

**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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**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:** \_\_\_\_\_

**A. Applicant Information**

**Name of Owner** \_\_\_\_\_

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 \_\_\_\_\_

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

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

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

Email \_\_\_\_\_

**Name of Applicant** \_\_\_\_\_

Address \_\_\_\_\_

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

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

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

Email \_\_\_\_\_

**Name of Agent** \_\_\_\_\_  
 Address \_\_\_\_\_  
 Town and Postal Code \_\_\_\_\_  
 Phone Number \_\_\_\_\_  
 Cell Number \_\_\_\_\_  
 Email \_\_\_\_\_

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):

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

Municipal Civic Address: \_\_\_\_\_

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: \_\_\_\_\_

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:

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

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:

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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:

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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:

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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					
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: \_\_\_\_\_

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

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

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

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

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

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: \_\_\_\_\_

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Description of land intended to be retained in metric units:

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

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

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

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

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

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

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

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:

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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:

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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

- Municipal piped water
  - Individual wells
  - Communal wells
  - Other (describe below)
- 

Sewage Treatment

- Municipal sewers
  - Septic tank and tile bed in good working order
  - Communal system
  - Other (describe below)
- 

Storm Drainage

- Storm sewers
  - Other (describe below)
  - Open ditches
- 

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street:

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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.

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**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.

[Signature] January 12, 2026  
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 Ron & Patty Tchorek am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Kayla DeLeye 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.

[Signature] Jan 12, 2026  
Owner Date  
[Signature] Jan 12 / 2026  
Owner Date

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



Application 108 Highway 6

“ In the Province of Ontario, I/we solemnly declare that all the statements contained in this application are true and I/we 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”

Kayla DeLeye

**Planning Brief**

Boundary Adjustment Consent Application

154 Hwy 6 – Norfolk County

Monday January 5, 2026



## **Planning Brief for 154 Hwy 6, Norfolk County**

### **1.0 INTRODUCTION**

Kayla DeLeye Development Planning (“Agent”) has been retained by the Tchorek family (“owner”) to assist in obtaining a minor boundary adjustment consent application for 154 Hwy 6, Norfolk County, legally described as Windham Concession 1 Part Lot 2 Registered Plan 37R4396 Part 1. The consent application is required to boundary adjust a small portion of lands from Roll # 33703026200, to 154 Hwy 6.

This brief aims to provide details and justification regarding the minor boundary adjustment and provide a brief overview of the planning merits associated with the planning application.

### **2.0 SUBJECT LANDS DESCRIPTION**

The application involves two properties:

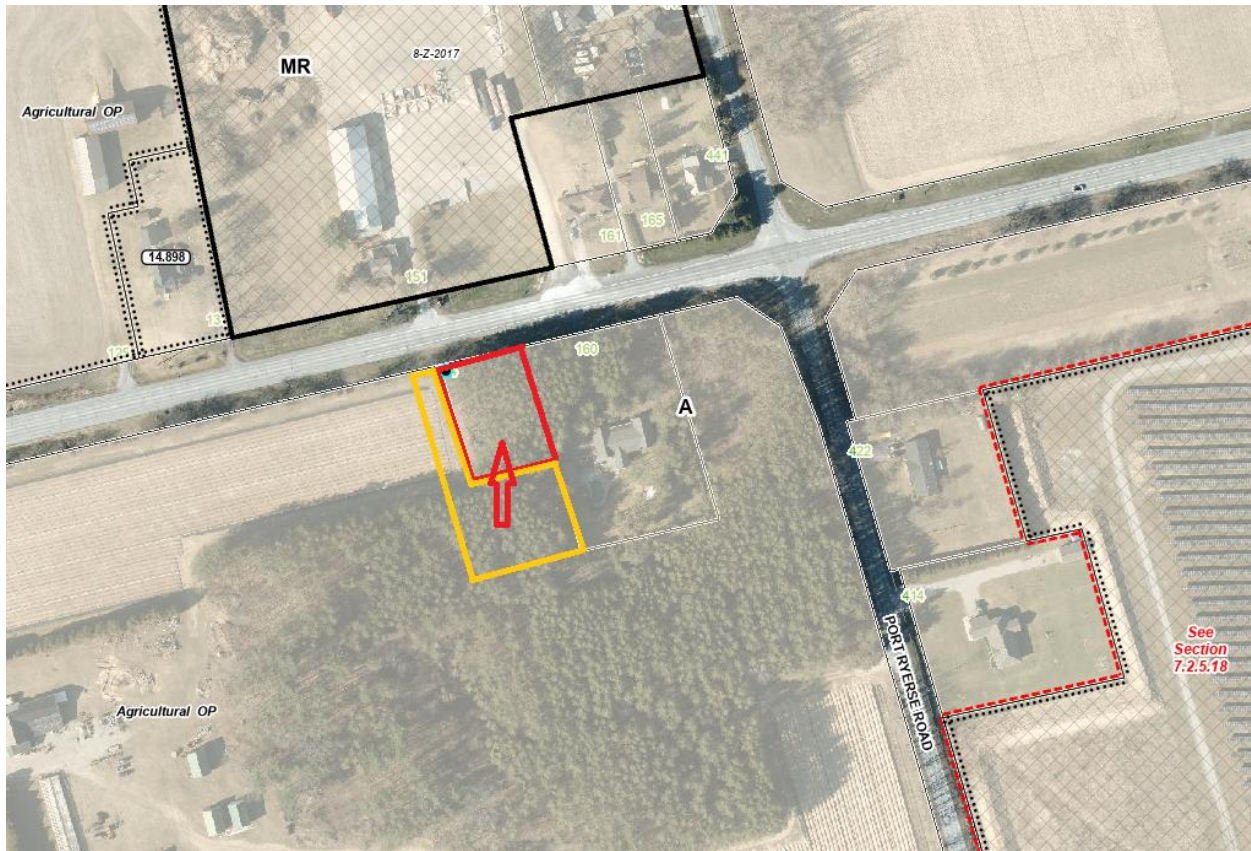
1. Farm parcel that lands are being boundary adjusted from (roll #33703026200), which comprise of approximately 59.61 hectares (147.31 acres); and
2. Existing rural lot (roll # 33703026225), which comprise of approximately 0.19 hectares (0.47 acres)

154 Hwy 6, Roll #33703026225 has frontage along Hwy 6 in the geographic township of Windham, approximately 3.8 kilometres west of Port Dover in Norfolk County.

The subject lands are approximately 0.19 hectares (0.47 acres) in size and are vacant. The majority of the lands surrounding the subject property are in agricultural production with many surrounding rural residential lots. The subject lands are classified as prime agricultural lands however the owners only wish to boundary adjust as minimal amount of land as possible in order to accommodate a well and septic on the existing lot of record.

See the property location shown on Map 1 below that also shows the property’s Official Plan designation and Zoning and well as the proposed lands to be boundary adjusted.

## Map 1: Location, Designation and Zoning of Subject Lands



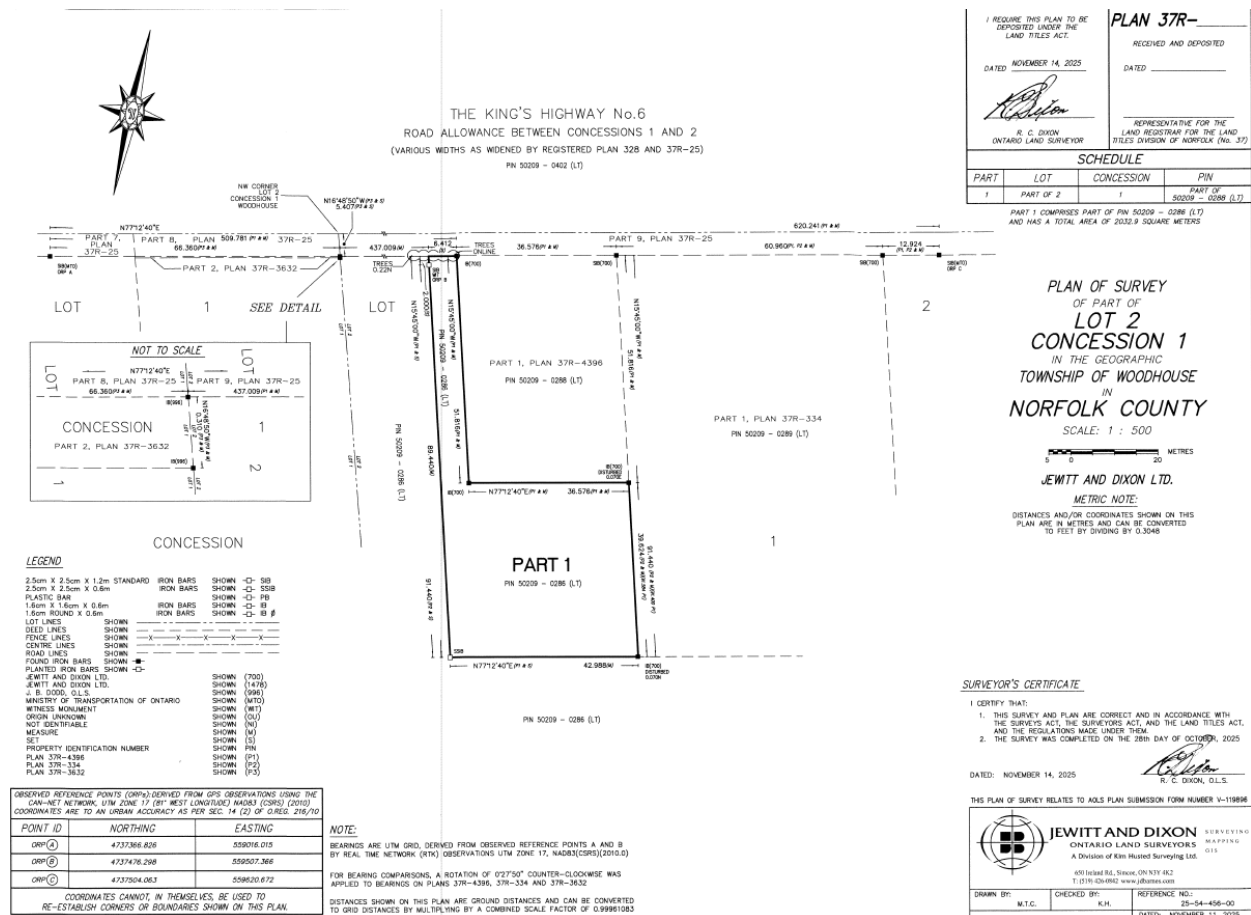
The proposed minor boundary adjustment would seek to boundary adjust 2032.9 square metres from the adjacent farm parcel to the existing rural residential lot to increase its size to be large enough to sustain both a private well and septic system.

The proposed boundary adjusted lands are vacant.

### Official Plan Designation & Zoning By-law Provisions

The subject lands are designated Agricultural in the Norfolk County Official Plan (NCOP) and zoned Agricultural (A) in the Norfolk County Zoning By-law 1-Z-2014 (NCZB) as shown in Map 1 above.

## Map 2: Survey Sketch of the Proposed Severed Lands



### 3.0 LAND USE PLANNING POLICY FRAMEWORK & ANALYSIS

The proposed minor boundary adjustment is reviewed under several policy and regulatory documents including:

- 1 – Provincial Planning Statement, 2024;
- 2 – Norfolk County Official Plan; and
- 3 – Norfolk County Zoning By-law 1-Z-2014.

A detailed land use planning policy framework and analysis is included below.

### 4.1 PROVINCIAL PLANNING STATEMENT, 2024 FRAMEWORK & ANALYSIS

The Provincial Planning Statement (PPS) is a consolidated statement of the government's interests and policies on land use planning in Ontario. It provides provincial policy direction for appropriate development and includes key land use planning issues that affect communities, such as building strong and healthy communities, the wise use and management of resources, and the protection of public health and safety. The PPS

supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS is issued under section 3 of the Planning Act, and according to the Act, all decisions affecting planning matters shall be consistent with the PPS. Municipalities are the primary decision-makers for local communities. They implement provincial policies through municipal official plans, zoning by-laws and planning-related decisions.

As per section 4.3.1 of the PPS, prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate and includes Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area.

As per section 4.3.2 of the PPS, in prime agricultural areas, agricultural uses (including farm buildings and a residence) are permitted. Furthermore, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected, and the creation of new lots shall comply with the minimum distance separation (MDS) formula.

The subject lands are considered part of a “prime agricultural area”, which is defined as “areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.”

Policy 4.3.3.2 of the PPS states, “Lot adjustments in prime agricultural areas may be permitted for **legal or technical reasons**.”

The PPS goes on to define legal or technical reasons to mean “severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.”

The owner has applied for a minor boundary adjustment for a technical reason in accordance with Policy 4.3.3.2.

It is my professional opinion that the proposed boundary adjustment to increase the lot size by 2032.9 square metres is minor, and technical in nature and does not result in the creation of a new lot.

The subject application is consistent with the policies of the PPS.

## **4.2 NORFOLK COUNTY OFFICIAL PLAN FRAMEWORK & ANALYSIS**

The Norfolk County Official Plan (NCOP) is the local municipal planning policy which describes how land in Norfolk County should be used. It is prepared with input from the

community and helps manage growth and development within the County until 2036. The NCOP provides a policy framework to guide economic, environmental and social decisions that have implications for the use of land.

The purpose of the NCOP is to provide an overall policy framework establishing clear development principles and policies including land use designations to:

- promote orderly growth and development;
- provide guidance to Council;
- ensure the financial sustainability of the County;
- establish goals and objectives to provide appropriate services;
- respond to population and economic change;
- implement monitoring, review and updates to policy as per new provincial interests; and
- assist in co-ordinating and integrating planning activities with cross-jurisdictional implications including:
  - ecosystem,
  - shoreline and watershed planning;
  - natural heritage planning;
  - management of resources;
  - transportation and infrastructure planning;
  - regional economic development;
  - cultural heritage planning,
  - air and water quality monitoring; and
  - waste management.

The subject lands are designated “Agricultural” in the NCOP.

Section 7.2.3 of the Norfolk County Official Plan contains policies around agricultural lot creation and lot adjustment.

Consent to sever land may be considered for the following purposes:

a) Consent to sever land may be considered for the following purposes:

- i) the assembly or disassembly of agricultural lots for agriculture uses including agriculturally related boundary adjustments which do not result in the creation of a new lot, subject to the policies of Section 7.2.4 (Agricultural Designation - Agricultural Lot Size Policies);
- ii) agriculture-related commercial and industrial uses in accordance with the policies of Section 7.2.2(Agricultural Designation – Land Use Policies);
- iii) agriculture-related commercial, institutional and industrial uses existing prior to August 24, 1978, provided the retained parcel of land is not considered a vacant lot, and subject to the policies of this Plan;
- iv) infrastructure and utilities, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;

v) a currently habitable farm dwelling surplus to a farming operation as a result of the consolidation of farm properties located within Norfolk County and adjacent municipalities, subject to the policies of Sections 7.2.3(b) and (c);

**vi) technical reasons including minor boundary adjustments, corrections of deeds, quit claims, easements or rights-of-way, or other purposes that do not create an additional separate lot, and which do not change the lot configuration such that a non-agricultural lot is created which would not be in conformity with the policies of this Plan.**

The owner is proposing a minor boundary adjustment to adjust an area of 2032.9 square metres to the adjacent existing undersized lot to increase the size of the lot from 0.19 hectares (0.47 acres) to 0.39329 hectares (1 acre). The technical reason behind the request is to allow more space for the viable installation of a private well and septic system to service a future dwelling. Furthermore, the area to be boundary adjusted serves as a logical extension of the existing rural residential lot to the extent that the rear property line will match that of the adjacent residential lot to the east. The proposed boundary adjustment does not change the lot configuration such that a non-agricultural lot is created.

The proposed minor boundary adjustment is in conformity to the Norfolk County Official Plan.

#### **4.3 NORFOLK COUNTY ZONING BY-LAW, 1-Z-2014 FRAMEWORK & ANALYSIS**

The Norfolk County Zoning By-law 1-Z-2014 (NCZB) is a regulatory document that controls the land in Norfolk County in terms of compatibility, character and appearance, and implements the NCOP. The NCZB identifies that no land, building or structures shall be used, erected, altered or occupied except in conformity with the provisions of the NCZB.

The current zoning of the subject lands is Agricultural Zone (A) in the NCZB.

The following provisions apply to the Agricultural (A) Zone:

<b>Provision</b>	<b>Requirement</b>	<b>Provided</b>	<b>Comment</b>
Minimum lot area	40 ha (98.84 ac)	Retained: 59.41 hectares Severed: 2032.9 square metres New lot area of 154 Hwy 6: 0.39329 hectares	Complies
Minimum lot frontage	30 m (98.4 ft)	Retained: 430+ m Once boundary adjusted: 430+ m	Complies

		Adjusted lot once boundary adjusted: 42.99 m	
Minimum front yard	13 m (42.65 ft)	N/A	Complies
Minimum exterior side yard	13 m (42.65 ft)	N/A	Complies
Minimum interior side yard	3 m (9.84 ft)	N/A	Complies
Minimum rear yard	9 m (29.53 ft) <sup>1</sup>	N/A	Complies
Minimum separation between a farm processing facility and a dwelling on an adjacent lot	30 m (98.4 ft)	n/a	n/a
Maximum building height	11 m (36.10 ft)	N/A	N/A

The subject application complies with the NCZB.

**5. CONCLUSION**

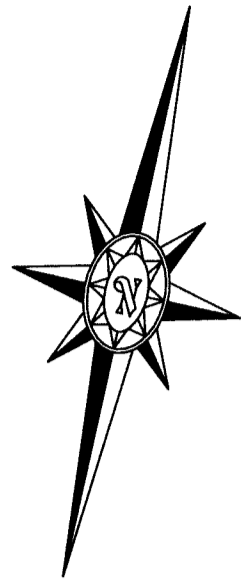
It is my professional opinion that the proposed planning application for a minor boundary adjustment severance represents good planning and should be approved as the planning brief has confirmed:

1. Consistency with the *Provincial Planning Statement*;
2. Conformity to the *Norfolk County Official Plan*;
3. Conformity to the *Norfolk County Zoning By-law*; and,

The agent looks forward to the expeditious processing of the subject application. Please do not hesitate to contact the undersigned should you have any questions related to this application.

Prepared and submitted by:

Kayla DeLeye, B.A MA, Ec.D, MCIP, RPP



THE KING'S HIGHWAY No.6  
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2  
(VARIOUS WIDTHS AS WIDENED BY REGISTERED PLAN 328 AND 37R-25)  
PIN 50209 - 0402 (LT)

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

**PLAN 37R-**

RECEIVED AND DEPOSITED

DATED NOVEMBER 14, 2025

DATED \_\_\_\_\_

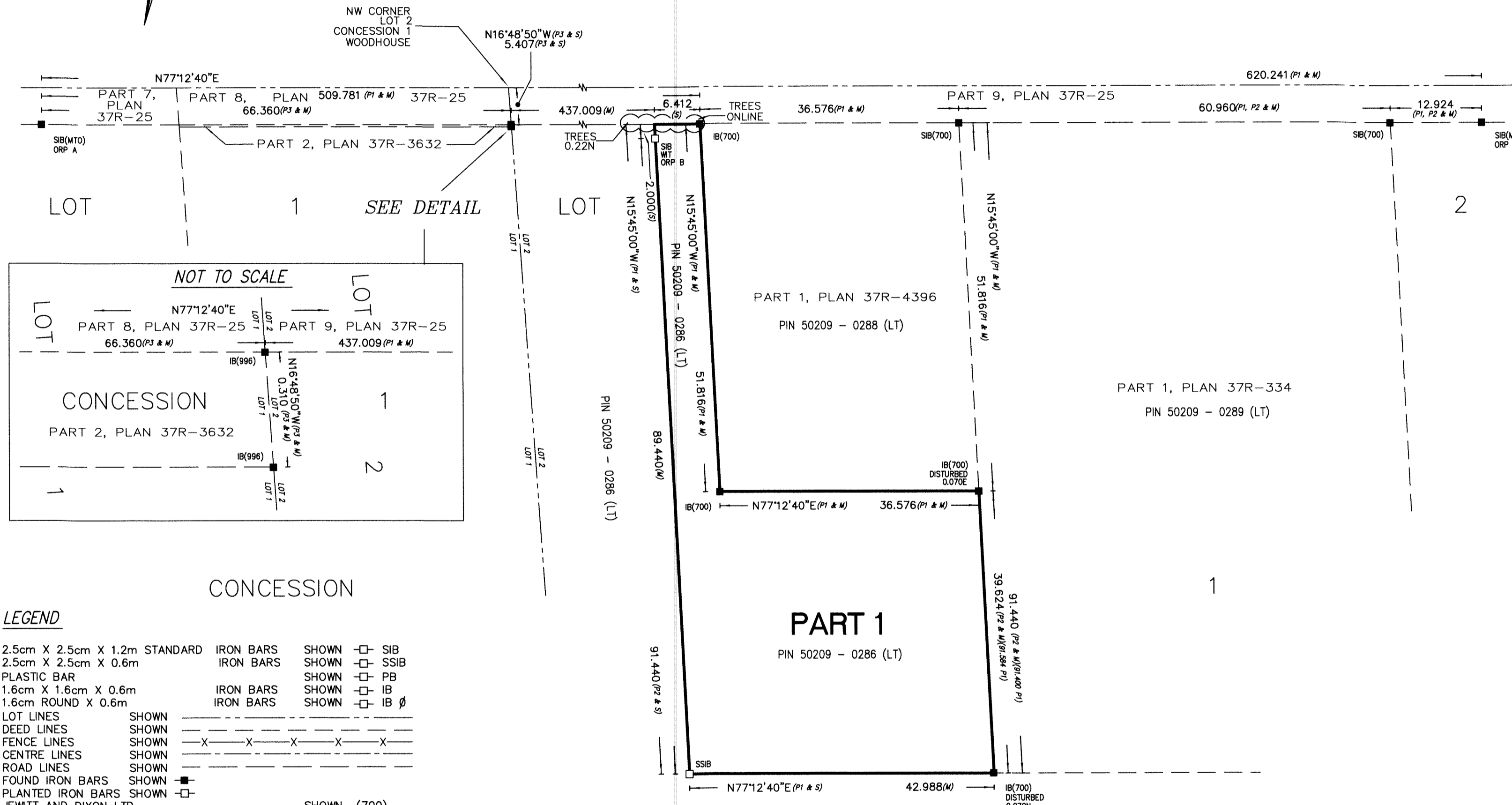
R. C. DIXON  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE LAND  
TITLES DIVISION OF NORFOLK (No. 37)

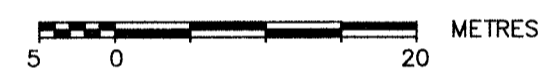
**SCHEDULE**

PART	LOT	CONCESSION	PIN
1	PART OF 2	1	PART OF 50209 - 0288 (LT)

PART 1 COMPRISES PART OF PIN 50209 - 0286 (LT) AND HAS A TOTAL AREA OF 2032.9 SQUARE METERS



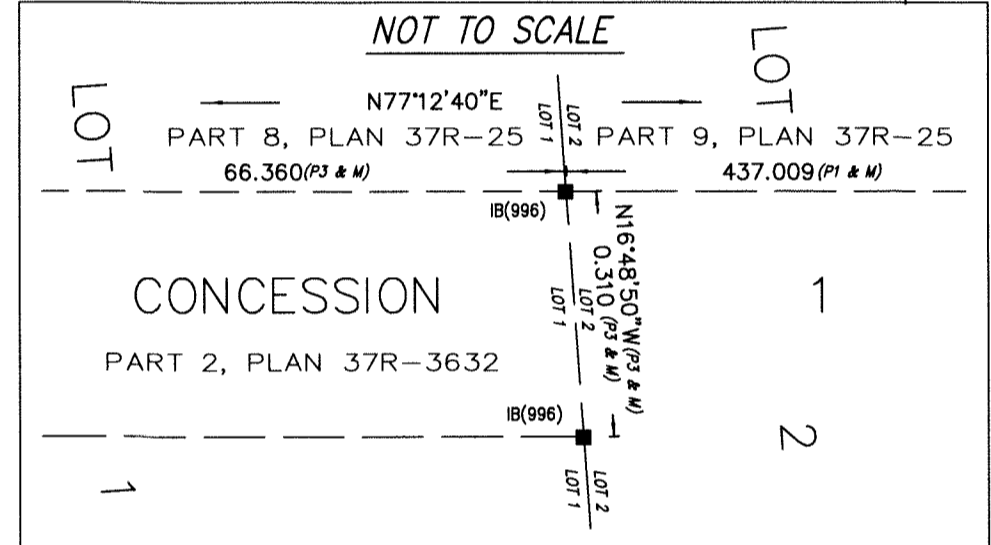
PLAN OF SURVEY  
OF PART OF  
**LOT 2**  
**CONCESSION 1**  
IN THE GEOGRAPHIC  
TOWNSHIP OF WOODHOUSE  
IN  
**NORFOLK COUNTY**  
SCALE: 1 : 500



**JEWITT AND DIXON LTD.**

**METRIC NOTE:**

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**LEGEND**

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	□	SIB
2.5cm X 2.5cm X 0.6m IRON BARS	SHOWN	□	SSIB
PLASTIC BAR	SHOWN	□	PB
1.6cm X 1.6cm X 0.6m IRON BARS	SHOWN	□	IB
1.6cm ROUND X 0.6m IRON BARS	SHOWN	□	IB ∅
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.	SHOWN	(700)	
JEWITT AND DIXON LTD.	SHOWN	(1478)	
J. B. DODD, O.L.S.	SHOWN	(996)	
MINISTRY OF TRANSPORTATION OF ONTARIO	SHOWN	(MTO)	
WITNESS MONUMENT	SHOWN	(WIT)	
ORIGIN UNKNOWN	SHOWN	(OU)	
NOT IDENTIFIABLE	SHOWN	(NI)	
MEASURE	SHOWN	(M)	
SET	SHOWN	(S)	
PROPERTY IDENTIFICATION NUMBER	SHOWN	PIN	
PLAN 37R-4396	SHOWN	(P1)	
PLAN 37R-334	SHOWN	(P2)	
PLAN 37R-3632	SHOWN	(P3)	

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 AN URBAN ACCURACY AS PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP (A)	4737366.826	559016.015
ORP (B)	4737476.298	559507.366
ORP (C)	4737504.063	559620.672

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

**NOTE:**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTK) OBSERVATIONS UTM ZONE 17, NAD83(CSRS)(2010.0)  
FOR BEARING COMPARISONS, A ROTATION OF 0°27'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS 37R-4396, 37R-334 AND 37R-3632  
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99961083

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. 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.  
2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF OCTOBER, 2025

DATED: NOVEMBER 14, 2025

R. C. DIXON, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-119896

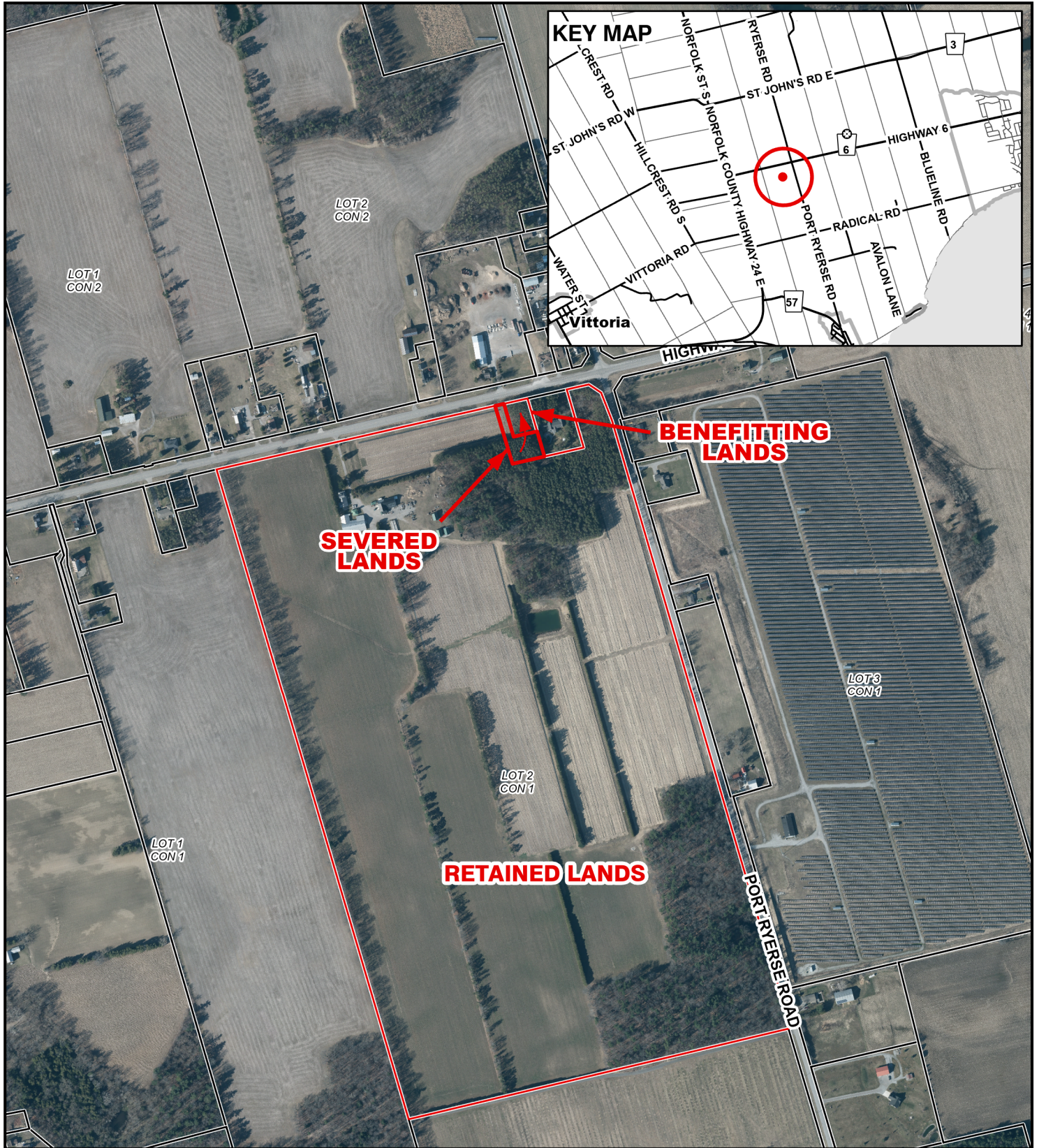
**JEWITT AND DIXON**  
ONTARIO LAND SURVEYORS  
A Division of Kim Husted Surveying Ltd.

650 Ireland Rd., Simcoe, ON N3Y 4K2  
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY: M.T.C.	CHECKED BY: K.H.	REFERENCE NO.: 25-54-456-00
		DATED: NOVEMBER 11, 2025

CONTEXT MAP

Geographic Township of WOODHOUSE

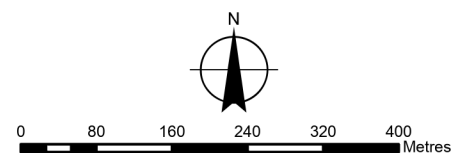


Legend

- Subject Lands
- Lands Owned

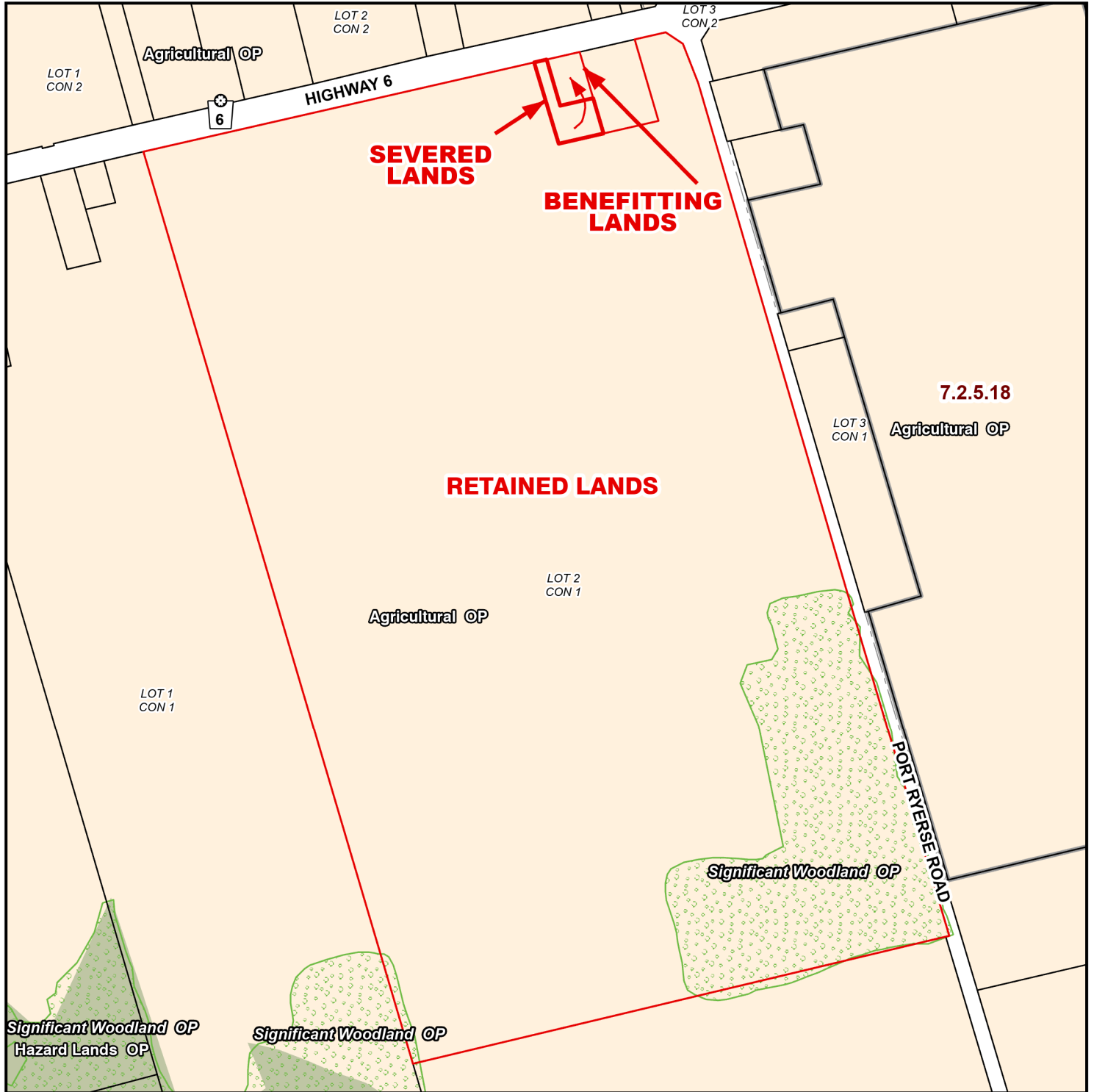
2/2/2026

2020 Air Photo





**OFFICIAL PLAN MAP**




Geographic Township of WOODHOUSE



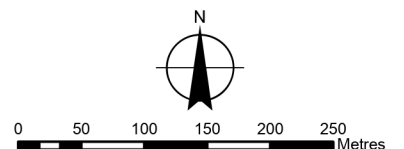
**Legend**

-  Subject Lands
-  Lands Owned

**Official Plan Designations**

-  Agricultural
-  Hazard Lands
-  Significant Woodland

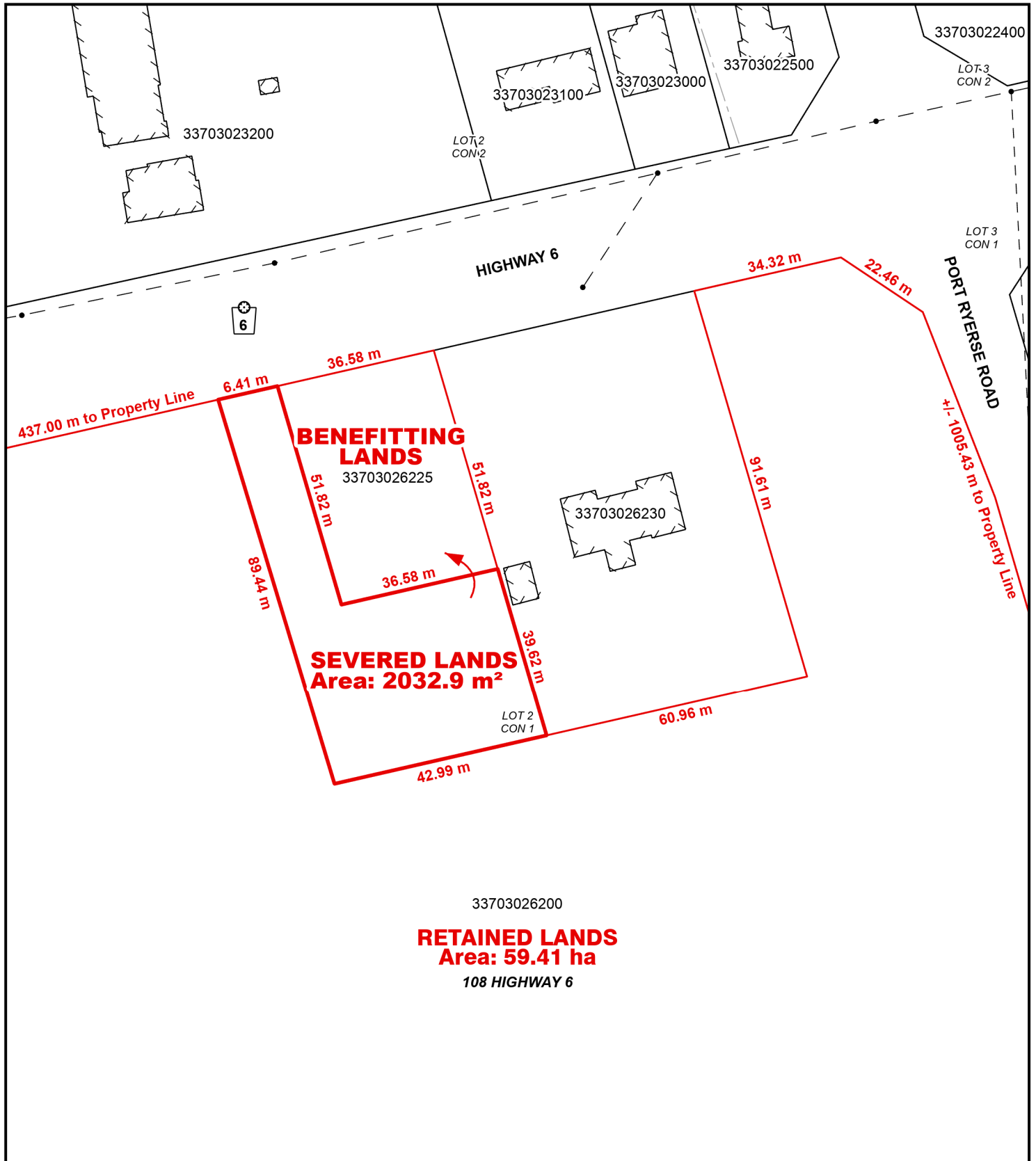
2/2/2026






CONCEPTUAL PLAN

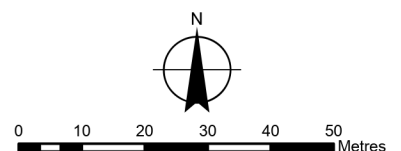
Geographic Township of WOODHOUSE



Legend

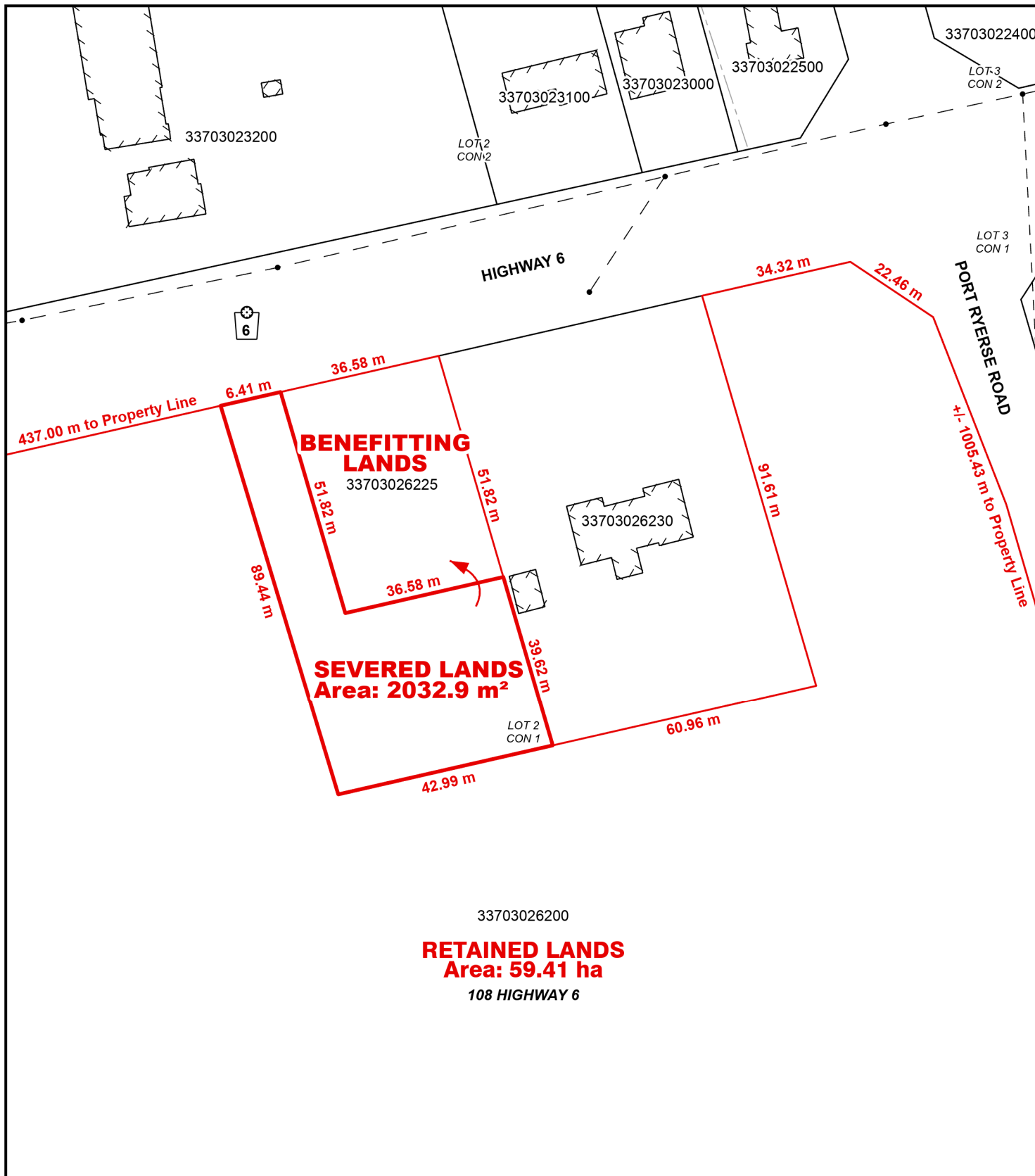
-  Subject Lands
-  Lands Owned

2/2/2026



CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

- Subject Lands
- Lands Owned

2/2/2026

