

For Office Use Only:

File Number

ZN PL 2016 334

Related File Number

BN PL 2016 229

Pre-consultation Meeting

Nov 15 2016

Application Submitted

Nov 16 2016

Complete Application

Nov 16 2016

Public Notice Sign

TBD

SPRT Meeting

N/A.

Application Fee

1858.00

Conservation Authority Fee

N/A.

OSSD Form Provided

N/A - Previously submitted

Planner

MAT V

PAC Meeting

N/A.

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. Applicant Information**Name of Owner**574 238 Ontario Inc. (Murray Bradshaw President)

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.

Address308 Main Street South**Town and Postal Code**Waterford, ON N0E 1Y0**Phone Number****Cell Number****Email**ksdempsey@bradshawfuels.com**Name of Applicant**X Same X

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address**Town and Postal Code****Phone Number****Cell Number****Email****RECEIVED****NOV 16 2016****NORFOLK COUNTY
LANGTON ADMINISTRATION BUILDING****NORFOLK COUNTY
COMMUNITY
PLANNING**
REGULATORY AND POLITICAL SERVICES**Development Application
Page 4 of 24**

Name of Agent

W. Christopher Nunn (lawyer)

Address

39 Calverne Street North

Town and Postal Code

Simcoe, ON N3Y 3T8

Phone Number

519-426-6763

Cell Number

Email

nunn@mbnlawyers.com

Name of Engineer

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the applicant noted above.

- ☒ Applicant
☒ Agent
☒ Owner

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

B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 336 020 67700

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

part Lts 13 and 14, Concession 4,
Township

Municipal Civic Address (911 Number): _____

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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

no

3. The date the subject lands was acquired by the current owner: April 8th, 2016

4. Present use of the subject lands:

agricultural / residential

5. 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, height, etc. on your attached sketch which must be included with your application:

See schedule "A" attached

6. If known, the date existing buildings or structures were constructed on the subject lands: unknown

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

n/a

8. 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, height, etc. on your attached sketch which must be included with your application:

n/a

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

n/a

10. 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:

11. If known, the length of time the existing uses have continued on the subject lands:

unknown

12. Existing use of abutting properties:

agricultural

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

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

14. 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:

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

See Schedule "B" attached

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

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

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: ref to survey file BNPL 2016

Roll Number: _____ 229

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (i.e., corn, orchard etc) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

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

See Schedule "B" attached

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No
If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?
☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

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

9. Building Size

Number of storeys

Building height

Total ground floor area

Total gross floor area

Total useable floor area

10. 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

Arifur +

Siddiqui

File

BNOL 2016X

229



11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

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
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

Number of buildings existing: _____

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 (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

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:

13. Institutional

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 (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

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 (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

4. Provide the information you used to determine the answers to the above questions:

owner's personal knowledge

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

5. 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

N/A



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. 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

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

5. 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
- ☐ Communal wells
- ☒ Individual wells
- ☐ Other (describe below) _____

Sewage Treatment

- ☐ Municipal sewers
- ☐ Communal system
- ☒ Septic tank and tile bed
- ☐ Other (describe below) _____

Storm Drainage

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

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

- ☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No

5. How many water meters are required? _____

6. Existing or proposed access to subject lands:

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

7. Name of road/street:

C. Skiffett Road

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.

no

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. 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. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights

- 33. Signs
- 34. Sidewalks and walkways with dimensions
- 35. Pedestrian access routes into site and around site
- 36. Bicycle parking
- 37. Professional engineer's stamp

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
- ☐ 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 of the study required

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.

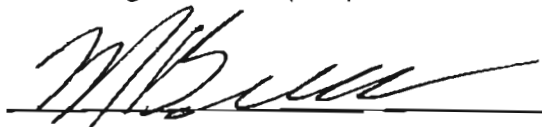
All final plans must include the owner's signature as well as the engineer's signature and seal.

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.

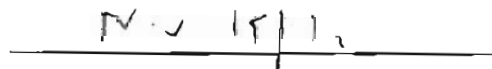

Owner/Applicant Signature


Date

K. Permission to Enter Subject Lands

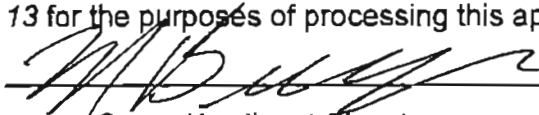
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.


Owner/Applicant Signature


Date

L. Freedom of Information

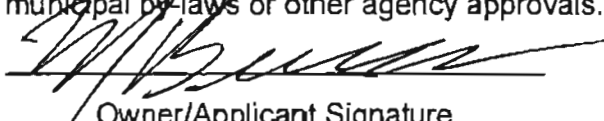
For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.


Owner/Applicant Signature

Nov 15/11
Date

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.


Owner/Applicant Signature

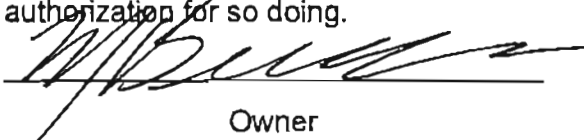
Nov 15/11
Date

N. 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 Murray Bradshaw am/are the registered owner(s) of the lands that is the subject of this application for development approval.

I/We authorize W. Christopher Noon 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

Nov 15/11
Date

Owner

Date

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.


Applicant Signature

Nov 15/16
Date


Agent Signature

Nov 15/16
Date

P. Declaration

I, _____ of _____

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:

Simcoe


Owner/Applicant Signature

In Province of Ontario

This 15th day of Nov.

A.D., 2016


A Commissioner, etc.

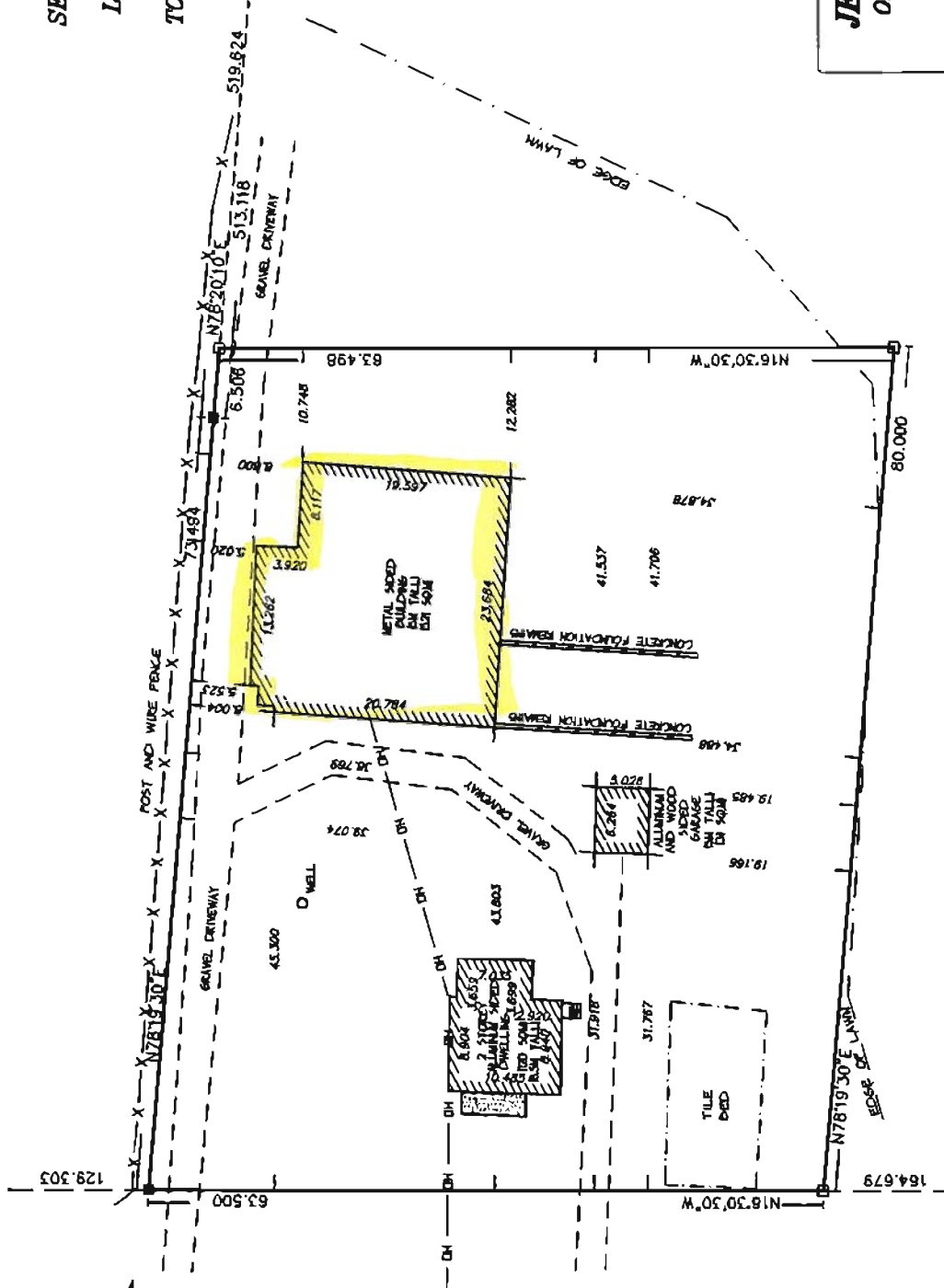
SCHEDULE "A"

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 13, CONCESSION 4
IN THE GEOGRAPHIC
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY
SCALE 1 : 500
JEWITT AND DIXON LTD.
OCTOBER 28, 2018

PROPOSED SEVERANCE
AREA = 5061.8 sq.m
BUILDING AREA = 672 sq.m
X LOT COVERAGE = 13.3%

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1. SIMCOE, ONTARIO, N3Y 4J9
(61 PARK ROAD)

PHONE: (519) 428-0842 FAX: (519) 428-1034
E-mail: surveyors@amtelecom.net
JOB # 18-1076 BRADSHAW



NOTE:
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

SCHEDULE "B"

PURPOSE OF DEVELOPMENT APPLICATION

1. Attached is the Committee of Adjustment Decision for File Number BNPL2016229.
2. There are two (2) conditions in the Decision that require zoning amendments to take place for the subject property ("the Property") and/or for the Retained Lands (shown on Map 1 attached. Specifically:
 - a. Condition 2. requires the zoning for the Retained Lands to be amended to meet the requirements of Section 2.3.4.1(c) of the Provincial Policy Statement, to prohibit any new residential dwellings to be situated/placed on the Retained Lands. The Applicant requests such amendment to the zoning.
 - b. Condition 4. requires a zoning amendment with respect to the usable floor area of the retained "barn" and garage on the Property (shown on Schedule "A" attached to this Application). The barn has a usable floor area of 521 square metres and the garage has a usable floor area of 31 square metres whereas Section 3.2 (g) of Norfolk County Zoning By-Law 1-Z-2014 states as follows:

Accessory Uses to Residential Uses

3.2.1 No *building* or *structure* which is accessory to any *permitted* residential use in any *Zone* shall:

g) occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 55 square metres *usable floor area* in an Urban Residential *Zone* (R1 to R6) and **100 square metres usable floor area in all other Zones.** Swimming pools shall not constitute a *structure* for the purposes of this provision;

The Applicant requests a zoning amendment to permit the 521 square metre "barn" and 31 square metre garage to legally remain on the Property.

FILE NUMBER: BNPL2016229

APPLICANT: 574238 ONTARIO INC

DECISION DATE: September 21, 2016

CONDITIONS:

1. Payment of any outstanding taxes
- X 2. Receipt of a letter from the Secretary-Treasurer indicating that the zoning of the retained lands has been amended to meet the requirements of Section 2.3.4.1 (c) of the Provincial Policy Statement.
3. Receipt of a letter from the Building Inspector indicating their requirements have been satisfied regarding the barn renovations or a spatial separation agreement for the retained barn.
- X 4. Subject to approval of a Zoning By-law Amendment for the retained barn, or that the existing barn and its foundation be removed to the satisfaction of Community Planning.
5. Receipt of five copies of the registered reference plan for the severed parcel of land.
6. Receipt of three copies of the deed for the severed parcel of land, or if filing by electronic registration, receipt of the PIN print-out and three copies of the Transfer in Preparation.
7. That the solicitor acting in the transfer provide an undertaking to provide the Secretary-Treasurer with a copy of the first page of the Receipted Transfer upon completion of the electronic registration.
8. That the above conditions must be fulfilled and the Certificate for consent be issued on or before the lapsing date noted below after which time the consent will lapse.

LAPSING DATE: September 21, 2017

ADDITIONAL INFORMATION

TO DISCUSS THE REQUIREMENTS OF YOUR CONDITIONS, PLEASE CONTACT:

Sherry Mott
Secretary-Treasurer, Committee of Adjustment
Norfolk County
22 Albert Street, PO Box 128
Langton, ON N0E 1G0
519-426-5870 ext 1835
committee.of.adjustment@norfolkcounty.ca

DEADLINE FOR COMPLETING CONDITIONS: All conditions of approval, as specified in the decision of Committee of Adjustment, must be completed within 1 year of the date the decision was given (the deadline date for fulfilling conditions is noted on your copy of the decision). If conditions are not completed within the deadline date, pursuant to Section 53(41) of the Planning Act, RSO 1990, c.P.13, as amended, approval of the application will automatically be rescinded and the application deemed to be refused. Should this occur and you still wish to proceed with the severance you will be required to file a new application and pay the required application fee.

IT IS THE APPLICANTS RESPONSIBILITY TO ARRANGE FOR CLEARANCE OF CONDITIONS. When contacting departments to arrange for clearance of conditions, please be sure to indicate your severance application file number.

WHEN MAKING PAYMENTS: All monies payable can be included on one cheque payable to NORFOLK COUNTY and sent to the attention of Sherry Mott, Secretary-Treasurer. Please be sure to include your severance application file number on all correspondence.

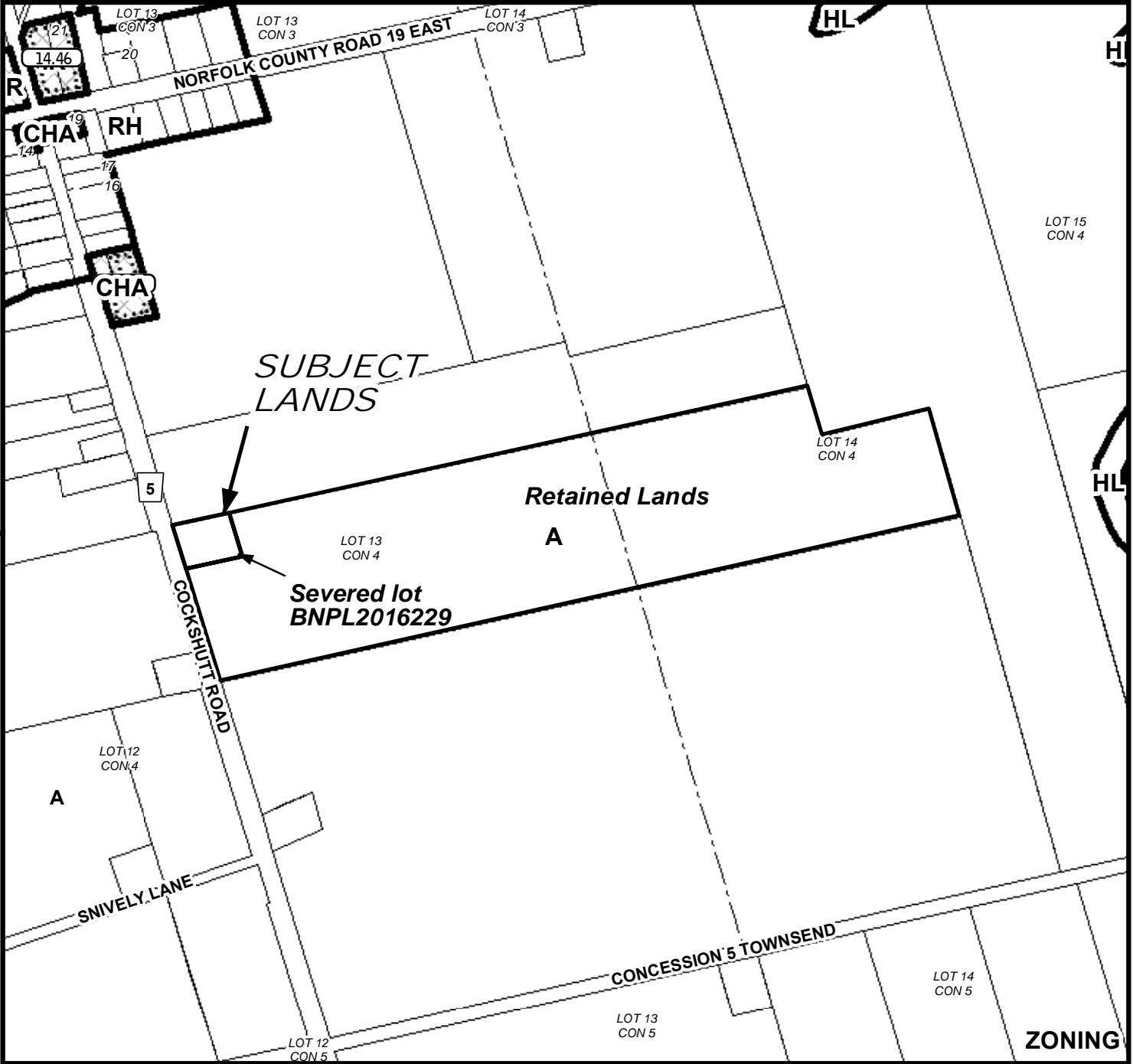
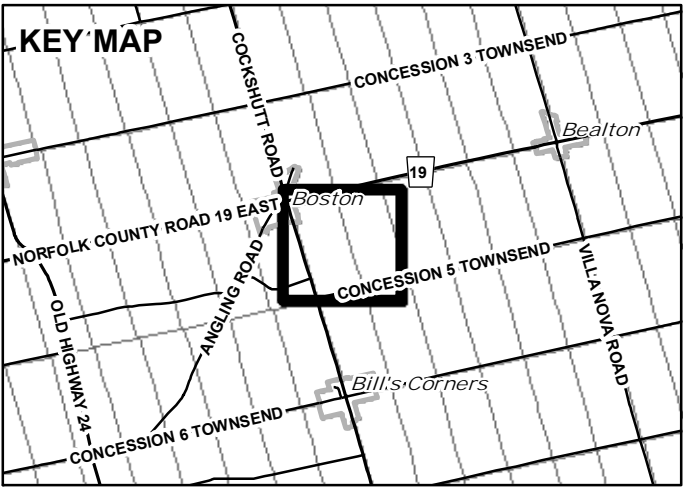
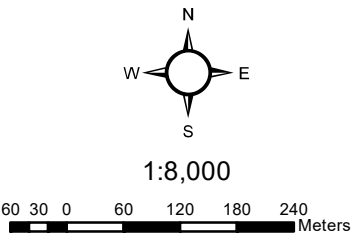
WHEN ALL CONDITIONS HAVE BEEN FULFILLED and provided they were completed within the 1 year deadline, the applicant/agent/legal representative may then make arrangements with the Secretary-Treasurer to obtain the Certificate of Official. There is a *minimum 24 hour* turnaround time to process your request for the Certificate of Consent. In addition, you are advised to make arrangements for issuance of the certificate at least one week in advance of any closing date for purchase of the severed or retained lands.

ALL FEES ARE SUBJECT TO CHANGE.

MAP 1

File Number: ZNPL2016334

Geographic Township of
TOWNSEND



MAP 2

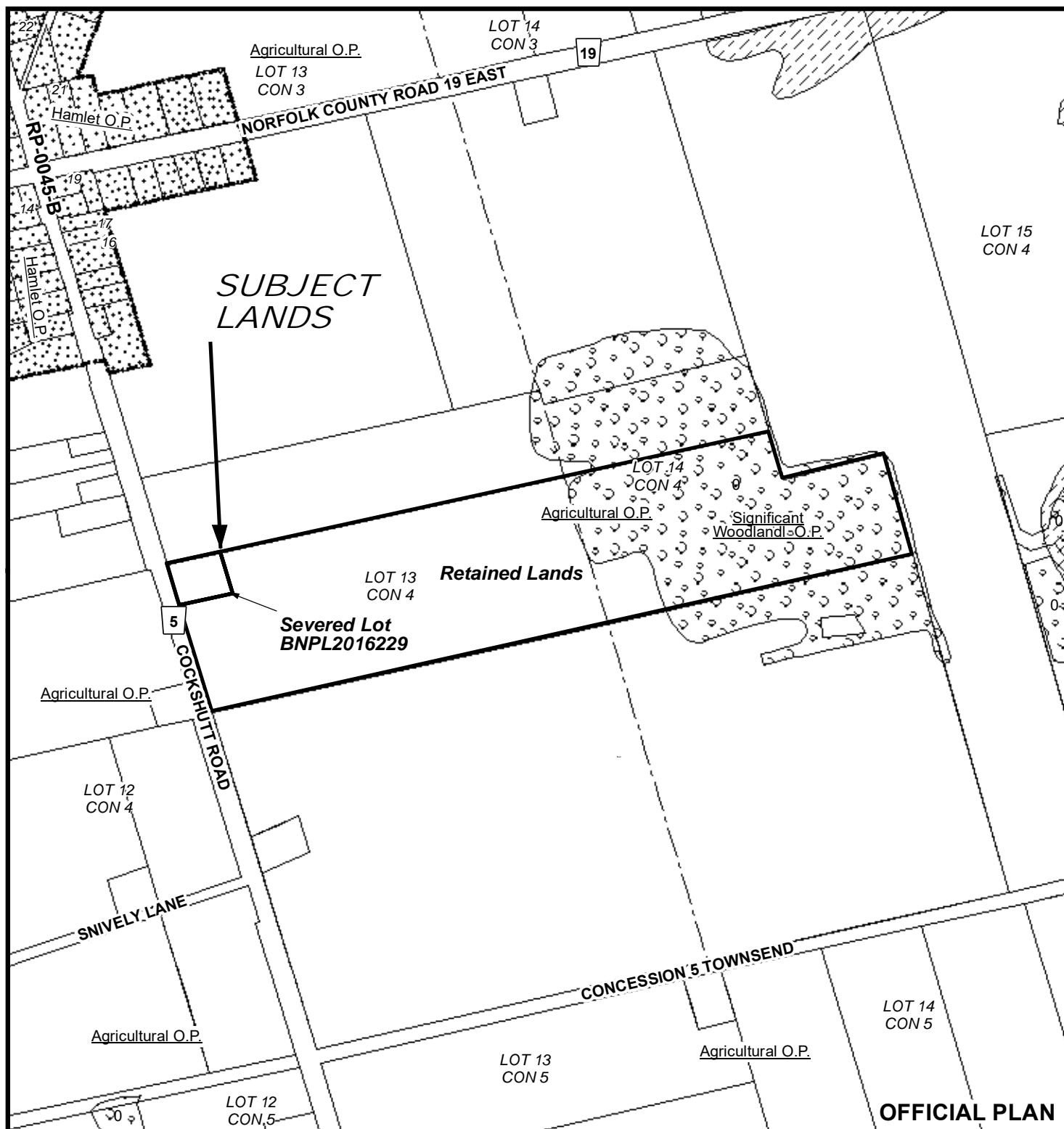
File Number: ZNPL2016334

Geographic Township of TOWNSEND



30 15 0 30 60 90 120 Meters

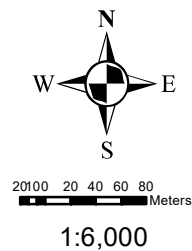
1:8,000



MAP 3

File Number: ZNPL2016334

Geographic Township of TOWNSEND



MAP 4

File Number: ZNPL2016334

Geographic Township of TOWNSEND



20 00 20 40 60 80
Meters

1:6,000

