

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

PLPL 2019B24
SPL 2017 013
—
SEP 10/19
SEP 11/19

Public Notice Sign

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

—
\$2047
—
—
Alisha

Check the type of planning application(s) you are submitting.

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Consent/Severance
- ☐ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☒ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Application for Part Lot Control for 97 Residential Lots and any associated parts

Property Assessment Roll Number:

401 015 38718

A. Applicant Information

Name of Owner 2590709 ONTARIO INC

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 2870 PORTLAND DRIVE

Town and Postal Code OAKVILLE, ON L6H 5W8

Phone Number _____

Cell Number 1 647-880-6667

Email ishratkiani@gmail.com

Name of Applicant HURON CREEK DEVELOPMENTS

Address 35 TRILLIUM DRIVE

Town and Postal Code KITCHENER ON, N2E 0H2

Phone Number _____

Cell Number 519-221-5889

Email carlos.dasilva@huroncreek.com

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 agent noted above.

☐ Owner

☐ Agent

☒ Applicant

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

Mortgagees: 2177545 Ontario Inc. & 2177546 Ontario Inc., 63 St. George Road
Paris, ON, N3L 3E1

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 LOT 3, CONCESSION 5 WOODHOUSE, PART 1 PLAN 37R10849 EXCEPT
PART 3 PLAN 37R11108; NORFOLK COUNTY

Municipal Civic Address: _____

Present Official Plan Designation(s): LOW RISE RESIDENTIAL

Present Zoning: RESIDENTIAL

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:

VACANT LAND - RESIDENTIAL BUNGALOW TOWNHOUSE CONDO UNDER
CONSTRUCTION

4. Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

N/A

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: 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:

9. Existing use of abutting properties:

10. Are there any existing easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

THERE ARE UTILITIES EASEMENTS IN PLACE TO ALLOW FOR FOR GAS AND HYDRO SERVICING

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

PROPOSING A 97 UNIT COMMON ELEMENT CONDO WITH 97 POTL's

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

N/A

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: 202.07m
Depth: 135.47m
Width: _____
Lot Area: 43,053.77m²
Present Use: VACANT LAND
Proposed Use: COMMON ELEMENT CONDO - BUNGALOW TOWNS

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: _____
Depth: _____
Width: _____
Lot Area: _____
Present Use: _____
Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: N/A
Depth: _____
Width: _____
Area: _____
Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

N/A

9. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 97

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): _____

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: N/A

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Indicate the gross floor area by the type of use (for example: office, retail, storage): _____

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☒ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☒ No If yes please describe: _____

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage): _____

15. Describe Recreational or Other Use(s) (if applicable)

D. 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. 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. 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. 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: _____

G. 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 SCHEULE OF PART LOTS

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 properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

K. 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.

L. 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.

SEPTEMBER 10, 2019

Owner/Applicant Signature

Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

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

I/We authorize CARLOS DA SILVA 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.

X

SEPTEMBER 10, 2019

Owner

Date

Owner

Date

J. Transfers, Easements and Postponement of Interest

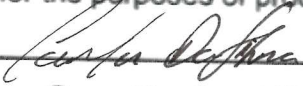
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

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Owner/Applicant Signature

SEPTEMBER 10, 2019

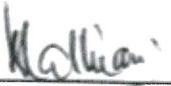
Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.


I/We 2590709 Ontario Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize CARLOS DA SILVA 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.

ISHRAT KIANI 
Owner

SEPTEMBER 10, 2019

Date

MUHAMMAD AZAM 
Owner

SEPTEMBER 10, 2019

Date

N. Declaration


I, CARLOS DA SILVA of CAMBRIDGE ONTARIO

solemnly declare that:

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

Declared before me at:

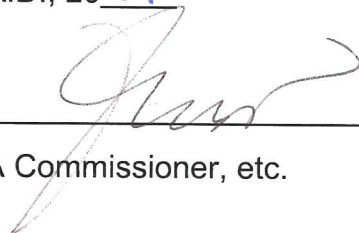
CITY OF KITCHENER


Owner/Applicant Signature

In REGION OF WATERLOO

This 10 day of SEPTEMBER

A.D., 20 19


A Commissioner, etc.

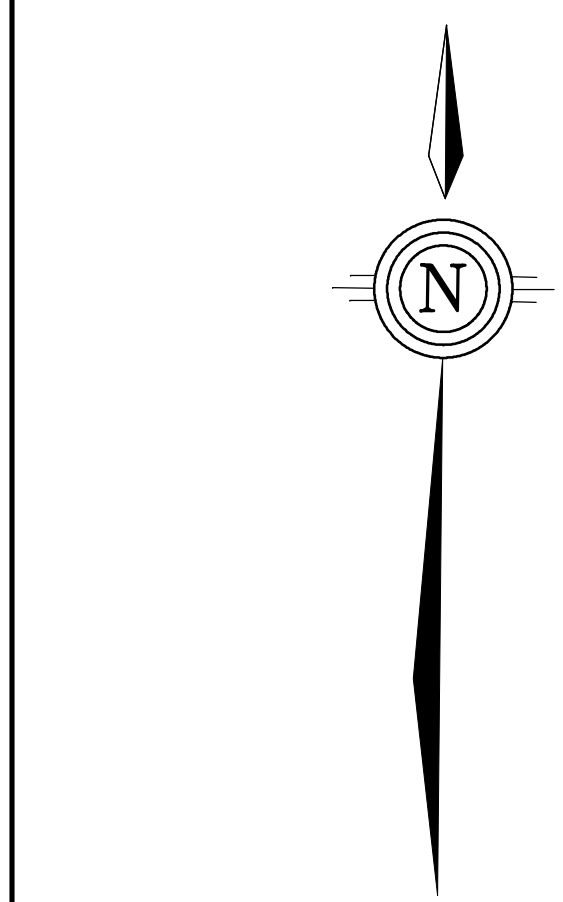
Joanne Annette Marie Amyot, a Commissioner, etc.,
Province of Ontario, for Huron Creek Holdings Corp.
and Huron Creek Developments.
Expires January 25, 2022

intended Lotting Fabric (attach additional sheets as necessary)

All Parts Comprising a Lot	Combined Lot Width	Combined Lot Area (sq.m.)	Type of Dwelling	Attached Garage? Y or N
1, 99	9.800	269.5	Townhome	Y
2, 100	9.750	268.125	Townhome	Y
3, 101	9.750	268.125	Townhome	Y
4, 102	9.800	269.5	Townhome	Y
5, 103	9.800	269.5	Townhome	Y
6, 104	9.750	268.125	Townhome	Y
7, 105	9.750	268.125	Townhome	Y
8, 10	9.800	267.46	Townhome	Y
9, 107	9.800	274.4	Townhome	Y
10, 108	9.750	273	Townhome	Y
11, 109	9.800	274.4	Townhome	Y
12, 110	9.800	274.4	Townhome	Y
13, 111	9.750	273	Townhome	Y
14, 112	9.800	274.4	Townhome	Y
15, 113	9.800	274.4	Townhome	Y
16, 114	9.750	273	Townhome	Y
17, 115	9.800	274.4	Townhome	Y
18, 116	9.800	269.5	Townhome	Y
19, 117	9.750	268.125	Townhome	Y
20, 118	9.800	269.5	Townhome	Y
21, 119	9.800	269.5	Townhome	Y
22, 120	9.750	268.125	Townhome	Y
23, 121	9.800	269.5	Townhome	Y
24, 122	9.800	274.4	Townhome	Y
25, 123	9.750	273	Townhome	Y
26, 124	9.800	274.4	Townhome	Y
27, 125	9.800	264.6	Townhome	Y
28, 126	9.750	263.25	Townhome	Y
29, 127	0.800	264.6	Townhome	Y
30, 128	9.800	264.6	Townhome	Y
31, 129	9.800	264.6	Townhome	Y
32, 130	9.800	261.97	Townhome	Y
33, 131	9.750	268.125	Townhome	Y
34, 132	9.800	269.5	Townhome	Y
35, 133	9.800	269.5	Townhome	Y
36, 134	9.750	268.125	Townhome	Y
37, 135	9.800	269.5	Townhome	Y
38, 136	9.800	269.5	Townhome	Y
39, 137	9.750	268.125	Townhome	Y
40, 138	9.800	259.23	Townhome	Y
41, 139	9.800	269.5	Townhome	Y
42, 140	9.750	268.125	Townhome	Y
43, 141	9.800	269.5	Townhome	Y
44, 142	9.800	258.66	Townhome	Y
45, 143	9.750	273.98	Townhome	Y
46, 144	9.800	279.3	Townhome	Y
47, 145	9.800	279.3	Townhome	Y
48, 146	9.750	277.88	Townhome	Y
49, 147	9.800	279.3	Townhome	Y

50, 148	9.800	279.3	Townhome	Y
51, 149	9.800	273.93	Townhome	Y
52, 150	9.800	273.94	Townhome	Y
53, 151	9.800	279.3	Townhome	Y
54, 152	9.800	279.3	Townhome	Y
55, 153	9.750	277.88	Townhome	Y
56, 154	9.800	279.3	Townhome	Y
57, 155	9.800	279.3	Townhome	Y
58, 156	9.750	281.41	Townhome	Y
59, 157	9.800	294.42	Townhome	Y
60, 158	9.800	294	Townhome	Y
61, 159	9.750	292.5	Townhome	Y
62, 160	9.750	292.5	Townhome	Y
63, 161	9.800	294	Townhome	Y
64, 162	9.800	294	Townhome	Y
65, 163	9.750	292.5	Townhome	Y
66, 164	9.750	292.5	Townhome	Y
67, 165	9.800	294	Townhome	Y
68, 166	9.800	279.3	Townhome	Y
69, 167	9.750	277.88	Townhome	Y
70, 168	9.800	279.3	Townhome	Y
71, 169	9.800	279.3	Townhome	Y
72, 170	9.750	277.88	Townhome	Y
73, 171	9.800	279.3	Townhome	Y
74, 172	9.800	279.3	Townhome	Y
75, 173	9.750	277.88	Townhome	Y
76, 174	9.800	279.3	Townhome	Y
77, 175	9.800	279.3	Townhome	Y
78, 176	9.750	277.88	Townhome	Y
79, 177	9.800	279.3	Townhome	Y
80, 178	9.800	279.3	Townhome	Y
81, 179	9.750	277.88	Townhome	Y
82, 180	9.800	278.63	Townhome	Y
83, 181	9.800	279.3	Townhome	Y
84, 182	9.750	277.88	Townhome	Y
85, 183	9.800	264.13	Townhome	Y
86, 184	9.800	274.13	Townhome	Y
87, 185	9.750	277.88	Townhome	Y
88, 186	9.800	279.3	Townhome	Y
89, 187	9.800	279.3	Townhome	Y
90, 188	9.750	277.88	Townhome	Y
91, 189	9.800	279.3	Townhome	Y
92, 190	9.800	279.3	Townhome	Y
93, 191	9.750	277.88	Townhome	Y
94, 192	9.800	273.52	Townhome	Y
95, 193	9.800	264.75	Townhome	Y
96, 194	9.750	277.88	Townhome	Y
97, 195	9.800	279.3	N/A	N
98		37, 796.93	N/A	N

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



PLAN OF SURVEY OF
PART OF LOT 3
CONCESSION 5
GEOGRAPHIC TOWNSHIP
OF WOODHOUSE
NORFOLK COUNTY

SCALE - 1 : 500

SCHEDULE				I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 37R-				
PART	LOT	CONCESSION	P.I.N.	DATED		RECEIVED AND DEPOSITED DATED				
1	PART OF 3	5	PART OF 50236-0778(LT)	DATED	JM JOHNSON, O.L.S.	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37)				
2	PART OF 3	5	PART OF 50236-0778(LT)							
3	PART OF 3	5	PART OF 50236-0778(LT)							
4	PART OF 3	5	PART OF 50236-0778(LT)							
5	PART OF 3	5	PART OF 50236-0778(LT)							
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9	PART OF 3	5	PART OF 50236-0778(LT)							
10	PART OF 3	5	PART OF 50236-0778(LT)							
SCHEDULE										
PART	LOT	CONCESSION	P.I.N.							
101	PART OF 3	5	PART OF 50236-0778(LT)							
102	PART OF 3	5	PART OF 50236-0778(LT)							
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194	PART OF 3	5	PART OF 50236-0778(LT)							
195	PART OF 3	5	PART OF 50236-0778(LT)							

PARTS 1 TO 195 INCLUSIVE COMPRISE ALL OF P.I.N. 50236-0778(LT).

PARTS 1 TO 195 INCLUSIVE COMPRISE ALL OF P.I.N. 50236-0778(LT).

ALL PARTS SUBJECT TO EASEMENT IN GROSS AS IN INSTRUMENT NK122638.
ALL PARTS SUBJECT TO EASEMENT AS IN INSTRUMENT NK123229.

NOTE:
BEARINGS ARE REFERRED TO THE EASTERLY LIMIT OF
PART 1, PLAN 37R-10848, SHOWN AS N157°30'W.
BEARINGS CAN BE CONVERTED TO GRID BY ROTATING COUNTER
CLOCKWISE BY 01°02'35".

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999612.

OBSERVED REFERENCE POINTS (ORPs)
CANSEL CAN-NET REAL-TIME NETWORK OBSERVATION UTM ZONE 17
NAD83 (CSRS) (1987.0) COORDINATES TO UTM ACCURACY
PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4742257.10	558636.28
ORP B	4741932.45	558731.66

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

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF SEPTEMBER, 2019.
DATED: _____ JM JOHNSON
ONTARIO LAND SURVEYOR

- LEGEND
- DENOTES SET MONUMENT
 - DENOTES FOUND MONUMENT
 - IRON BAR
 - STANDARD IRON BAR
 - WEST & RUUSKA LTD., O.L.S.

NOTE:
ALL BARS SET ARE IB, UNLESS OTHERWISE SHOWN.
ALL BARS FOUND ARE 1416, UNLESS OTHERWISE SHOWN.

WEST & RUUSKA LTD.
Land Surveyors

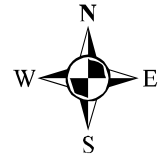
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519)752-8641

DRAWN BY: Ted S. KUTYLA, CST, DET H190049

MAP 2

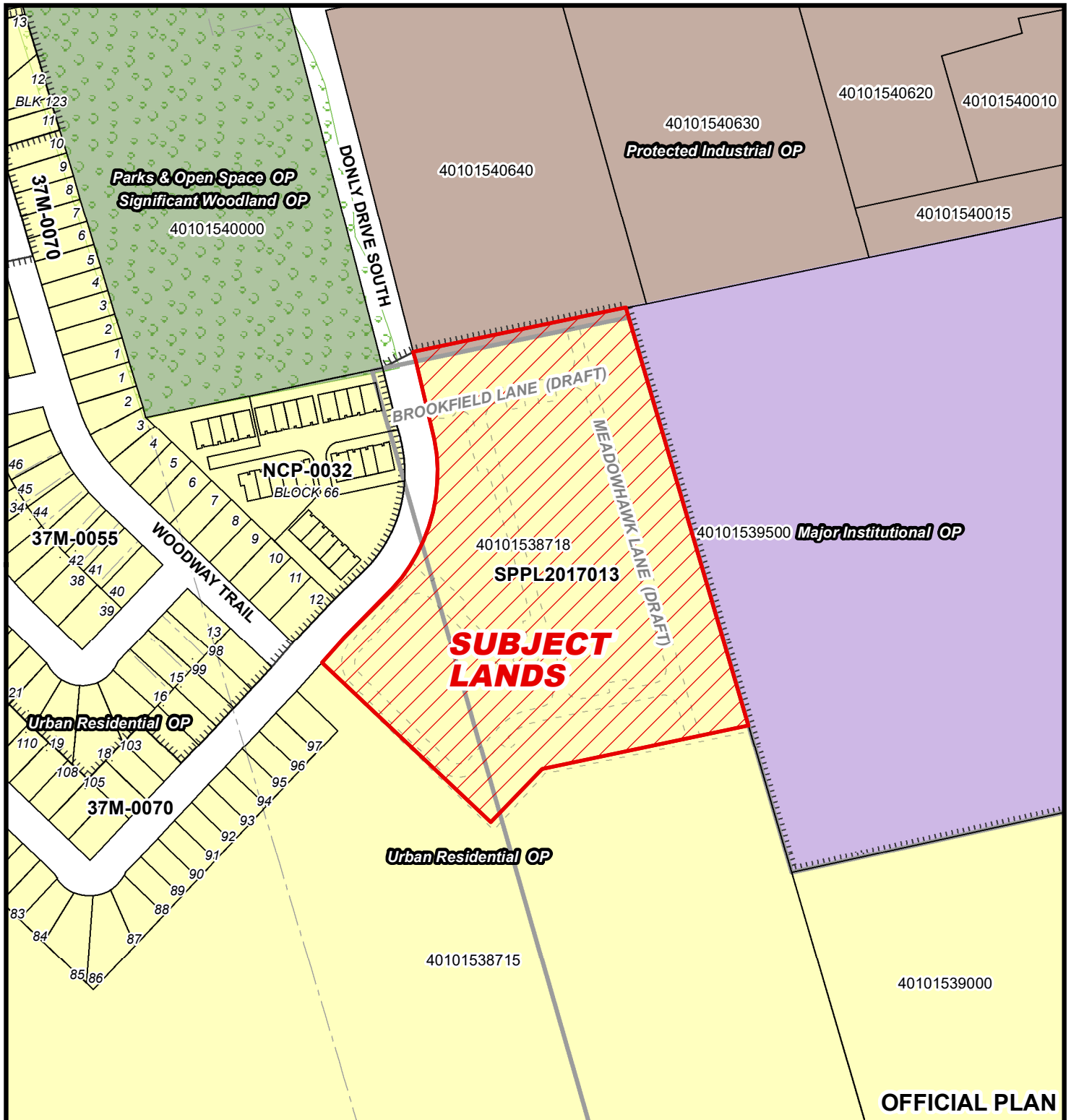
File Number: PLPL2019324

Urban Area of SIMCOE



20 10 0 20 40 60 80 Meters

1:3,200



MAP 3

File Number: PLPL2019324

Urban Area of SIMCOE



20 10 0 20 40 60 80 Meters

1:2,800



MAP 4

File Number: PLPL2019324

Urban Area of SIMCOE

