



Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.



Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca

For Office Use Only:	BNPL2022303		
	ANPL2022304		
File Number		Application Fee	\$3452 + \$1599.00
Related File Number	BN-129/2005	Conservation Authority Fee	\$514.15
Pre-consultation Meeting	-	Well & Septic Info Provided	N/A
Application Submitted	Resubmitted Nov 8, 2022	Planner	Hanne Yager
Complete Application	Nov 15, 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: 54501021510

A. Applicant Information

Name of Owner Duca Farms Ltd. c/o Erica Van Es

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 218 Glen Meyer Road

Town and Postal Code Langton, N0E 1G0

Phone Number

Cell Number

Email info@ducafarms.ca

Name of Applicant Bonnefield

Address 141 Adelaide Street West, Suite 510

Town and Postal Code Toronto, ON M5H 3L5

Phone Number 613.230.3854


Cell Number

Email info@bonnefield.com

Name of Agent	LandPro Planning Solutions Inc. c/o Mitchell Baker
Address	204-110 James St
Town and Postal Code	St Catharines, L2R 7E8
Phone Number	289-680-6134
Cell Number	
Email	mitchell@landproplan.ca

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:
nil.

B. Location, Legal Description and Property Information

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

HGN CON 1 PT LOTS 19 AND 20 RP 37R9414 PART 1

Municipal Civic Address: 288 Glen Meyer Road

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

☒ Yes ☐ No If yes, please specify:

Agricultural with exception 14.898 (A-14.898)

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:

Dwelling, barn, shop and electrical shed. Please refer to attached planning letter and 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.

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

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	57.28m	30m		170.34m	
Lot depth	90.64m	-		90.64m	
Lot width	57.28m	-		170.34m	
Lot area	0.53ha	2000sqm		1.29ha	
Lot coverage	-	-		-	
Front yard	12.06m	13m		12.06m	0.94m
Rear yard	26.97m	9m		11.60m	
Height	<11m	11m		<11m	
Left Interior side yard	8.65m	3m		3m	
Right Interior side yard	25.90m	3m		25.90m	
Exterior side yard (corner lot)	-	-		-	
Parking Spaces (number)	2+	2		2+	
Aisle width	4m	-		4m	
Stall size	-	-		-	
Loading Spaces	-	-		-	
Other Usable Floor Area	+/- 830sqm	200sqm	3.2.1.g	+/- 830sqm	+/- 630sqm

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

Existing building encroaches on front yard setback and existing accessory structures are too large in usable floor area.

Please refer to attached planning letter for justification of Minor Variances.

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

Frontage: +/- 113.06m

Depth: +/- 90.64m

Width: +/- 113.06m (irregular)

Lot Area: 0.76ha

Present Use: Agricultural

Proposed Use: Agricultural

Proposed final lot size (if boundary adjustment): 1.29ha

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 54501021500, Duca Farms Ltd.

Description of land intended to be retained in metric units:

Frontage: +/- 325.36m

Depth: +/- 1055m (irregular)

Width: +/- 615m (irregular)

Lot Area: 50.32ha

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: None

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:
Agricultural use. Please see attached planning letter.

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

☐ 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:

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.

Please see attached planning letter.

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.

K. Declaration

I, Mitchell Baker of Waterloo, ON

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:

185 Robinson St. Simcoe

M. Baker
Owner/Applicant/Agent Signature

In Norfolk County

This 19th day of August

A.D., 2022

Susan Wakeling
A Commissioner, etc.

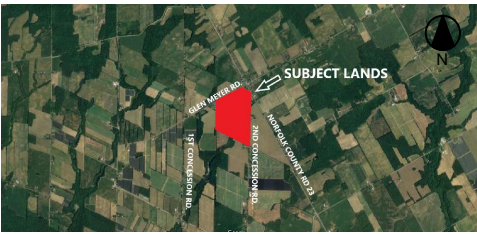
Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 4, 2025.



SCALE: 1:4500



SCALE: 1:1500



KEY MAP - N.T.S.

CONCEPTUAL PLAN BOUNDARY ADJUSTMENT

288 GLEN MEYER ROAD,
NORFOLK COUNTY

CONCESSION 1, PART LOTS 19
AND 20, NORFOLK COUNTY



LANDPRO PLANNING SOLUTIONS INC.
204-110 James Street
St. Catharines, ON L7R 7E8
28 Colborne St. N.
Simcoe, ON N3Y 3T9
289-687-3730
info@landproplan.ca

PROPOSED BOUNDARY ADJUSTMENT

CURRENT

LOT A	50.32 ha (124.35 acres)
LOT B	0.53 ha (1.3 acres)

PROPOSED

LOT A	49.56 ha (122.47 acres)
LOT B	1.29 ha (3.18 acres)

TOTAL	50.85 ha (125.65 acres)
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THE FOLLOWING MINOR VARIANCES WILL
BE REQUIRED FOR LOT B:

1. Front Yard Setback from 13m to 12.06m

LEGEND:

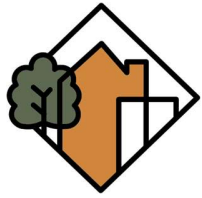
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING STRUCTURE

EXISTING STRUCTURES

	AREA (m2)	HEIGHT
BARN	±510	<11m
ELECTRICAL	±20	<11m
HOUSE	±170	<11m
SHOP	±300	<11m

NOTE: Electrical shop services all buildings.
Wires are underground.

DATE: 04 OCT 2022	PLOT: 11x17
DESIGNED BY: MC	REVIEWED BY: MS



LANDPRO
PLANNING SOLUTIONS

PLANNING LETTER

CONSENT & MINOR VARIANCE APPLICATIONS

288 Glen Meyer Road

Norfolk County

November 2022



LandPro Planning Solutions Inc.
403-110 James Street 28 Colborne St. N.
St. Catharines, ON L7R 7E8 Simcoe, ON, N3Y 3T9

DISCLAIMER

This report was prepared by the team at LandPro Planning Solutions Inc. It is based on the information provided to us by the applicant. The planning policy research and opinions are based on our own research and independent analysis of the applicable policy.

Mitchell Baker Research, Reporting

Michael Sullivan, RPP Project Manager, Quality Control

This report was written by professionals and supervised by Registered Professional Planners, who are full members of the Ontario Professional Planners Institute as defined by the *Ontario Professional Planners Act*, 1994. The contents of this report represent the author's independent professional opinions and comply with the OPPI Code of Professional Practice and the opinions presented herein will be defended as required.

LandPro Planning Solutions Inc.



Michael Sullivan, RPP, MCIP, EP
President | Principal Planner



Mitchell Baker, BES
Planner

1. INTRODUCTION

LandPro Planning Solutions Inc. (LandPro) has been retained by Duca Farms c/o Erica Van Es ("The Owner") to assist them in obtaining a technical consent (boundary adjustment) for their property located at 288 Glen Meyer Road, Houghton, Norfolk County or legally described as HGN CON 1 PT LOTS 19 AND 20 RP 37R9414 PART 1.

The adjacent property (280 Glen Meyer Road) is owned by Bonnefield Farmland Ontario Inc. ("The Applicant"). We have received authorization to proceed with this application to add lands from this adjacent property to the subject property (288 Glen Meyer Road).

1.1 PURPOSE

The purpose of the application is to realign the property boundaries to include the entire farm building cluster within 288 Glen Meyer. Additionally, the reduced front yard setback and increase in usable floor area of accessory structures will be addressed through the accompanying minor variance application. This letter serves to demonstrate the planning merits of both applications.

2. SITE CONTEXT

The subject property is located at 288 Glen Meyer Road, near the community of Houghton, Norfolk County. The property is located on the south side of Glen Meyer Road and to the west of Highway 23. See property location shown in **Figure 1** below.

2.1 HISTORY

The current owner(s) acquired the property in 2002. The subject property was subject to a surplus farm dwelling severance application in 2005. There was an electrical shed constructed prior to the current owner(s) acquiring the property in 2002.

The electrical shed provides power to the structures within the fenced in area including the existing dwelling, shop and barn. The underground electrical connection between these structures was likely made when the electrical shed structure was originally constructed (prior to 2002). These applications look to bring these structures under the same ownership and tax-roll assessment number.



2.2 LAND USE CONTEXT

The property is currently used as an agricultural property. The immediate surrounding land uses are described below:

North	=	Agricultural
South	=	Agricultural/Hazard Lands
East	=	Agricultural/Hamlet (Glen Meyer)
West	=	Agricultural

2.3 PROPERTY DIMENSIONS & PHYSICAL ATTRIBUTES

The subject property has frontage onto Glen Meyer Road. The existing property dimensions are presented in **Table 1**.

Table 1 - Property Dimensions

Item	Dimension
Lot Frontage	57.28 m +/-
Lot Depth	90.64 m +/-
Lot Area	0.53 ha +/-

The subject property contains a residential dwelling and a barn/shop with access to Glen Meyer Road. The accompanying application proposes to adjust the western boundary line of the subject property to include the entire fenced off portion of the farm cluster. The intent of this technical boundary adjustment

is to contain the electrical shed on the same property under the same tax roll number as the residential dwelling, barn, and shop as it provides electricity to these structures.

The subject property is designated as Agricultural in the Norfolk County Official Plan and zoned as Agricultural with exception 14.898 (A-14.898) which states that Surplus Farm Dwelling Severance Policies (**Section 3.36**) shall also apply to the lands in the Norfolk County Zoning By-Law 1-Z-2014.

3 PROPOSED DEVELOPMENT

288 Glen Meyer Road contains the existing dwelling and barn/shop. The proposed boundary adjustment intends to include the shop and electrical shed to the west on this same property (288 Glen Meyer Rd). The electrical shed provides power to all buildings in this farm building cluster. The proposal does not involve any active agricultural land. The subject property is privately serviced. No new development or construction is proposed as part of this application.

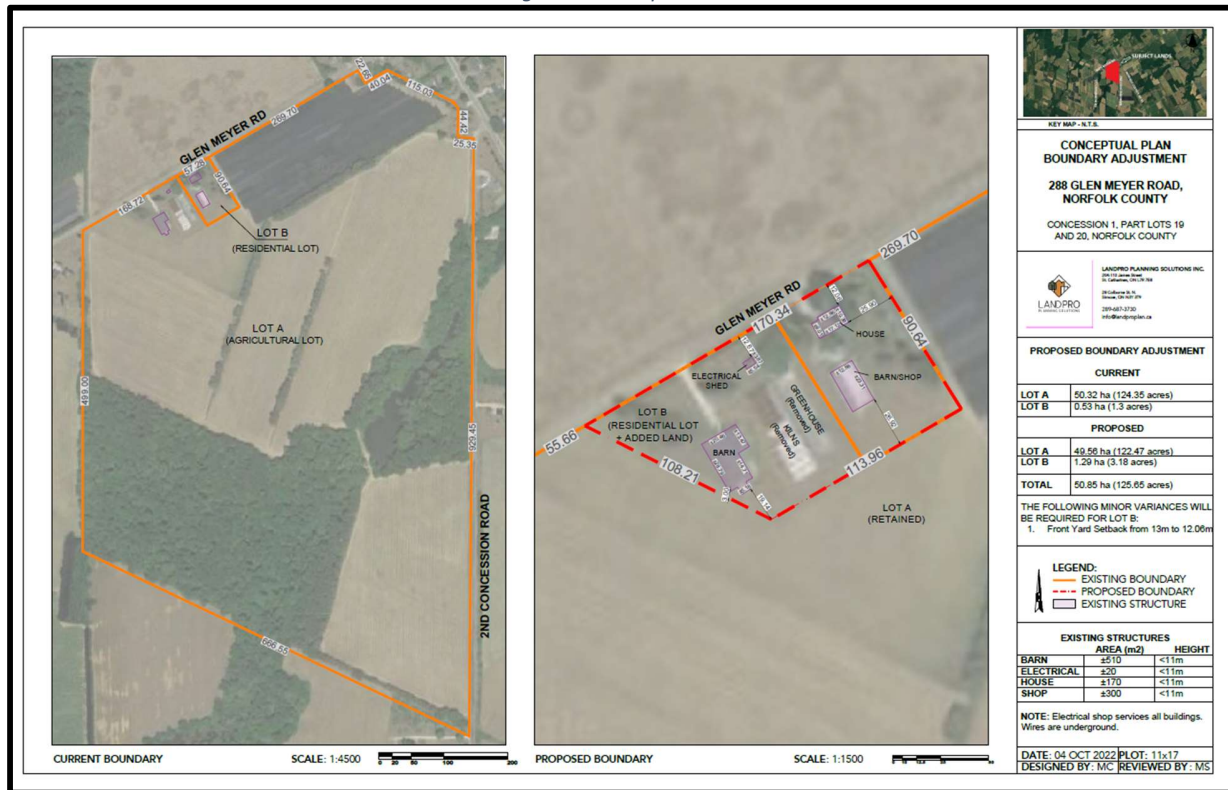
This application consists of 2 parts:

1. Boundary adjustment
2. Minor variance application

Together, these applications seek to recognize the zoning deficiencies for the front yard setback and the usable floor area for accessory uses to residential uses.

The proposed boundary adjustment is shown as **Figure 2**.

Figure 2: Concept Plan



4 LAND USE PLANNING FRAMEWORK

In preparing this application, several policy and regulatory documents were reviewed that need to be addressed to demonstrate good planning. They include the following:

1. The Provincial Policy Statement (2020);
2. Norfolk County Official Plan;
3. Norfolk County Zoning By-law 1-Z-2014

The proposed development was assessed against these regulations and associated policies. A detailed review is below.

4.1 PROVINCIAL POLICY STATEMENT, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS may permit boundary adjustments in prime agricultural areas for legal or technical reasons (2.3.4.2) that do not result in the creation of a new lot (2.3.4.1). The minimum distance separation formulae does not apply as the proposal does not look to create a new lot or propose a new land use

(2.3.3.3). Additionally, the construction of a new residential dwelling should not be permitted on the remnant agricultural parcel at 280 Glen Meyer Rd (2.3.4.1.c.2). The County may wish to address this requirement.

This consent application involves a previously severed surplus farm dwelling and barn (subject property). The proposal will not create a new lot as it looks to adjust the boundaries into the adjacent property (280 Glen Meyer Road) to contain the entirety of the farm cluster. The electrical shed to the west provides electricity to all buildings in this cluster (dwelling, barn, and shop). The proposed technical boundary adjustment is to realign the property boundary to include all buildings powered by the electrical shed under the same municipal address and tax roll number.

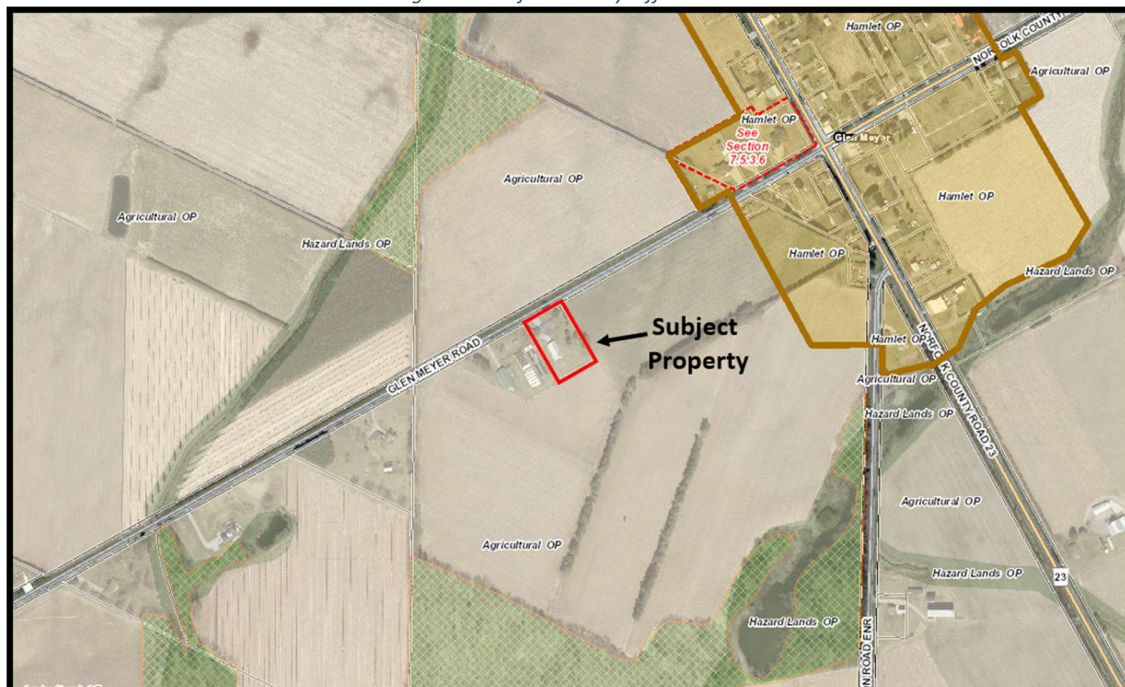
This proposed boundary adjustment is consistent with the PPS.

4.2 NORFOLK COUNTY OFFICIAL PLAN

The Norfolk County Official Plan (NCOP) contains objectives, policies and mapping that describe the County's vision for the next 20+ years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, and agricultural land, and providing sustainable infrastructure.

The property is located on the outskirts of the Hamlet of Glen Meyer, and the NCOP designates the property as "Agricultural". **Figure 3**, below, shows the property designation and surrounding land uses.

Figure 3: Norfolk County Official Plan



This application is permitted under 7.2.3 of the NCOP. In accordance with the policies in this section, the proposal may be considered given that the NCOP supports boundary adjustments for technical reasons

including minor boundary adjustments (7.2.3.a.vi) and there are no new lots being created (7.2.3.a.i). Additionally, the remnant agricultural property will remain over 40ha in size (7.2.4.a), no new residential dwelling will be permitted on this parcel (7.2.3.b), and no agricultural land is removed from active production (7.2.3.c.ii)

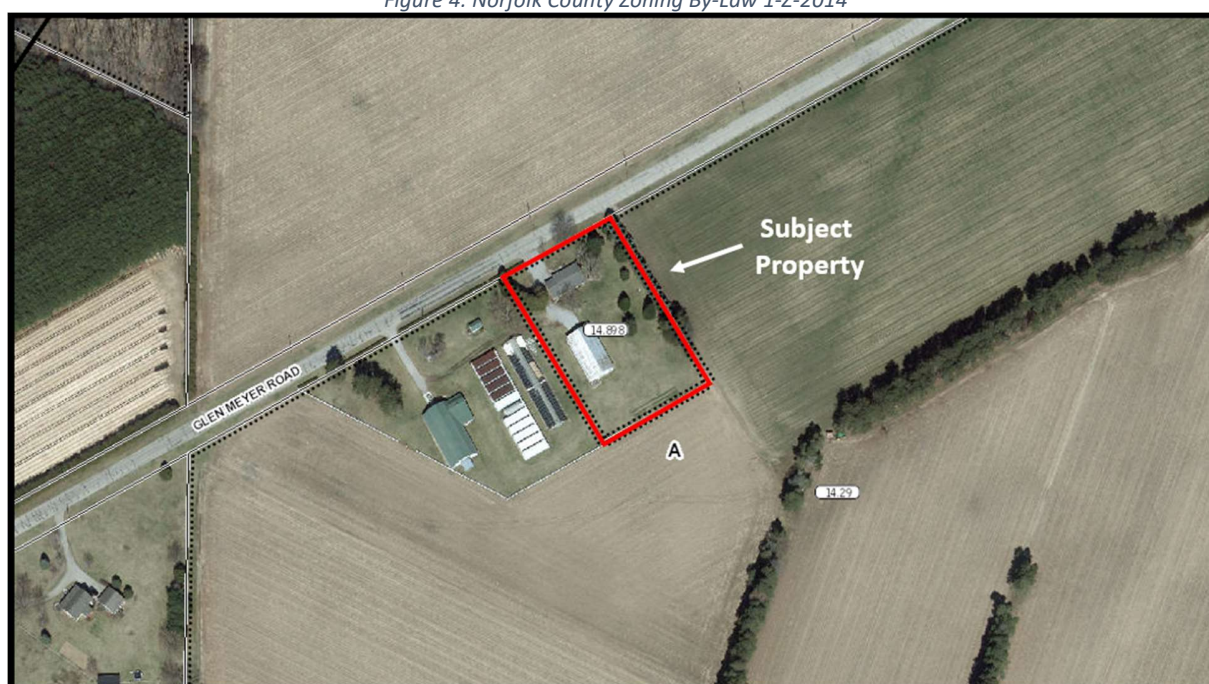
The boundary adjustment is of a minor scale, for technical reasons, and will result in no new lots being created. As a result, this application meets the policy to be considered for a surplus farm dwelling severance as well as a technical boundary adjustment.

The proposed boundary adjustment conforms with the County's Official Plan.

4.3 NORFOLK COUNTY ZONING BY-LAW

Norfolk County Zoning By-Law 1-Z-2014 regulates the subject property. The current zoning of the property is Agricultural "A" with exception 14.898 which considers that this property was severed through a surplus farm dwelling severance application. The zoning is presented in **Figure 4** below.

Figure 4: Norfolk County Zoning By-Law 1-Z-2014



The Norfolk County Zoning By-law (ZBL) is to implement the policy direction of the NCOP. The subject lands are currently zoned appropriately but require a reduced front yard setback to be recognized through the accompanying minor variance application. The current zoning permits the existing single detached dwelling and accessory buildings, which are proposed in this application.

The proposed severance is compatible with the permitted uses of the agricultural zoning with two (2) zoning compliance issues on the lot. Please see "A" zone provisions below in **Table 2**.

Table 2 – Norfolk County Zoning By-law Provisions

"A" Agricultural Zone			
Zone Provisions	Required	Proposed	Comment
Min. Lot Area (Residential lot)	2000 m ²	1.29 ha	Complies
Min. Lot Area (Agricultural lot)	40 ha	50.32 ha	Complies
Min. Lot Frontage	30 m	170.34 m	Complies
Min. Front Yard	13 m	12.06 m	Does Not Comply
Min. Interior Side Yard	3 m	3 m	Complies
Min. Rear Yard	9 m	11.60 m	Complies
Max. Building Height	11 m	< 11 m	Complies
Max. Usable Floor Area	200m ²	+/- 830m ²	Does Not Comply

As shown in the Tables above, the proposed boundary adjustment would meet all provisions set out by the Zoning By-law except for the minimum front yard setback and maximum usable floor area in accessory structures which is addressed below:

4.3.1. MINOR VARIANCES

A variance is required to recognize the reduced front yard setback from 13m to 12.06m and a variance is required to recognize the increase in usable floor area in accessory structure from 200m² to +/-830m².

These minor variances are required by the County to permit the locations of the existing buildings as there is no new development proposed as part of this application.

MINIMUM FRONT YARD SETBACK

1. Is the Variance Minor in Nature?

The reduced front yard setback is minor in nature as it proposes a 0.94m reduction from the permitted front yard setback of 13 metres to permit an existing structure. There are no changes proposed to this structure nor is there any new construction proposed as part of this application. The variance aims to bring the property and all existing structures into conformity with the provisions of the zoning by-law.

2. Is the Variance Desirable for This Property?

The reduced front yard is desirable for this property as it will allow for the property and existing structures to conform with Agricultural (A) zone provisions. The variance will permit the property to operate as usual and provides no adverse visual impacts to passers-by with a reduced front yard setback. The variance is desirable for this property.

3. Does the Variance Conform to the General Intent and Purpose of the Zoning By-Law?

The intent and purpose of the zoning by-law is to regulate and maintain the character of the area by applying several specific requirements, according to the property location, and design. The variance conforms to this general intent as the accompanying minor variance application proposes to permit the location of an existing structure.

4. Does the Variance Conform to the General Intent and Purpose of the Official Plan?

The subject property is designated as Agricultural in the County Official Plan. This application will maintain the present use of the property. The reduced front yard setback allows for the property owners to continue current operations as is and maintain the long-term vision the Official Plan describes for the Agricultural areas.

MAXIMUM USABLE FLOOR AREA FOR ACCESSORY USES

1. Is the Variance Minor in Nature?

When considering the proposal as a whole, the increase in usable floor area for accessory uses to the residential use is minor in nature.

Section 3.2 of the Norfolk County Zoning By-Law considers several policies related to the *Accessory Uses to Residential Uses*. No building or structure accessory to the residential use shall occupy more than 10% of the lot area to a maximum of 200 square metres in the Agricultural Zone (**3.2.1.g**). Although this proposal does not meet the maximum amount of usable floor area (200m²), it does meet the lot area percentage or floor area ratio (as defined in **2.69**) with a percentage of 6.43%.

Upon approval of the boundary adjustment application, the lot area will increase. It would be reasonable to consider the increased lot area when considering the permitted usable floor area of the accessory structures. The percentage value considers that every property has a varying lot areas and the lot coverage shall be proportional to their respective lot sizes.

Additionally, the existing barn/shop structure on the existing residential property did not meet the maximum usable floor area provision prior to these applications. This existing barn/shop itself is approximately 300m² which will require this variance regardless of the other accessory structures proposed to be on the residential property. All accessory structures intend to be used for residential purposes such as storage, garage and workshop space as the farming operations ceases production.

There are no changes proposed to the accessory structures nor is there any new construction proposed as part of these applications. The variance aims to bring the property and all existing structures into conformity with the provisions of the zoning by-law.

2. Is the Variance Desirable for This Property?

This variance is desirable for this property. There were kilns and greenhouses present on the subject property prior to this application which have since been demolished in attempt to reduce the usable floor area and lot coverage percentage. With the removal of these structures, the variance aims to permit a more visually appealing and desirable development.

As discussed, the lot area percentage of floor area ratio of the subject property is 6.43% which is under the permitted 10% lot coverage. If there were no maximum usable floor area and 10% lot coverage were to be permitted, the permitted usable floor area would be 1290m² which is well above what is being proposed. In order to prevent the accessory structure (barn) from falling into disrepair, it is being proposed to be included in the boundary adjustment to be utilized for residential purposes such as storage, garage and workshop space.

The variance is desirable for this property.

3. Does the Variance Conform to the General Intent and Purpose of the Zoning By-Law?

The variance conforms to the general intent of the zoning by-law. The intent and purpose of the zoning by-law is to restrict development based on their respective zones to ensure consistent development. This variance aims to recognize the sizes and locations of the existing buildings. As these applications do not propose any new construction, this proposal conforms to the general intent to restrict development of large and unsightly buildings.

The boundary adjustment application is for technical reasoning to bring all buildings under the same ownership as the electrical shed that provides power to the buildings. This variance is to permit the use and size of the existing building being consolidated under the same ownership.

4. Does the Variance Conform to the General Intent and Purpose of the Official Plan?

The variance conforms to the general intent and purpose of the Official Plan. The intent of the Official is to provide planning policy that guides the long-term vision of the County. The general intent of Norfolk County's Official Plan as it relates to this application is to prohibit the creation of new lots and prevent the removal of agricultural lands from the active agricultural land base.

This variance aims to recognize increase of usable floor area of accessory structures on a residential lot as a result of the technical boundary adjustment. There are no new lots being created and no new construction proposed. There is negligible removal of agricultural land as the land technically being removed are not a part of active agricultural production and are ornamental in nature as a manicured grass area. This is a technical variance as it looks to recognize the usable floor area deficiency of the existing accessory buildings.

The variance is minor in nature, an appropriate use for the property, and conforms to the general intent of both the Norfolk County Official Plan and Zoning By-Law.

5 PLANNING ANALYSIS

These applications are for a technical severance and two (2) minor variances. The technical severance, or boundary adjustment is to include all buildings within the farm cluster are brought under the same property ownership and tax-roll number. The variances are to recognize the existing front yard setback of 12.06m and the increase in usable floor area in accessory structures.

The subject property contains a residential dwelling and a barn with access to Glen Meyer Road. The accompanying application proposes to adjust the boundary lines of 288 and 280 Glen Meyer Road to include the entire fenced off portion of the properties. The intent is to contain the electrical shed under the same tax roll number (on the same property) as the residential dwelling, barn, and shop as it provides electricity to all structures. The area within the fence is largely ornamental and manicured grass area currently used for residential purposes.

This application is consistent with the Provincial Policy Statement and conforms with the Norfolk County Official Plan. The subject application aims to bring the existing buildings into conformity with the Norfolk County's Zoning By-law.

The usable floor area of the accessory structures on the residential property is an increase to what is currently permitted. This application intends to prevent the accessory buildings from falling into disrepair as the farming operation ceases production. However, no new construction is proposed as part of these applications and the variances are technical variances looking to permit the sizes and locations of the existing structures. Upon approval of the subject applications, the boundary adjustment will conform with the Norfolk County Zoning By-law.

Subject to approval of these applications, the subject property will conform to the NCOP and the Norfolk County Zoning By-law.

6 CLOSING

This application is consistent with the Provincial Policy Statement, conforms with the Norfolk County Official Plan and will meet the provisions of the County's Zoning By-law.

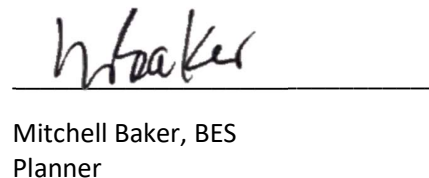
The proposal will bring the electrical shed under the same municipal address and tax roll number as the buildings it provides power to which aligns with intent of both the Norfolk County Official Plan and the Norfolk County Zoning By-Law.

It is our opinion that this application represents good planning and should be approved.

LandPRO Planning Solutions Inc.



Michael Sullivan, RPP, MCIP
President | Principal Planner



Mitchell Baker, BES
Planner



Form 1 CIA Initial/Notice of Change Report

CONFIRMATION OF FILING

TRANS ID: 532038

SUBMITTED: January 25, 2022 11:16 AM ET

OBR TRANS ID: APP-849191970995

Reference Info: Jay Duffield

Document Type: Notice Of Change

Docket Info: 556988-1

Corp. Name: BONNEFIELD FARMLAND ONTARIO V INC. **Corp No:** 2724125

Incorp./Amalg. Date: October 29, 2019

Registered/Head Office: 14 Concourse Gate, 100, Ottawa, CA, ON, K2E 7S6

Official Email Address: irene.kuzminski@dentons.com

NAICS Code: 531190

NAICS Description: agricultural property rental

CONTACT INFO:

First Name: Irene

Middle Name:

Last Name: Kuzminski

Email: irene.kuzminski@dentons.com

Telephone: 1-416-8623470,

CERTIFICATION:

Type: officer

First Name: Richard

Middle Name:

Last Name: D'ARCHIVIO

Address: 141, Adelaide Street West, 510, Toronto, M5H 3L5, ON, CA

Email:

PERSON AUTHORIZING: Richard D'Archivio

Administrator Information

Administrator Information	Position	Elected/Appointed	Ceased
Richard D'ARCHIVIO, 141 Adelaide Street West 510 Toronto, ON, CA, M5H 3L5	CHIEF FINANCIAL OFFICER	2021-03-01	
Richard D'ARCHIVIO, 141 Adelaide Street West 510 Toronto, ON, CA, M5H 3L5	SECRETARY	2021-03-01	
Thomas A. EISENHAUER, 141 Adelaide St. West Suite 510 Toronto, ON, CA, M5H 3L5	CHIEF EXECUTIVE OFFICER	2021-03-01	

Roy FARRER, 14 Concourse Gate 100 Ottawa, ON, CA, K2E 7S6	OTHER	2021-05-11	
Jeff MCALLISTER, 141 Adelaide St. West Suite 510 Toronto, ON, CA, M5H 3L5	OTHER	2021-05-11	
Richard D'ARCHIVIO, 141 Adelaide Street West 510 Toronto, ON, CA, M5H 3L5	SECRETARY	2019-10-29	2021-03-01
Richard D'ARCHIVIO, 141 Adelaide Street West 510 Toronto, ON, CA, M5H 3L5	CHIEF FINANCIAL OFFICER	2019-10-29	2021-03-01
Thomas A. EISENHAUER, 14 Concourse Gate 100 Ottawa, ON, CA, K2E 7S6	PRESIDENT	2019-10-29	2021-03-01
Marcus MITCHELL, 141 Adelaide Street West 510 Toronto, ON, CA, M5H 3L5	OTHER	2019-10-29	2020-12-31
Sylvain BROSSEAU, 1 Carre Westmount Suite 1850 Westmount, QC, CA, H3Z 2P9	Director	2021-03-01	
Thomas A. EISENHAUER, 141 Adelaide Street West Suite 510 Toronto, ON, CA, M5H 2L5	Director	2021-03-01	
Julie LALONDE, 1 Carre Westmount Suite 1850 Westmount, QC, CA, H3Z 2P9	Director	2021-03-01	
Thomas A. EISENHAUER, 14 Concourse Gate 100 Ottawa, ON, CA, K2E 7S6	Director	2019-10-29	2021-03-01
Jan KAMINSKI, 14 Concourse Gate 100 Ottawa, ON, CA, K2E 7S6	Director	2019-10-29	2021-03-01
Steve KAMINSKI, 14 Concourse Gate 100 Ottawa, ON, CA, K2E 7S6	Director	2019-10-29	2021-03-01

----- END OF REPORT -----

Request ID: 023770192
Demande n°:
Transaction ID: 073517907
Transaction n°:
Category ID: CT
Catégorie:

Province of Ontario
Province de l'Ontario
Ministry of Government Services
Ministère des Services gouvernementaux

Date Report Produced: 2019/10/29
Document produit le:
Time Report Produced: 16:40:11
Imprimé à:

Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

BONNEFIELD FARMLAND ONTARIO V INC.

Ontario Corporation No.

Numéro matricule de la personne morale en
Ontario

002724125

is a corporation incorporated,
under the laws of the Province of Ontario.

est une société constituée aux termes
des lois de la province de l'Ontario.

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

OCTOBER 29 OCTOBRE, 2019



Director/Directeur
Business Corporations Act/Loi sur les sociétés par actions

Request ID / Demande n°

23770192

Ontario Corporation Number
Numéro de la compagnie en Ontario

2724125

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES SOCIÉTÉS PAR ACTIONS

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

1. The name of the corporation is: *Dénomination sociale de la compagnie:*
 BONNEFIELD FARMLAND ONTARIO V INC.

2. The address of the registered office is: *Adresse du siège social:*

14 CONCOURSE GATE

Suite 100

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)

(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)

OTTAWA
CANADA

(Name of Municipality or Post Office)

(Nom de la municipalité ou du bureau de poste)

ONTARIO
K2E 7S8

(Postal Code/Code postal)

3. Number (or minimum and maximum
number) of directors is:

Minimum 1

*Nombre (ou nombres minimal et maximal)
d'administrateurs:*

Maximum 10

4. The first director(s) is/are:

Premier(s) administrateur(s):

First name, initials and surname
Prénom, initiales et nom de famille

Resident Canadian State Yes or No
Résident Canadien Oui/Non

Address for service, giving Street & No.
or R.R. No., Municipality and Postal Code

*Domicile élu, y compris la rue et le
numéro, le numéro de la R.R., ou le nom
de la municipalité et le code postal*

* THOMAS A.
EISENHAUER

YES

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO
CANADA K2E 7S8

Request ID / Demande n°

Ontario Corporation Number
Numéro de la compagnie en Ontario

23770192

2724125

* JAN YES
KAMINSKI

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO
CANADA K2E 7S8

* STEVE YES
KAMINSKI

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO
CANADA K2E 7S8

Request ID / Demande n°

23770192

Ontario Corporation Number
Numéro de la compagnie en Ontario

2724125

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.

Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.

None.

6. The classes and any maximum number of shares that the corporation is authorized to issue:

Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:

The Corporation is authorized to issue the following:

- (a) an unlimited number of shares designated as Special Voting shares; and
- (b) an unlimited number of shares designated as Non-Voting Common shares.

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7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:
Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions que peut être émise en série:

1.0 Special Voting Shares

The Special Voting shares shall have attached thereto the following rights, privileges, restrictions and conditions:

1.1 Dividends - The holders of the Special Voting shares shall have no right to receive any dividends from the Corporation.

1.2 Voting Rights - The holders of the Special Voting shares shall be entitled to receive notice of and to attend and vote at all meetings of the shareholders of the Corporation and each such Special Voting share shall confer the right to one (1) vote per share in person or by proxy.

1.3 Dissolution - In the event of the liquidation dissolution or winding-up of the Corporation, whether voluntary or involuntary, the holders of the Special Voting shares shall not be entitled to receive any distribution of the assets of the Corporation.

2.0 Non-Voting Common Shares

The Non-Voting Common shares have attached thereto the following rights, privileges, restrictions and conditions:

2.1 Dividends - The holders of the Non-Voting Common Shares shall be entitled to receive, as and when declared by the directors out of the moneys of the Corporation properly applicable to the payment of dividends, any dividend declared by the Corporation.

2.2 Voting Rights - The holders of the Non-Voting Common shares shall not be entitled to receive notice of or to attend any meetings of the shareholders of the Corporation and/or to vote at any such meeting, but shall be entitled to receive notice of and to attend and to vote at any meeting of the shareholders called for the purpose of authorizing the dissolution of the Corporation or the sale, lease or exchange of all or substantially all the property of the Corporation other than in the ordinary course of business.

2.3 Dissolution - In the event of the liquidation, dissolution or winding up of the Corporation or other distribution of its assets among the shareholders for the purpose of winding up its affairs, all the property and assets of the Corporation available for distribution shall be paid or distributed equally share for share to the holders of the Non-Voting Common shares respectively without preference or distinction.

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8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:

L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:

Shares of the Corporation may not be transferred unless the restrictions on the transfer of securities of the Corporation contained in section 9 of the articles of the Corporation entitled "Other provisions if any" are complied with.

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Numéro de la compagnie en Ontario

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9. Other provisions, (if any, are):

Autres dispositions, s'il y a lieu:

1. Securities of the Corporation, other than non-convertible debt securities, shall not be transferred without either:

(a) the approval of the directors of the Corporation, expressed by a resolution passed at a meeting of the directors or by an instrument or instruments in writing signed by a majority of the directors; or

(b) the approval of the holders of at least a majority of the shares of the Corporation entitling the holders thereof to vote in all circumstances (other than a separate class vote of the holders of another class of shares of the Corporation) outstanding at the time, expressed by a resolution passed at a meeting of the holders of those shares or by an instrument or instruments in writing signed by the holders of a majority of those shares.

2. In addition to, and without limiting such other powers which the Corporation may by law possess, the directors of the Corporation may, without authorization of the shareholders, for the purpose of securing any bonds, debentures or debenture stock which the Corporation is by law entitled to issue, by authentic deed or otherwise, grant a hypothec or mortgage, including a floating hypothec or mortgage, on a universality of property, movable or immovable, present or future, corporeal or incorporeal, of the Corporation, and pledge, cede or transfer any property, movable or immovable, present or future, corporeal or incorporeal, of the Corporation.

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Numéro de la compagnie en Ontario

23770192

2724125

10. The names and addresses of the incorporators are
Nom et adresse des fondateurs

First name, initials and last name
or corporate name

*Prénom, initiale et nom de
famille ou dénomination sociale*

Full address for service or address of registered office or of principal place of business
giving street & No. or R.R. No., municipality and postal code
*Domicile élu, adresse du siège social au adresse de l'établissement principal, y compris
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

* THOMAS A. EISENHAUER

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO
CANADA K2E 7S8

* JAN KAMINSKI

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO
CANADA K2E 7S8

* STEVE KAMINSKI

14 CONCOURSE GATE Suite 100

OTTAWA ONTARIO
CANADA K2E 7S8

Name of Corporation
BONNEFIELD FARMLAND ONTARIO V INC.

Ontario Corporation Number
2724125

Request ID
23770192

ADDITIONAL INFORMATION FOR ELECTRONIC INCORPORATION

CONTACT PERSON

First Name	Last Name
Irene	Kuzminski
Name of Law Firm	
Dentons Canada LLP - Incorporation	

ADDRESS

Street #	Street Name	Suite #	
77	KING STREET WEST	400	
Additional Information		City	
TORONTO-DOMINION CENTRE		Toronto	
Province	Country	Postal Code	
ONTARIO	CANADA	M5K 0A1	

TELEPHONE #: 416-862-3470

NUANS SEARCH DETAILS

Corporate Name Searched on NUANS (1)
BONNEFIELD FARMLAND ONTARIO V INC.

NUANS Reservation Reference #
120777970

Date of NUANS Report
2019/08/06

Name of Corporation

BONNEFIELD FARMLAND ONTARIO V INC.

Ontario Corporation Number

2724125

Request ID

23770192

ELECTRONIC INCORPORATION TERMS AND CONDITIONS

The following are the terms and conditions for the electronic filing of Articles of Incorporation under the Ontario *Business Corporations Act* (OBCA) with the Ministry of Government Services.

Agreement to these terms and conditions by at least one of the incorporators listed in article 10 of the Articles of Incorporation is a mandatory requirement for electronic incorporation.

- 1) The applicant is required to obtain an Ontario biased or weighted NUANS search report for the proposed name. The applicant must provide the NUANS name searched, the NUANS reservation number and the date of the NUANS report. The NUANS report must be kept in electronic or paper format at the corporation's registered office address.
- 2) All first directors named in the articles must sign a consent in the prescribed form. The original consent must be kept at the corporation's registered office address.
- 3) A Corporation acquiring a name identical to that of another corporation must indicate that due diligence has been exercised in verifying that the Corporation meets the requirements of Subsection 6(1) of Regulation 62 made under the OBCA. Otherwise, the Corporation is required to obtain a legal opinion on legal letterhead signed by a lawyer qualified to practise in Ontario that clearly indicates that the corporations involved comply with Subsection 6(2) of that Regulation by referring to each clause specifically. The original of this legal opinion must be kept at the Corporation's registered office address. The applicant must complete the electronic version of this legal opinion provided by one of the Service Providers under contract with the Ministry.
- 4) The date of the Certificate of Incorporation will be the date the articles are updated to the ONBIS electronic public record database. Articles submitted electronically outside MGS, ONBIS access hours, will receive an endorsement date effective the next business day when the system resumes operation, if the submitted Articles of Incorporation meet all requirements for electronic incorporation. Articles of Incorporation submitted during system difficulties will receive an endorsement date effective the date the articles are updated to the ONBIS system.
- 5) The electronic Articles of Incorporation must be in the format approved by the Ministry and submitted through one of the Service Providers under contract with the Ministry.
- 6) Upon receipt of the Certificate of Incorporation issued by the ONBIS system, a duplicate copy of the Articles of Incorporation with the Ontario Corporation Number and the Certificate of Incorporation must be kept in paper or electronic format. The Ministry will print and microfilm copies of the Certificate of Incorporation, the Articles of Incorporation and any other documentation submitted electronically. These will be considered the true original filed copies.
- 7) The sole responsibility for correctness and completeness of the Articles of Incorporation, and for compliance with the OBCA and all regulations made under it, lies with the incorporator(s) and/or their legal advisor(s), if any.

The incorporator(s) have read the above Terms and Conditions and they understand and agree to them.

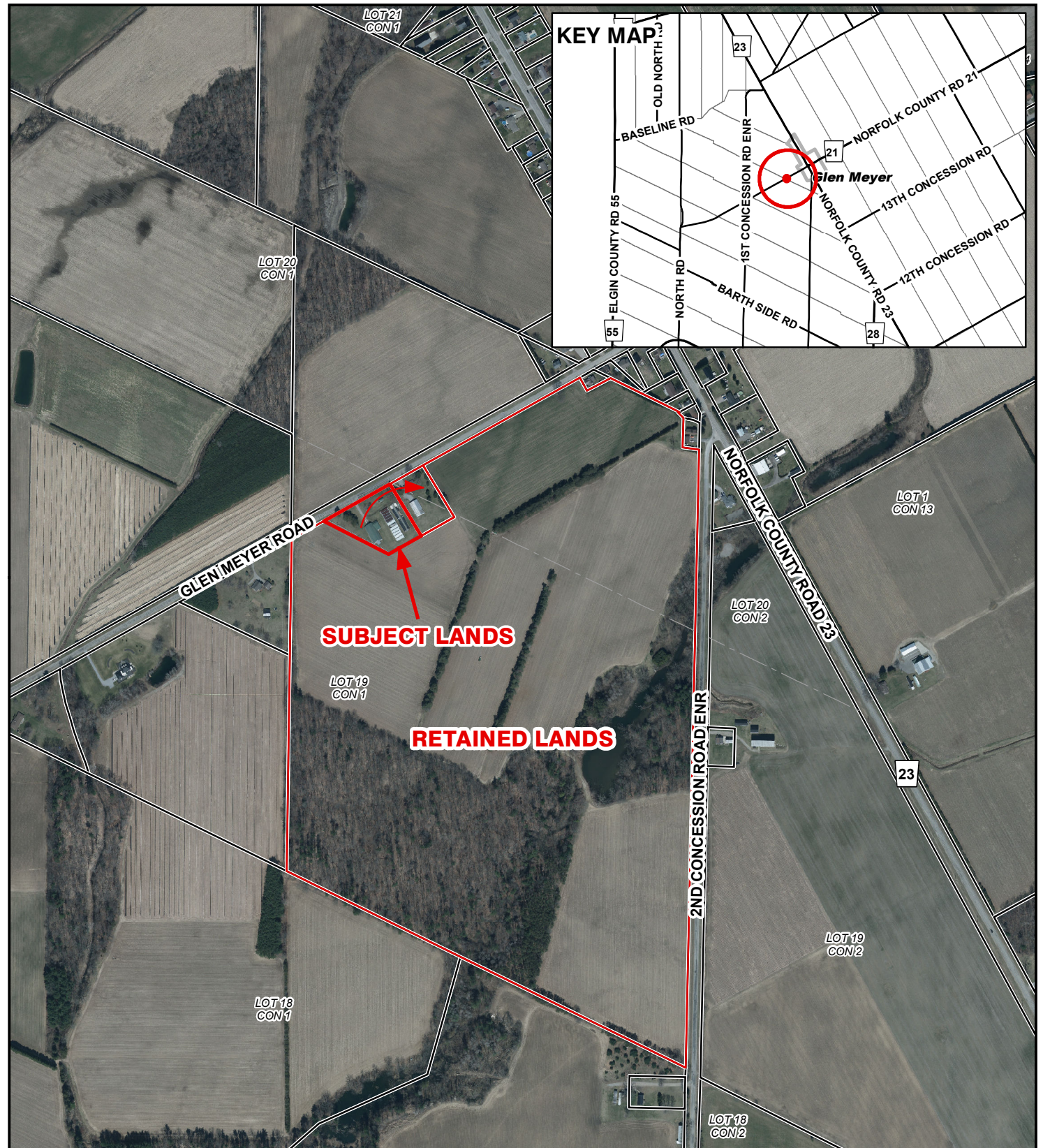
I am an incorporator or I am duly authorized to represent and bind the incorporator(s).

First Name

Thomas A.

Last Name

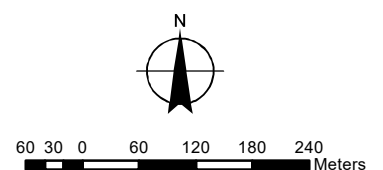
Eisenhauer

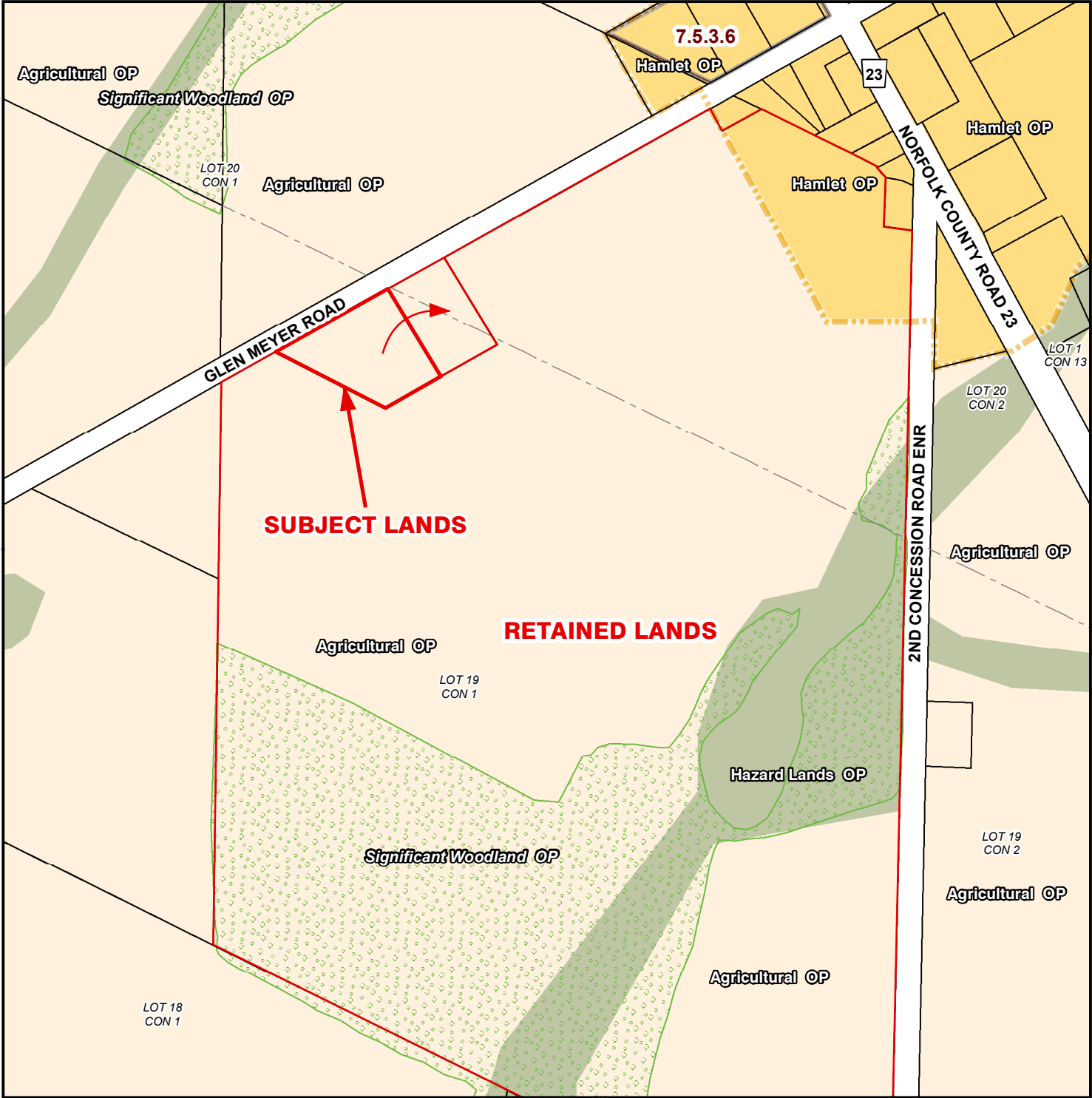


Legend

- Subject Lands
 - Lands Owned
- 2020 Air Photo

11/17/2022





Legend

Subject Lands

Lands Owned

Official Plan Designations

Agricultural

Hazard Lands

Hamlet

Hamlet Area Boundary

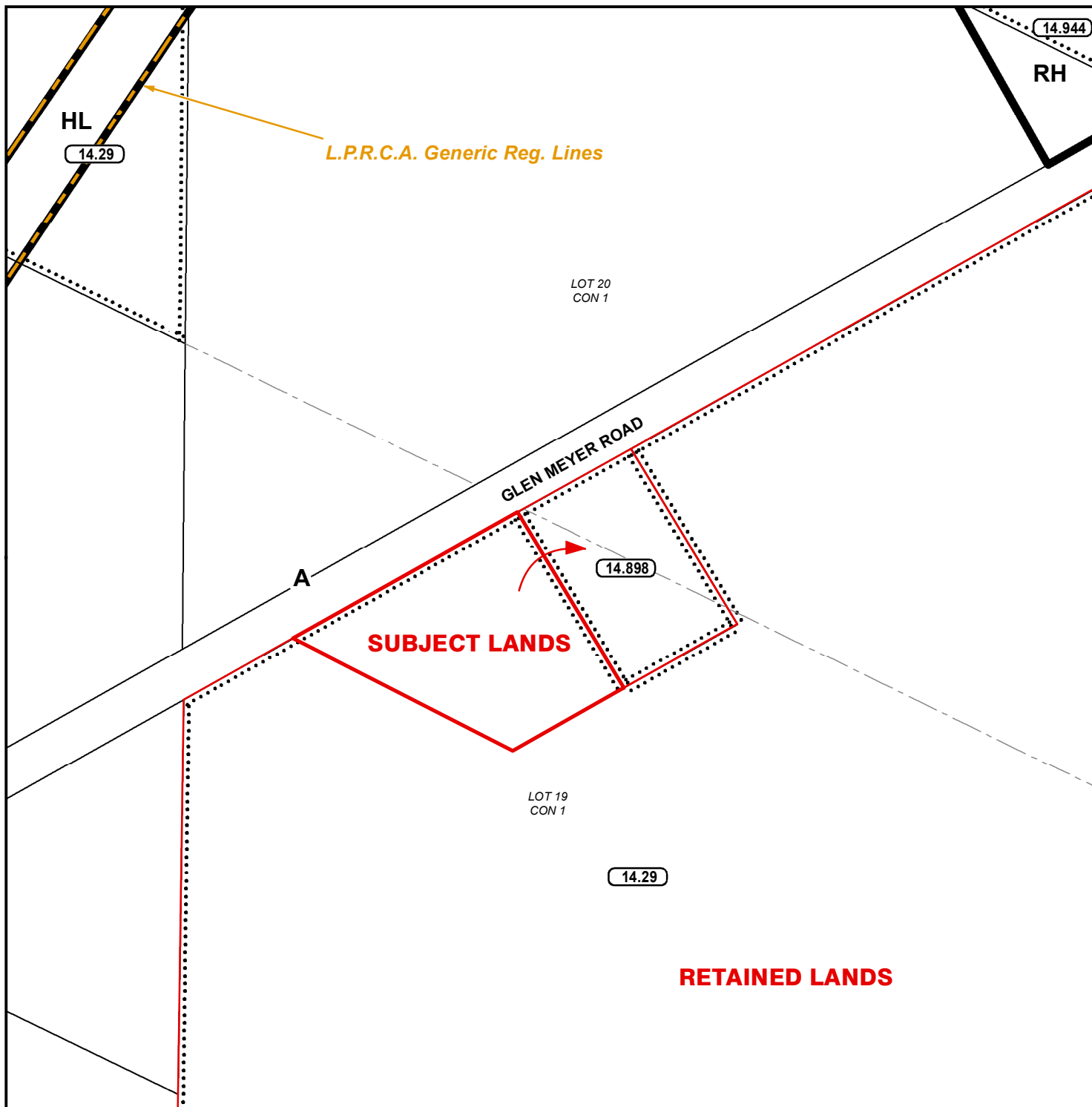
Significant Woodland

11/17/2022

N

40 20 0 40 80 120 160

Meters



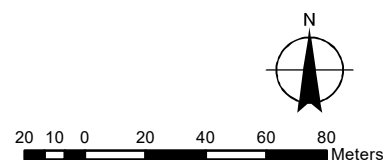
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

11/17/2022

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone



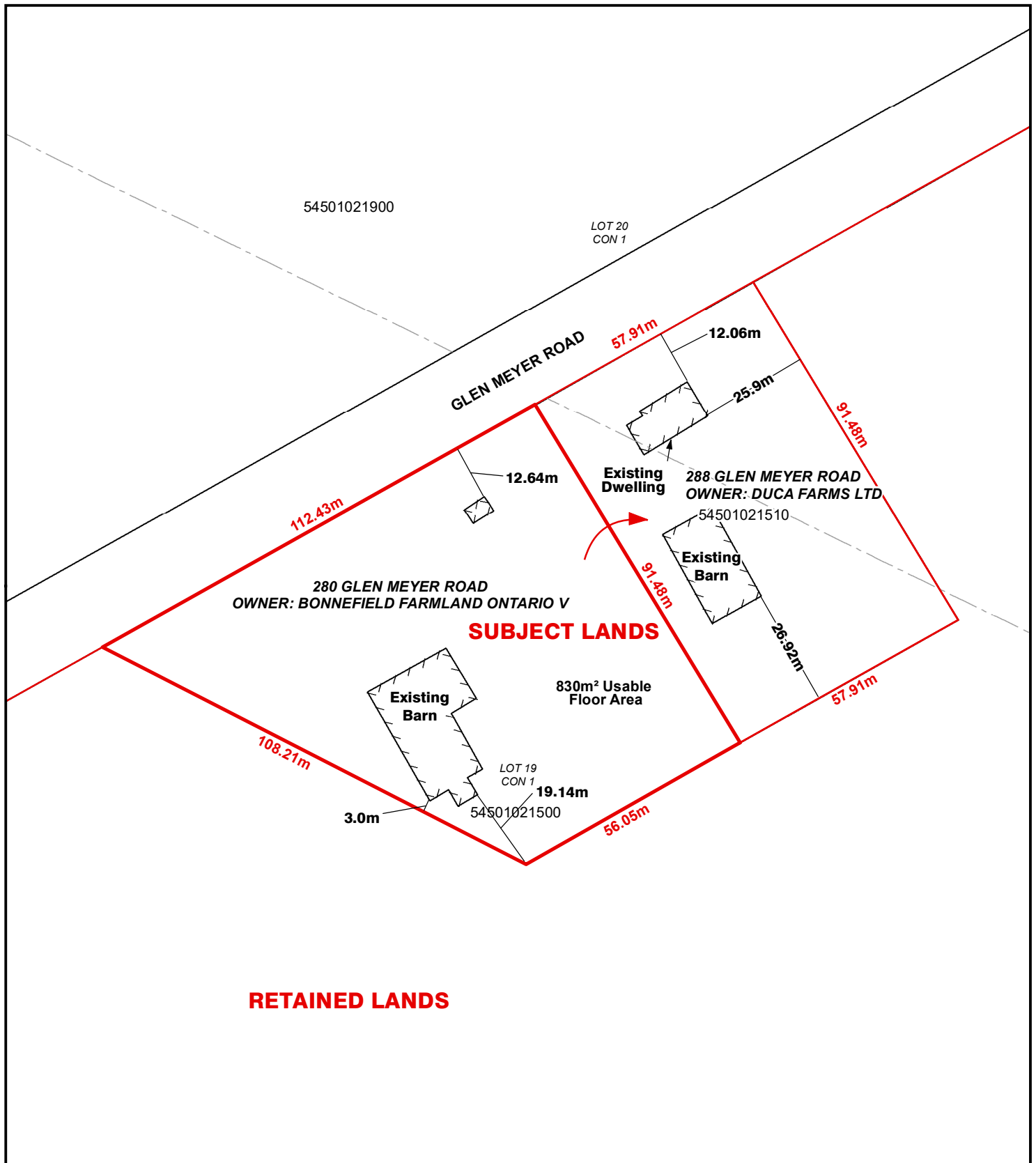
MAP D

CONCEPTUAL PLAN

Geographic Township of HOUGHTON

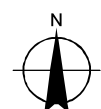
BNPL2022303

ANPL2022304



Legend

- Subject Lands
- Lands Owned



11/17/2022

10 5 0 10 20 30 40 Meters

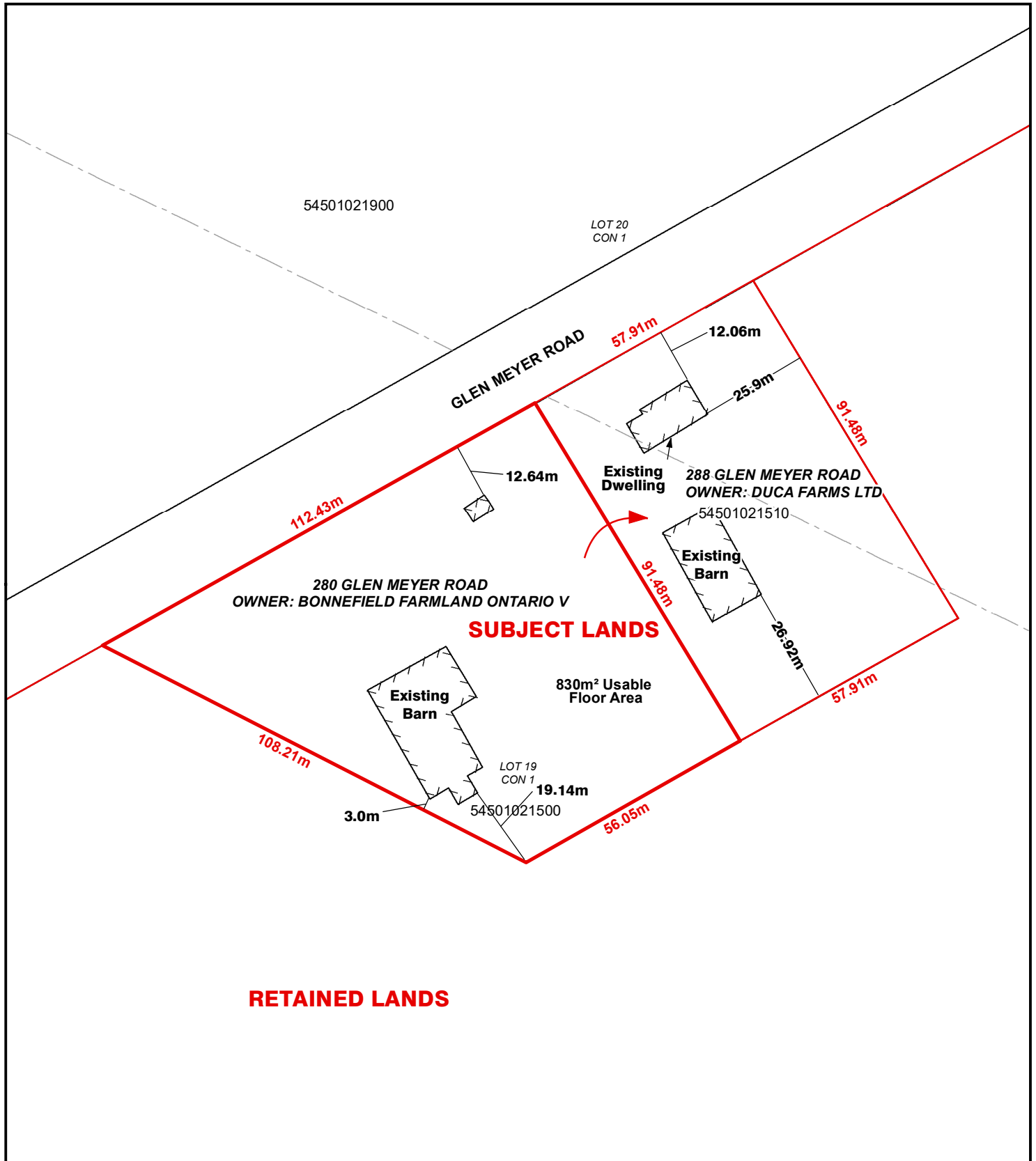
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of HOUGHTON

BNPL2022303

ANPL2022304



Legend

-  Subject Lands
-  Lands Owned

11/17/2022

