LATEST AMENDMENTS OF THE ONTARIO BUILDING CODE BASED ON PROPOSED OCCUPANCY (NO. OF BEDROOMS). INDIVIDUAL LOT SOILS ANALYSIS SHALL BE SUBMITTED TO THE MUNICIPALITY AND A PERMIT MUST BE OBTAINED FOR EACH SEPTIC SYSTEM PRIOR TO INSTALLING ANY PIPE.
- PROPOSED REAR YARD GRADING FOR SEPTIC LEACHING BEDS SHOWN ON THE DRAWINGS ARE BASED ON 120m OF TILE AND PROVIDES A 100% RESERVE AREA. TREE PLANTING IS NOT ALLOWED WITHIN 5m OF TILES.
- SILT MIGRATION MUST BE CONTROLLED WITH SILT FENCE OR STRAW BALES INSTALLED AT ALL DRAINAGE OUTLETS PRIOR TO DISTURBING EXISTING GROUND.
- TOPOGRAPHICAL SURVEY WAS COMPLETED BY KIM HUSTED SURVEYING LIMITED, BASED ON GEODETIC DATUM. PROPERTY INFORMATION PROVIDED BY KIM HUSTED SURVEYING LIMITED, TILSONBURG.
- BUILDER TO VERIFY GROUNDWATER TABLE, SOIL BEARING CAPACITY, EXTRA FOOTING REQUIREMENTS AND ADJUSTMENT OF TOP OF FOUNDATION, ETC., PRIOR TO CONSTRUCTION.
- EAVESTROUGH OVERFLOW DRAINS OUTLETING TO THE SURFACE SHALL BE DIRECTED TO THE REAR OF EACH BUILDING CONSTRUCTED, TO BE COLLECTED IN THE INFILTRATION BIO-SWALES.
- FOR TEST PIT INFORMATION REFER TO HYDROGEOLOGICAL ASSESSMENT PREPARED BY WILSON ASSOCIATES DATED 23 DECEMBER 2016.
- DRIVEWAY APRONS SHALL CONSIST OF 200mm GRANULAR 'A' AND 50mm HLM.



LEGEND:

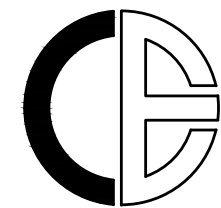
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE
- RAINWATER LEADER LOCATION



NOTES:

- ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.).
- TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.
- MINIMUM CLEARANCES TO SEPTIC SYSTEM:
SEPTIC TREATMENT UNITS: WELL = 15.0m MIN., BUILDING = 1.5m MIN., PROPERTY LINE = 3.0m MIN., LAKE, STREAM ETC. = 15.0m.
TILE BED DISTRIBUTION PIPE: DRILLED WELL = 15.0m MIN., DUG WELL = 30.0m MIN., BUILDING = 1.5m MIN., PROPERTY LINE = 3.0m MIN., LAKE, STREAM ETC. = 15.0m.
- DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM. (i.e. WATER SOFTENER ETC.).
- FILTER BED SEPTIC SYSTEM:
DESIGN BASED ON 1 STOREY, 170sq.m. 2 BEDROOM DWELLING WITH 26.5 FUTURE UNITS. DAILY SEWAGE FLOW (D.S.F.) = 1425 L/DAY WITH AN EXISTING SOIL TIME OF 15 min./cm.
FILTER BED DESIGN:
USE 5 ROWS @ 6.1m (20') = 30m (100') TOTAL LENGTH OF 100mm PVC DISTRIBUTION PIPE.
FILTER MEDIUM SURFACE:
8.10m x 5.04m = 40.92sq.m. (19.0sq.m. MIN.)
FILTER MEDIUM BASE:
9.60m x 6.54m = 62.78sq.m. (25.14sq.m. MIN.)
SAND CONTACT AREA:
6.54 x 23m = 150.42sq.m. (142.5sq.m. MIN.)
- SEPTIC TANK SHALL BE 4680 LITRE PRECAST CONCRETE c/w EFFLUENT FILTER ON THE OUTLET PIPE WITH MAINTENANCE ACCESS OPENING TO GROUND SURFACE.
- PROVIDE SEPTIC TILE BED LOCATION DETECTION METHOD WITH 1.2m LG. 10M (MIN.) REINFORCING BAR BENT @ 90° (0.60m E/W c/w 50mm MIN. STONE COVER TYP.) AT EACH CORNER FOR MAGNETIC DETECTION OF BED PERIMETER.
- FOR TEST HOLE INFORMATION AND "T" TIME REFER TO "GRAIN SIZE DISTRIBUTION CHART" REPORT PREPARED BY CAMBIUM, DATED NOV. 3, 2020.
- BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CONDITIONS THAT DEVIATE FROM THE DESIGN CRITERIA. (i.e. SOIL SUITABILITY, WATER TABLE ETC.).
- BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. TRANSFORMERS, STREET LIGHTS, PEDESTALS, ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATIONS. (1.5m MIN. CLEARANCE).
- STEP DOWN TOP OF FOUNDATION AND/OR FOOTINGS TO SUIT THE PROPOSED GRADES.
- FINISHED GARAGE FLOOR TO BE 0.20m BELOW THE SET TOP OF FOUNDATION ELEVATION.
- THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.

1	SEPTIC SYSTEM	11/11/20	S.L.M.
NO.	REVISION	DATE (MM/DD/YY)	BY



**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT:

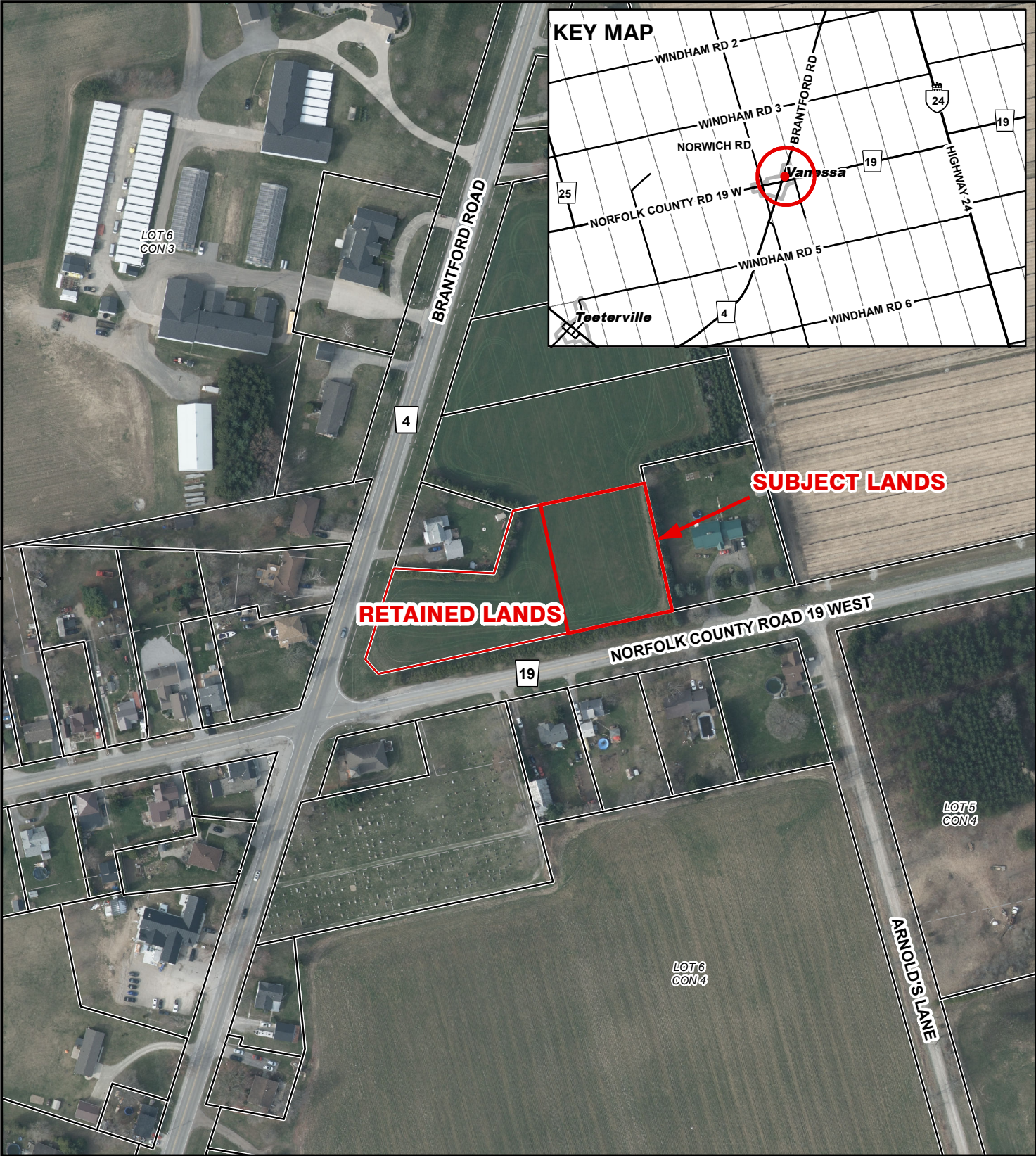
**PROPOSED
RESIDENCE**
PART OF LOT 3, CONCESSION 3
COUNTY ROAD 4
COUNTY OF NORFOLK

CLIENT:

TODD SLOAN

**LOT GRADING &
SEPTIC SYSTEM LAYOUT
PLAN**

DESIGN:	J.C.T.	SCALE:	1:250
DRAWN:	S.L.M.	JOB No:	14317
CHECKED:	R.W.P.	DWG. No:	14317-1
SHEET:	1 of 1		
DATE:	OCT. 28, 2020		



Legend

Subject Lands

Lands Owned

2020 Air Photo

8/18/2022

N

20

10

0

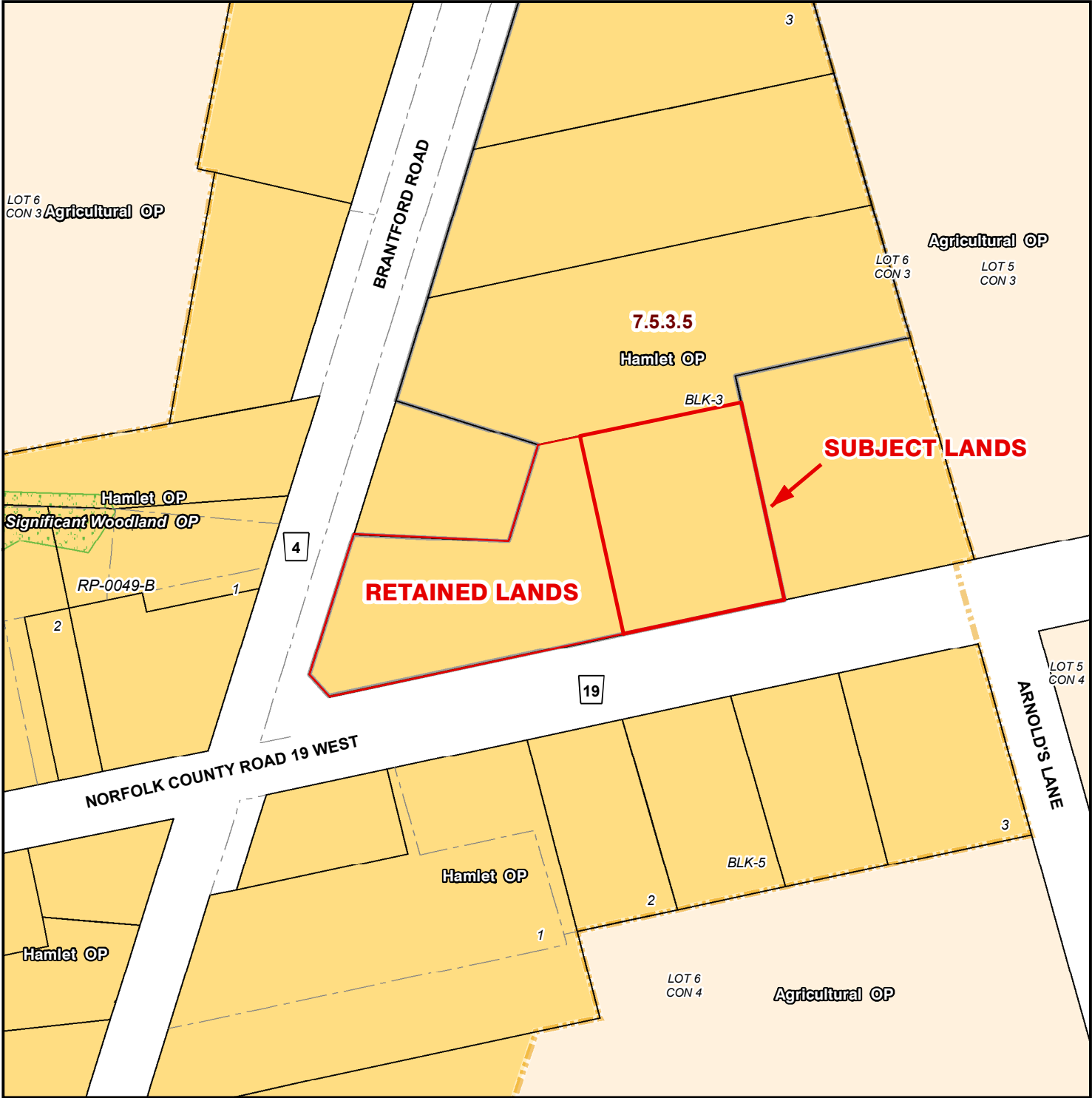
20

40

60

80

Meters



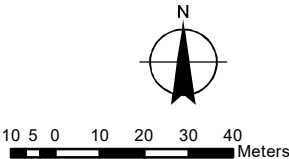
Legend

- Subject Lands
- Lands Owned

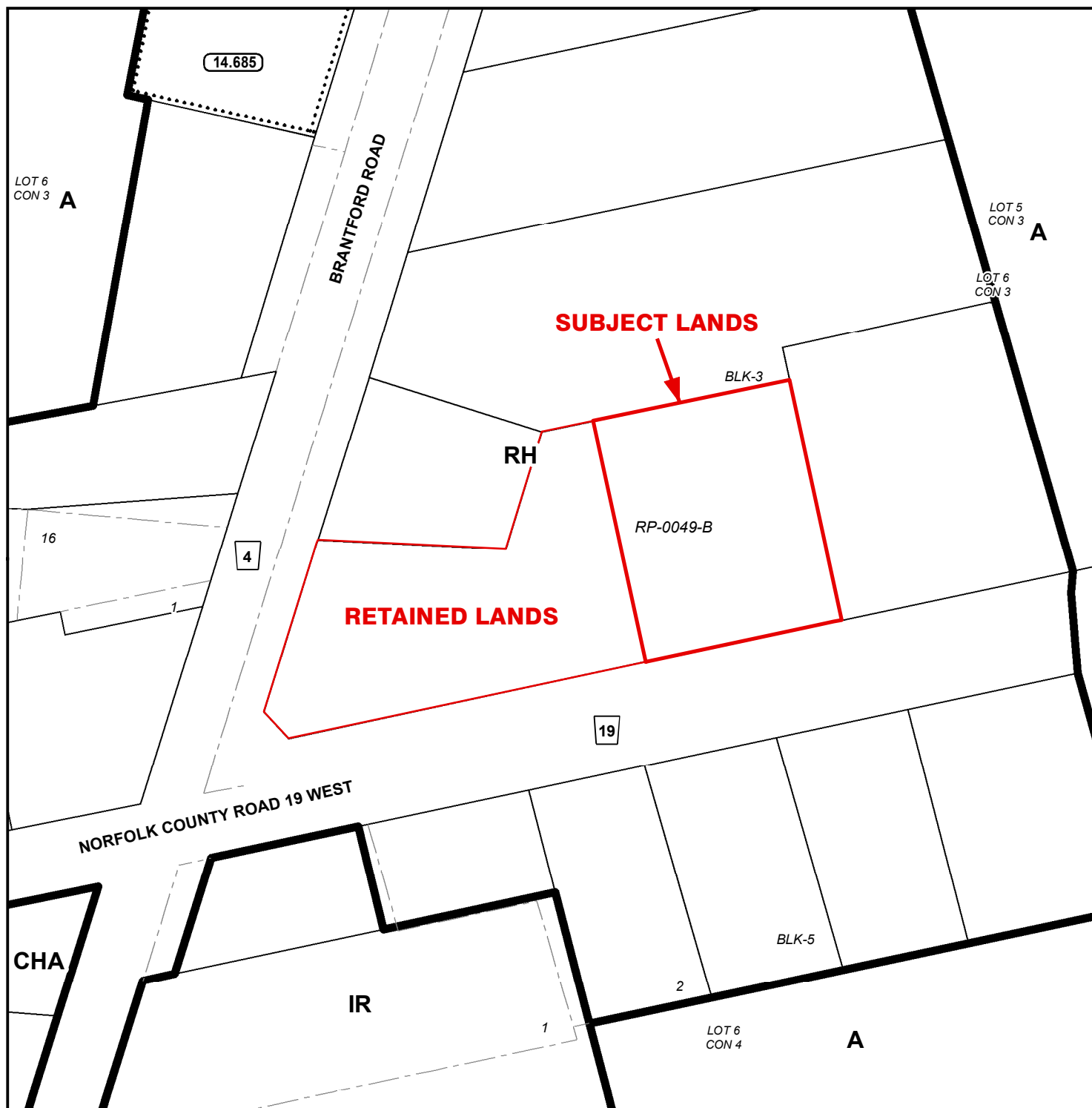
Official Plan Designations

- Agricultural
- Hamlet
- Hamlet Area Boundary
- Significant Woodland

8/18/2022



BNPL2022241
ANPL2022242



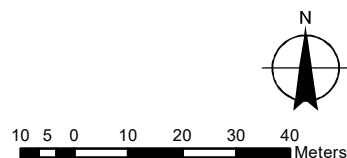
LEGEND

- ☐ Subject Lands
 - ☐ Lands Owned

ZONING BY-LAW 1-Z-2014

- (H) - Holding
A - Agricultural Zone
CHA - Hamlet Commercial Zone
RH - Hamlet Residential Zone
IR - Rural Institutional Zone

8/18/2022



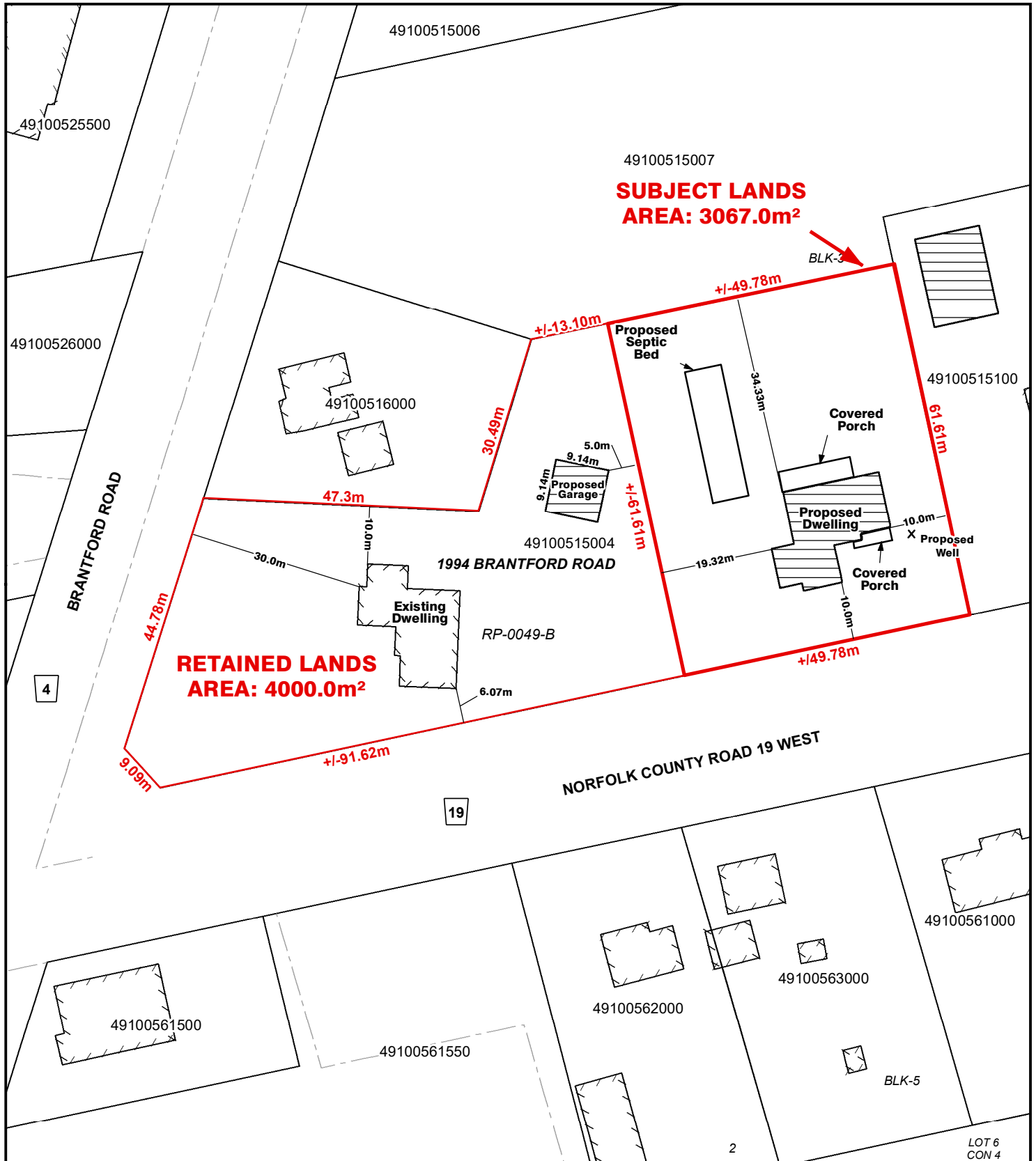
MAP D

CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2022241

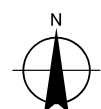
ANPL2022242



Legend

- Subject Lands
- Lands Owned

10/18/2022



7.5 3.75 0 7.5 15 22.5 30 Meters

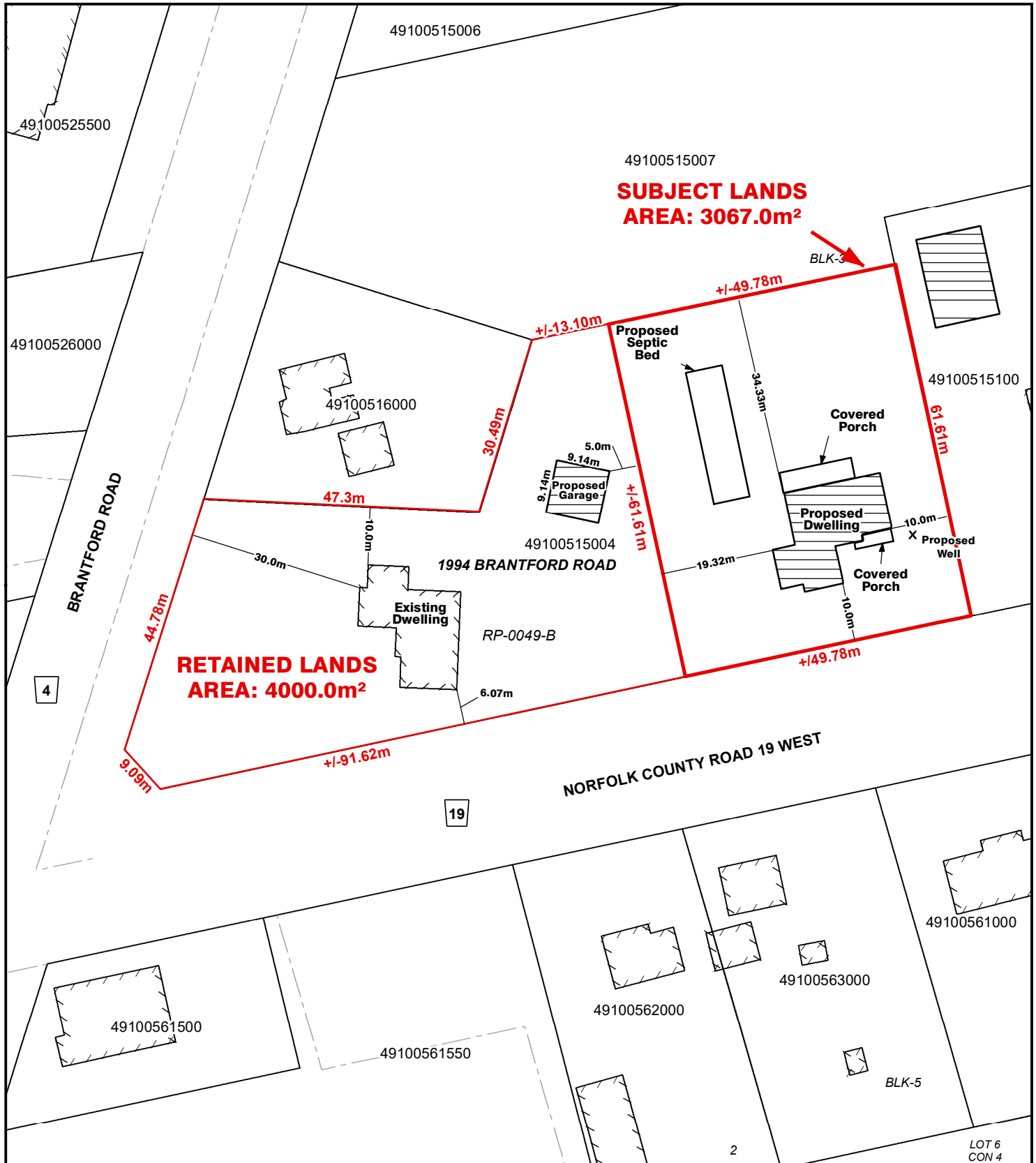
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of WINDHAM

BNPL2022241

ANPL2022242



Legend

- Subject Lands
- Lands Owned

10/18/2022

