

For Office Use Only:

File Number PLPL2023355
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Public Notice Sign _____
Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____

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
- ☐ Extension of a Temporary Use By-law
- ☒ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired result of this application (for example, a special zoning provision on the subject lands to include additional use(s), changing the zone or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner 1064928 Ontario Ltd. (Joe Jeles)

Address 36 Paris Road

Town and Postal Code Paris, Ontario N3L 3H8

Phone Number 519 442 7214

Cell Number _____

Email joe.jeles@rogers.com

Name of Applicant Same as Owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent J H Cohoon Engineering Limited

Address 440 Hardy Road, Unit 1

Town and Postal Code Brantford, Ontario N3T 5L8

Phone Number 519 753 2656

Cell Number _____

Email rphillips@cohooneng.com

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both 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:

N/A



B. Location, Legal Description and Property Information

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

Lot 41 to Lot 49 Inclusive, Registered Plan 37M - 101

Lot 81 & 82, RP 334, in the Geographic Township of Windham in Norfolk County

Municipal Civic Address: Various

Present Official Plan Designation(s): Residential

Present Zoning: 'R2' - Residential Type R2

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

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

Various, some semi detached units have been completed and some under construction

4. Please describe **all existing** buildings or structures on the subject lands and whether they will 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 the 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:

Under construction is Lots 41 & Lot 49 - Remainder are currently vacant

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:

All of the lots will be semi-detached - we have included all of the current site plans that have been prepared.

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:

Subdivision was recently registered and construction of the homes is / has commenced

9. Existing use of abutting properties:

Residential, Agriculture, Future Development

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.

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

The purpose is allow individual units to be sold to purchasers

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: Refer to draft reference plan for the subdivision of the lots into the individual units

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:

Description of land intended to be retained in metric units:

Frontage: N/A

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):

9. Site Information**Zoning****Proposed**

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

Lot frontage	8.5m - 11.5m Ext	To Be VERIFIED
Lot depth	N/A	With DRAFT Reference
Lot width	Same as Frontage	Plan.
Lot area	225 sq.m. / 345 sq.m.	
Lot coverage	N/A	
Front yard	6m	
Rear yard	7.5m	
Left Interior side yard	3 / 1.2m (If garage)	
Right Interior side yard	3 / 1.2m (if garage)	
Exterior side yard (corner lot)	6m previous Reduced	
Landscaped open space	N/A	
Entrance access width	N/A	
Exit access width	N/A	
Size of fencing or screening	N/A	
Type of fencing	N/A	

10. Building Size

Number of storeys	N/A	Compliant
Building height	< 11m	Compliant
Total ground floor area	N/A	Compliant
Total gross floor area	N/A	Compliant
Total useable floor area	N/A	Compliant

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	N/A	Compliant
Number of visitor parking spaces	N/A	Compliant
Number of accessible parking spaces	N/A	Compliant
Number of off street loading facilities	N/A	Compliant

12. Residential (if applicable)

Number of buildings existing: Under Construction

Number of buildings proposed: Seperation of the Semi - Detached

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

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	9	_____
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: N/A

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, or 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:

Personal Knowledge with consultation with owner

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 N/A

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance N/A

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance N/A

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street: Argyle 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.

N/A

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

- ☐ Functional Servicing Report
- ☐ 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 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 site plan approval, 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, to disclose the registration of all transfer(s) of land and/or 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.



Owner/Applicant Signature

October 30, 2023

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 J. Jeles 1064928 Ontario Ltd am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J H Cohoon Engineering Ltd to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

October 30, 2023

Date

Owner

Date

N. Declaration


I, R W Phillips of City of Brantford

solemnly declare that:

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

Declared before me at:

City of Brantford

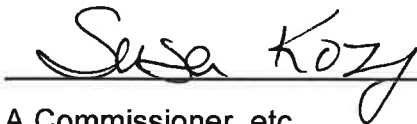


Owner/Applicant Signature

In County of Brant

This 30th day of October

A.D., 2023



A Commissioner, etc.

SUSAN LYNNE KOZEY
a Commissioner, etc., Province of Ontario,
for J.H. Cohoon Engineering Limited.
Expires April 29, 2024



J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8
Tel: (519) 753-2656 Fax: (519) 753-4263
www.cohooneng.com

13227

October 31, 2023

Norfolk County
Norfolk County Planning Department
County of Norfolk
Planning Development and Cultural Services Division
185 Robinson Street, Suite 200
Simcoe Ontario
N3Y 5L6

Attention: Ms. T. Givens, MCIP, RPP
Director of Planning

Re: Proposed Residential Draft Plan of Subdivision
Bluegrass Estates Subdivision Phase 3
Argyle Avenue
Delhi, Ontario
Norfolk County
Part Lot Control Application

Dear Ms. Givens:

On behalf of our client, Mr. J. Jeles of 1064928 Ontario Inc., please find enclosed the following information regarding our application for part lot control to create the individual residential lots / unit within the development that is located on Argyle Street in Norfolk County.

- Two (2) copies of the "Reference Plan", illustrating the proposed lot confirmation for the individual units being a preliminary reference plan (to be provided under separate cover)
- Two (2) copies of the Application to the Planning Department to allow the proposed development relating to Part Lot Control Exemption.
- A cheque in the amount of \$ 2,181.00 (consisting of the required application fee)
- Two (2) copies of the site development plan being drawing 13227-1 and 13227-14 as prepared by our office (J H Cohoon Engineering Limited) which illustrate the proposed lots and the associated grading and servicing.



Professional Engineers
Ontario

- Two (2) copies of the survey information relating to the site as provided by Jewitt and Dixon Land Surveyors. (Registered Plan 37M-101)
- Two (2) copies of the approved site plans for Lot 41 and 49 respectfully which are the two homes under construction.
- Electronic copies of this documentation will be provided to your office.

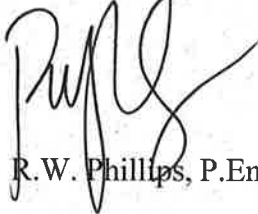
The proposal is to create the individual units with the application for part lot control exemption on this development. We note that the surveyor has indicated that the future semidetached lots will / have been laid out by the surveyor to ensure compliance with that plan.

With the submission of this information, we would respectfully your prompt circulation of the application to the various departments.

If you require any further details, please do not hesitate to contact this office, at your earliest convenience.

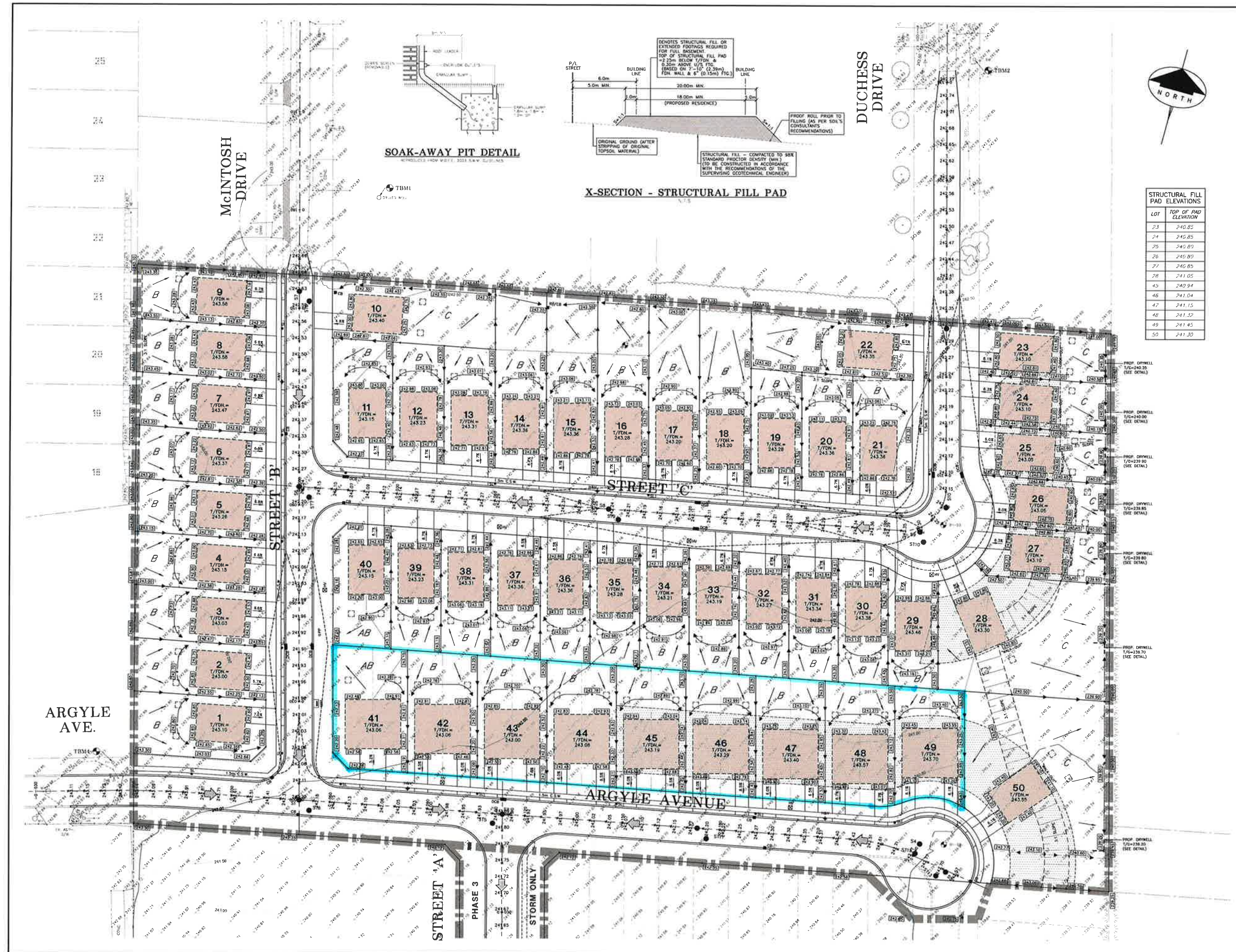
Yours truly,

J.H. COHOON ENGINEERING LIMITED



R.W. Phillips, P.Eng.

c.c. J. Jeles, Jeles Design and Construction
A. Helmig, Norfolk County
W. Newton, Boddy Ryerson



THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SHALE ELEVATIONS
- PROPOSED ELEVATIONS (BY OTHERS)
- PROPOSED CENTERLINE OF ROAD ELEVATIONS
- PROPOSED SHALE
- GENERAL DRAINAGE
- AB, C, D DENOTES LOT GRADING TYPE (SEE DWG. 12502-2)
- DENOTES 3:1 SLOPE U/N NOTED OTHERWISE
- DENOTES PHASE 3 LIMIT
- DENOTES MAXIMUM PONDING LIMITS
- OVERLAND FLOW ROUTE
- DENOTES STRUCTURAL FILL AREA REFER TO DETAIL AND ELEVATION CHART
- PROPOSED SOAK-AWAY PIT - 2 PER LOT (TO BE CONNECTED TO RAINWATER LEADERS FROM HOUSE) (1.8m x 1.8m x 1.6m DEEP)

NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- ELEVATIONS MAY VARY PENDING ENGINEERS APPROVAL.
- WHERE ONLY ONE ELEVATION IS SHOWN, EXISTING AND PROPOSED ELEVATIONS ARE THE SAME.
- REFER TO DRAWING 13227-4 FOR GENERAL LEGEND.

T.B.M. No. 1 ELEV. = 243.12m (GEO)
TOP OF DRYWELL WELL ON THE EAST SIDE OF MCINTOSH DRIVE AT THE POINT OF V.A. 28 AS SHOWN.

T.B.M. No. 2 ELEV. = 242.97m (GEO)
NAIL IN HYDRO POLE ON THE EAST SIDE OF DUCHESS DRIVE IN FRONT OF V.A. 14 AS SHOWN.

T.B.M. No. 3 ELEV. = 242.88m (GEO)
NAIL IN HYDRO POLE ON THE SOUTH SIDE OF ARGYLE AVENUE (NOT SHOWN).

T.B.M. No. 4 ELEV. = 244.04m (GEO)
TOP OF THE PILE HYDRAULIC AT THE EAST END OF ARGYLE AVENUE AS SHOWN.

7	SOAK-AWAY PIT SIZES	07/10/23	K.P.B.
6	ADDED SOAK-AWAY PITS & DETAIL	05/29/23	K.P.B.
5	AS PER 2nd SUBMISSION COMMENTS	07/13/22	K.P.B.
4	WATERMAIN CONFIGURATION	05/26/22	K.P.B.
3	UPDATED HYDRO DESIGN	03/11/22	K.P.B.
2	AS PER 1st SUBMISSION COMMENTS	02/07/22	K.P.B.
1	AS PER HYDRO COMMENTS	12/21/21	K.P.B.
1/2	REVISED	01/10/23	ST

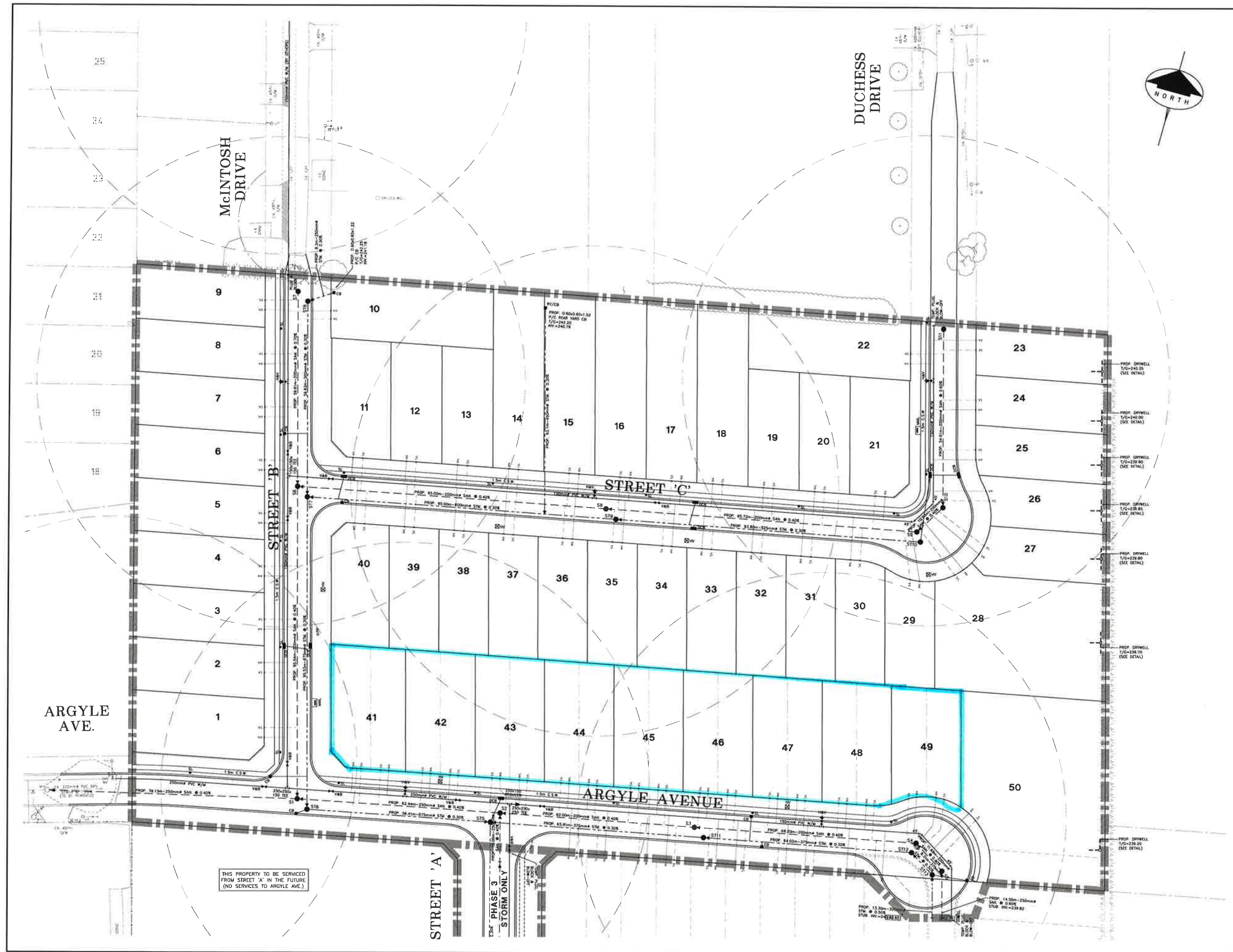
J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT: BLUEGRASS ESTATES SUBDIVISION (PHASE 3)
ARGYLE AVENUE
NORFOLK COUNTY

SUBJECT: JELES DESIGN & CONSTRUCTION LTD.

LOT GRADING CONTROL PLAN

DESIGN	R.W.P.	SCALE:	AS NOTED
DRAWN	K.P.B.	DATE:	13227
CHECKED	R.W.P.		
DATE:	1 of 19		
	AUG. 31/21		13227-1



LEGEND:

- 50mm-300mm STM @ 0.5% PROP. STORM SEWER SYSTEM
- 60mm-200mm SAN @ 0.4% PROP. SANITARY SEWER SYSTEM
- 1/2" 30mm-500mm SIV @ 0.5% EXIST. STORM SEWER SYSTEM
- 60mm-200mm SAN @ 0.4% EXIST. SANITARY SEWER SYSTEM
- VAB PROP. VALVE & BOX
- HAB PROP. HYDRANT & VALVE
- VAB EXIST. VALVE & BOX
- HAB EXIST. HYDRANT & VALVE
- 75m FIRE HYDRANT COVERAGE
- DENOTES PHASE 3 LIMIT

5	AS PER 2nd SUBMISSION COMMENTS	07/13/22	K.P.B.
4	WATERMAIN CONFIGURATION	05/26/22	K.P.B.
3	UPDATED HYDRO DESIGN	03/11/22	K.P.B.
2	AS PER 1st SUBMISSION COMMENTS	02/07/22	K.P.B.
1	AS PER HYDRO COMMENTS	12/21/21	K.P.B.
NO	REVISION	DATE	BY

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRAMFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2856 FAX. (519) 753-4263 www.cchooneng.com

BLUEGRASS
ESTATES SUBDIVISION
(PHASE 3)
ARGYLE AVENUE
COUNTY OF NORFOLK

JELES DESIGN
& CONSTRUCTION LTD.

GENERAL LAYOUT
SANITARY, STORM & WATER

DESIGN	R.W.P.	SCALE	1:500
DRAWN	K.P.B.	JOB No.	13227
ENGINEER	R.W.P.		
SHEET	14 of 19	DATE	
DATE	AUG. 31/21		13227-14

Approved under Section 51 of the Planning Act, R.S.O. 1990,
this 16 day of June 2023
Brandon Sloan
General Manager - Community Development Division
Norfolk County



PLAN 37M-101

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORFOLK (No. 37) AT 13:58 O'CLOCK ON THE 31 DAY OF JULY 2023 AND ENTERED IN THE PARCEL REGISTRY FOR PART OF PIN 50169-0528 (LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. NK145506

Lisa McGreadie

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

THIS PLAN COMPRISES PART OF PIN 50169-0528 (LT)

PART OF BLOCK 51 IS SUBJECT TO EASEMENTS AS SET OUT IN INSTRUMENT No. NR184584, NR186930 & NR186931, ALL OF WHICH ARE OVER PART 2, PLAN 37M-11632

BLUEGRASS ESTATES - PHASE 3

PLAN OF SUBDIVISION OF ALL OF

LOTS 33 TO 46, BOTH INCLUSIVE,
LOTS 58 TO 61, BOTH INCLUSIVE,
LOTS 70 TO 73, BOTH INCLUSIVE,
REGISTERED PLAN 334

AND ALL OF

BALDWIN STREET

CLOSED BY BY-LAW 2021-12129; INSTRUMENT No. NK146925

REGISTERED PLAN 334

AND PART OF

LOTS 32, 47, 57, 62, 69 & 74
REGISTERED PLAN 334

AND PART OF

DUCHESS DRIVE, MCINTOSH DRIVE
& RUSSET DRIVE

ALL CLOSED BY BY-LAW 2021-129; INSTRUMENT No. NK146925

REGISTERED PLAN 334

AND PART OF

LOT 22, CONCESSION 12

IN THE GEOGRAPHIC

TOWNSHIP OF WINDHAM

IN

NORFOLK COUNTY

SCALE: 1 : 1000

10 0 40 METRES

JEWITT AND DIXON LTD.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 50, BOTH INCLUSIVE, AND BLOCKS 51 TO 55, BOTH INCLUSIVE, AND THE STREETS, NAMELY ARGYLE AVENUE, DUCHESS DRIVE AND MCINTOSH DRIVE, HAVE BEEN Laid Out IN ACCORDANCE WITH MY INSTRUMENTS.
- THE STREETS, NAMELY ARGYLE AVENUE, DUCHESS DRIVE AND MCINTOSH DRIVE, ARE HEREBY DEDICATED TO THE CORPORATION OF NORFOLK COUNTY AS PUBLIC HIGHWAYS.

DATED: MAY 13, 2023

J. J. J. J.

ON BEHALF OF THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 14TH DAY OF FEBRUARY, 2023.

DATED: MAY 1, 2023

J. J. J. J.

ON BEHALF OF THE CORPORATION

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42001

CHORD TABLE				
LOT	RADIUS	DISTANCE	CHORD	BEARING
LOT 23	20.000	8.637	8.607	N24°11'10"W
LOT 26	20.000	3.347	3.343	N36°38'20"W
LOT 28	20.000	12.888	12.868	N24°11'20"W
LOT 27	20.000	12.803	12.800	N17°12'20"E
LOT 28	20.000	12.803	12.800	N48°55'10"E
LOT 29	20.000	14.208	13.971	N87°45'10"E
LOT 29	20.000	1.832	1.831	N74°39'30"W
LOT 30	20.000	8.175	8.118	N87°18'50"W
LOT 48	20.000	5.828	5.808	N52°11'23"E
LOT 48	20.000	3.148	3.148	N57°42'30"E
LOT 48	20.000	19.150	18.427	N87°45'14"E
LOT 50	20.000	26.297	24.444	N34°18'49"W

NOTE:

BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE EASTERLY LIMIT OF REGISTERED PLAN 37M-85 AND AS SHOWN ON PLAN 37M-85, HAVING A BEARING OF N14°35'00"W, AND CAN BE CONVERTED TO GRID BY APPLYING A ROTATION OF 05°05' COUNTER CLOCKWISE.
DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99978133.
BEING DIVIDED BY 0.99978133 TO CONVERT TO METRIC.
REGULATORY BEARINGS FROM COORDINATE TABLE ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B, HAVING A BEARING OF N15°32'34"W, UTM ZONE 17, (87° WEST LONGITUDE) NAD83 (2011).
COORDINATES ARE TO A HORIZONTAL ACCURACY AS PER SEC. 14 (2) OF REG. 216/10.

POINT ID	NORTHING	EASTING
ORP @	4744440.217	542992.631
ORP @	4744500.009	542992.536

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

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9

PHONE: (519) 426-0842

E-mail: info@jewittanddixon.com

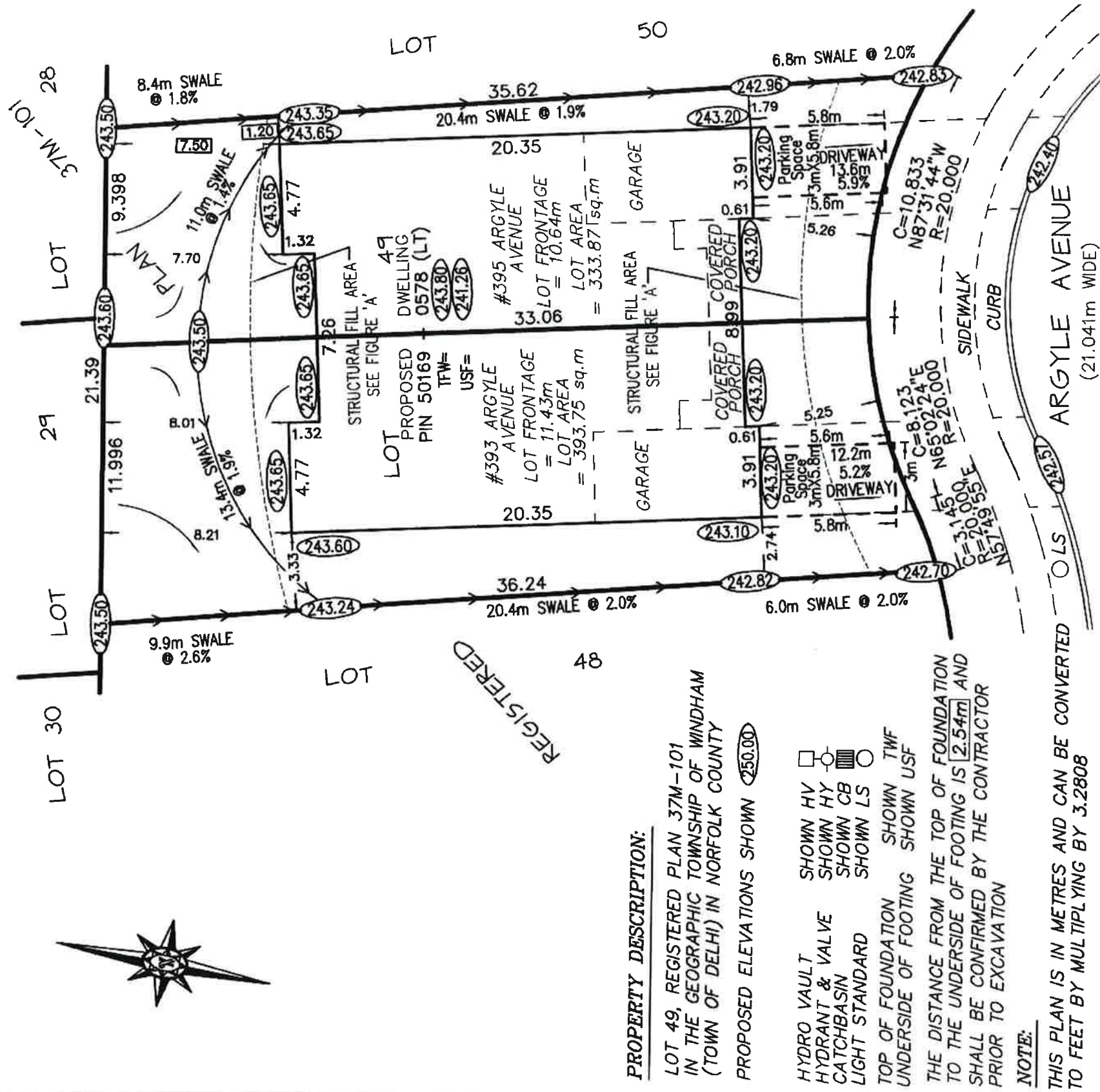
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FIGURE 'A'

SCALE: 1 : 250

JEWITT AND DIXON LTD.

X-SECTION - STRUCTURAL FILL PAD



JOB # 23-3749 BOER HOMES

SKETCH PREPARED FOR
BUILDING PERMIT APPLICATION
BLUEGRASS ESTATES PHASE 3
FOR: KEESMAAT HOMES
#361 AND #363 ARGYLE AVENUE

PIN 50169 - 0570 (LT)

SCALE: 1 : 250



JEWITT AND DIXON LTD.

AUGUST 25, 2023

PROPERTY DESCRIPTION:

LOT 41 REGISTERED PLAN 37M-101
IN THE GEOGRAPHIC TOWNSHIP OF WINDHAM
(TOWN OF DELHI) IN NORFOLK COUNTY

PROPOSED ELEVATIONS SHOWN 250.00

HYDRO VAULT SHOWN HV

HYDRANT & VALVE SHOWN HV

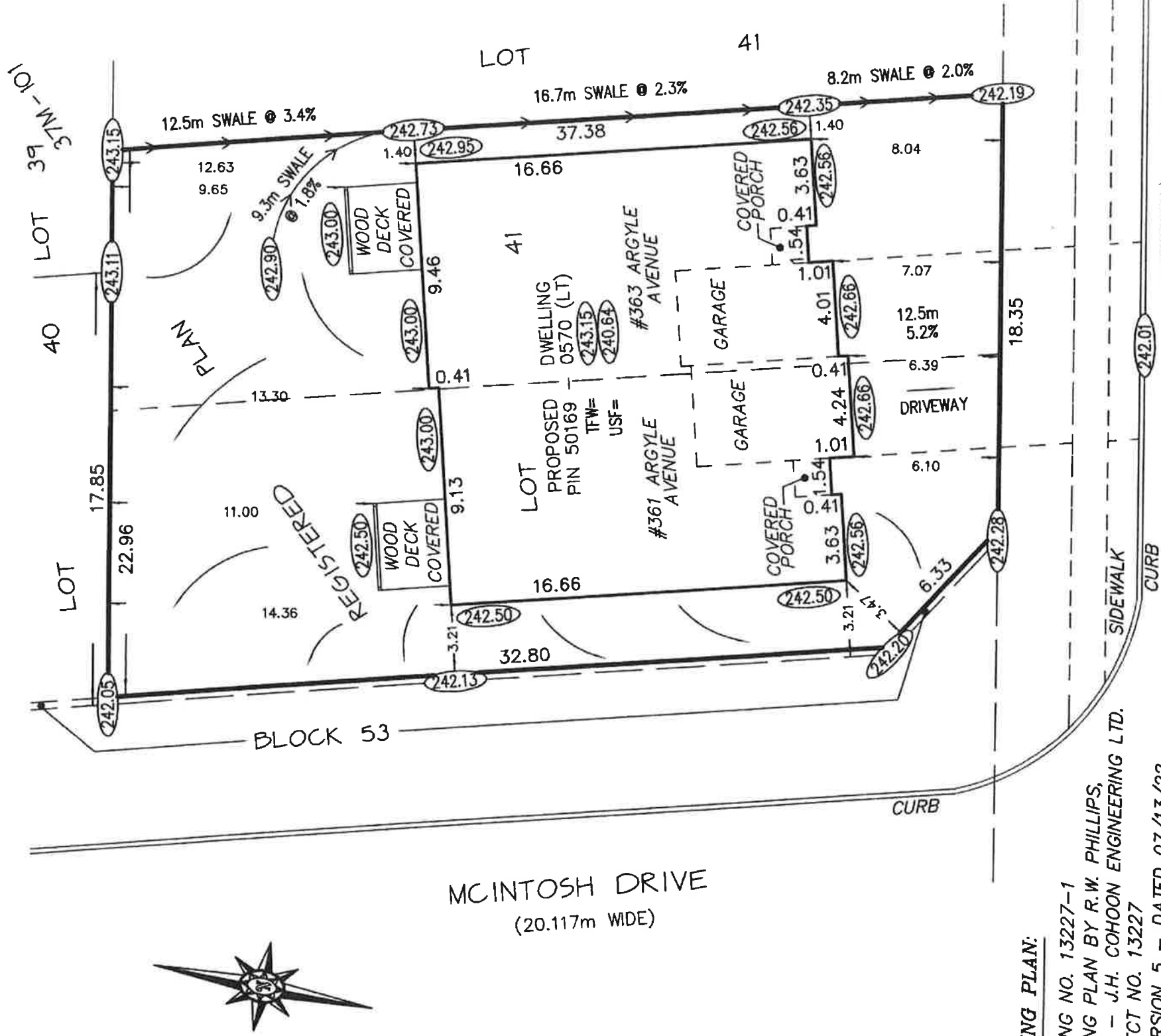
CATCHBASIN SHOWN CB

LIGHT STANDARD SHOWN LS

TOP OF FOUNDATION SHOWN TWF

UNDERSIDE OF FOOTING SHOWN USF

THE DISTANCE FROM THE TOP OF FOUNDATION
TO THE UNDERSIDE OF FOOTING IS 2.51m AND
SHALL BE CONFIRMED BY THE CONTRACTOR
PRIOR TO EXCAVATION



GRADING PLAN:

DRAWING NO. 13227-1
GRADING PLAN BY R.W. PHILLIPS,
P.ENG - J.H. COHOON ENGINEERING LTD.
PROJECT NO. 13227

- VERSION 5 - DATED 07/13/22

NOTE:

THIS PLAN IS IN METRES AND CAN BE
CONVERTED TO FEET BY MULTIPLYING BY 3.2808

CAUTION:

GRADE DRIVEWAY TO SIDEWALK ONCE INSTALLED DO NOT LAY
FINAL SURFACE ON DRIVEWAY UNTIL SIDEWALKS INSTALLED OR
DEVELOPMENT ENGINEER HAS PROVIDED THE SIDEWALK ELEVATIONS

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S
REPORT AND SHALL NOT BE USED FOR
TRANSACTION OR FINANCING PURPOSES

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THIS PLAN IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
OF JEWITT AND DIXON LTD. IS STRICTLY PROHIBITED

AUGUST 25, 2023

DATE:

ARGYLE AVENUE

(21.041m WIDE)

CONVERTED TO FEET BY MULTIPLYING BY 3.2808

CAUTION:

GRADE DRIVEWAY TO SIDEWALK ONCE INSTALLED DO NOT LAY
FINAL SURFACE ON DRIVEWAY UNTIL SIDEWALKS INSTALLED OR
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JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

650 IRELAND ROAD
SIMCOE, ONTARIO, N3Y 4K2
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

JOB # 23-3741 KEESMAAT HOMES

LAND
REGISTRY
OFFICE #37

50169-0365 (LT)

PAGE 1 OF 2
PREPARED FOR jennifer01
ON 2023/11/14 AT 09:06:22

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 81 PL 334; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2007/05/28

OWNERS' NAMES

TISDALE-SONES, MARY JANE
TISDALE, RICHARD DAVID
TISDALE, NICOLAS RICHARD
ROLFE, WAYNE DAVID
TISDALE, RICHARD DAVID
TISDALE, NICOLAS RICHARD
TISDALE-SONES, MARY JANE
ROLFE, WAYNE DAVID

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2007/05/25 **		
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2007/05/28 **					
PL334	1953/06/23	PLAN SUBDIVISION				C
NR315753	1968/09/05	BYLAW				C
37R11441	2021/08/05	PLAN REFERENCE				C
37R11444	2021/08/17	PLAN REFERENCE				C
NK167877	2023/10/26	APL DEV/HEIR-LAND	\$2	TISDALE, RICHARD DAVID	TISDALE-SONES, MARY JANE TISDALE, RICHARD DAVID TISDALE, NICOLAS RICHARD ROLFE, WAYNE DAVID	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NK167878	2023/10/26	APL DEV/HEIR-LAND	\$2	TISDALE, THELMA R.	TISDALE, RICHARD DAVID TISDALE, NICOLAS RICHARD TISDALE-SONES, MARY JANE ROLFE, WAYNE DAVID	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: LT 82 PL 334; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2007/05/28

OWNERS' NAMES

TISDALE-SONES, MARY JANE
TISDALE, RICHARD DAVID
TISDALE, NICOLAS RICHARD
ROLFE, WAYNE DAVID
TISDALE, RICHARD DAVID
TISDALE, NICOLAS RICHARD
TISDALE-SONES, MARY JANE
ROLFE, WAYNE DAVID

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2007/05/25 **		
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2007/05/28 **					
PL334	1953/06/23	PLAN SUBDIVISION				C
NR315753	1968/09/05	BYLAW				C
37R11441	2021/08/05	PLAN REFERENCE				C
37R11444	2021/08/17	PLAN REFERENCE				C
NK167877	2023/10/26	APL DEV/HEIR-LAND	\$2	TISDALE, RICHARD DAVID	TISDALE-SONES, MARY JANE TISDALE, RICHARD DAVID TISDALE, NICOLAS RICHARD ROLFE, WAYNE DAVID	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NK167878	2023/10/26	APL DEV/HEIR-LAND	\$2	TISDALE, THELMA R.	TISDALE, RICHARD DAVID TISDALE, NICOLAS RICHARD TISDALE-SONES, MARY JANE ROLFE, WAYNE DAVID	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

CONTEXT MAP

Geographic Township of WINDHAM

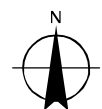


Legend

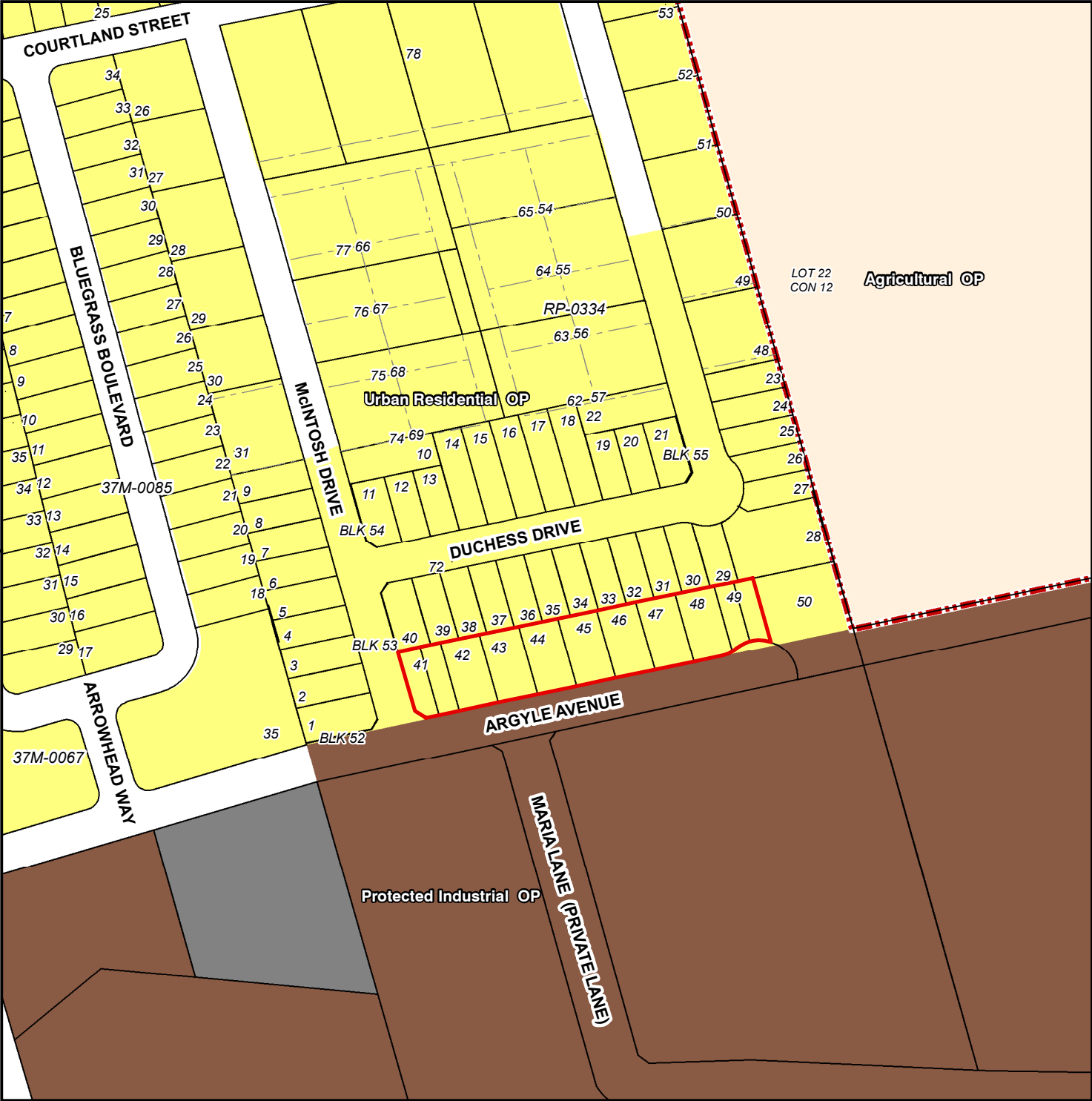
Subject Lands

2020 Air Photo

11/21/2023



40 20 0 40 80 120 160 Meters



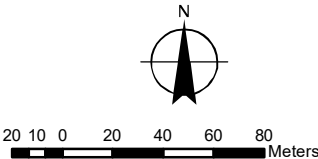
Legend

Subject Lands

Official Plan Designations

- Agricultural
- Urban Residential
- Protected Industrial
- Major Public Infrastructure
- Urban Area Boundary

11/21/2023



MAP C

ZONING BY-LAW MAP

Geographic Township of WINDHAM

PLPL2023355



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

11/21/2023

(H) - Holding

A - Agricultural Zone

D - Development Zone

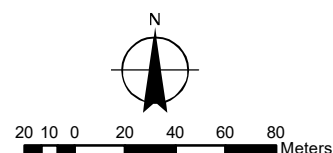
MD - Disposal Industrial Zone

MG - General Industrial Zone

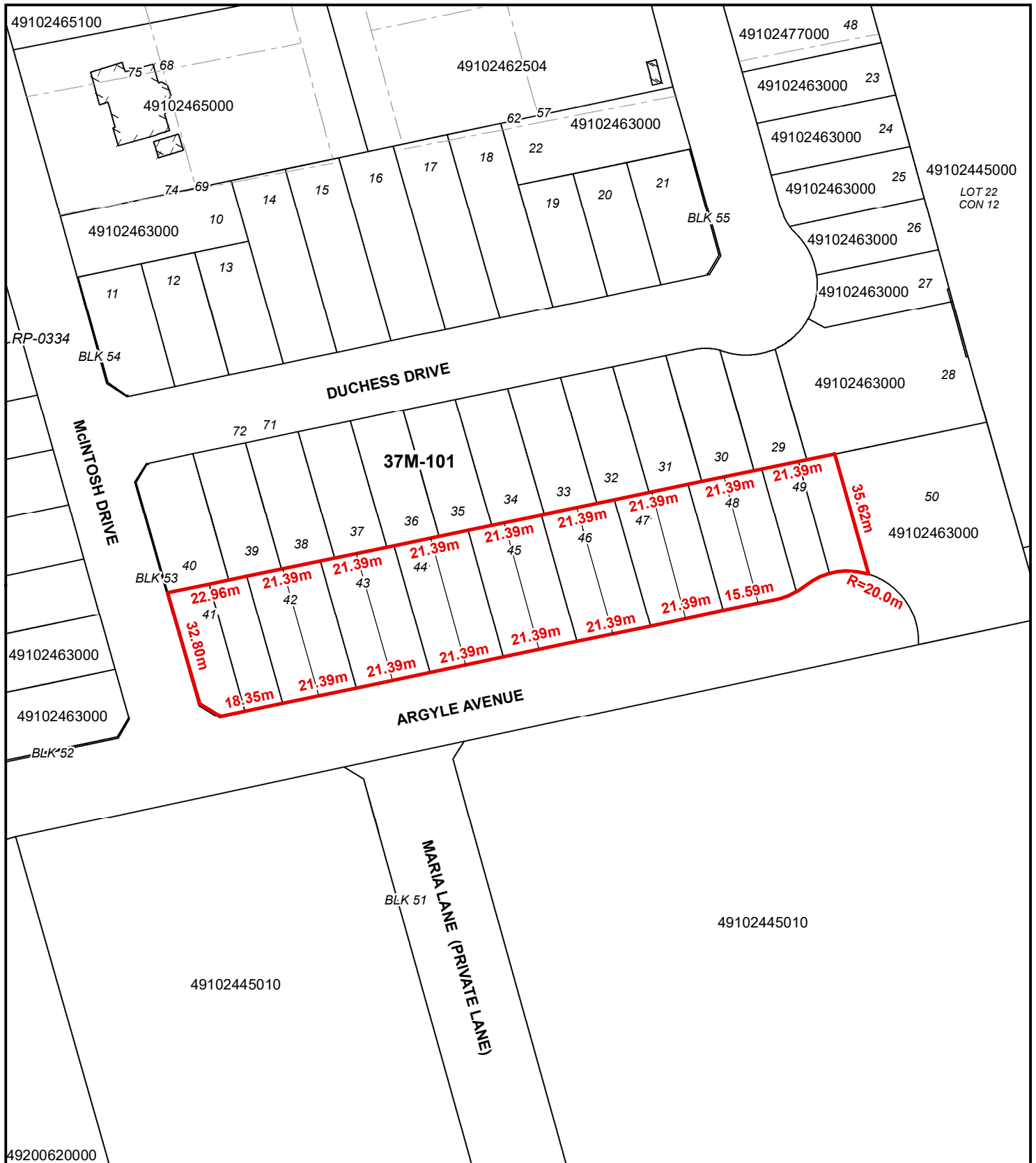
OS - Open Space Zone

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone



CONCEPTUAL PLAN
Geographic Township of WINDHAM



Legend

Subject Lands

