

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNP 2018017
ZN PL 2018018
Oct 6/17
Feb 1/18

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$2551

—

Alisha

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

☐

Consent/Severance

☒

Surplus Farm Dwelling Severance and Zoning By-law Amendment

☐

Minor Variance

Property Assessment Roll Number: 543-040-11800-0000

A. Applicant Information

Name of Owner

VJC 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

PO Box 473

Town and Postal Code

PORT ROWAN, ON

Phone Number

519-429-5800

Cell Number

519-429-9032

Email

pcoon@kwic.com

Name of Agent

Glenn Coon

Address

PO Box 473

Town and Postal Code

PORT ROWAN, ON

Phone Number

519-429-5800 (cell)

Cell Number

Email

glenncoon@icloud.com

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 agent noted above

☒

Owner

☒

Agent



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

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

SWAL CON 1 PT Lot 13 & 14

Municipal Civic Address: 1015 1st Conc. Road PORT ROWAN

Present Official Plan Designation(s): ETEP / RTEP

Present Zoning: Residential + Farm land

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

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: February 2017

4. Present use of the subject lands:

Farm and LPRCA/ALUS conservation conversion of pasture land.
(wetland (safe water project - Dedrick creek)

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:

Attached

6. If known, the date existing buildings or structures were constructed on the subject lands: Not known

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:

Attached.

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:

Not known

12. Existing use of abutting properties:

Farm

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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² 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)	_____	_____

2. Please outline the relief requested (assistance is available):

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

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

Frontage:	<u>70 m</u>
Depth:	<u>124.92 m</u>
Width:	<u>70 m</u>
Lot Area:	<u>8739 m² 0.8739 Hectare</u>
Present Use:	<u>vacant residence</u>
Proposed Use:	<u>occupied residence</u>
Proposed final lot size (if boundary adjustment):	<u>N/A</u>

Description of land intended to be retained in metric units:

Frontage:	_____
Depth:	_____
Width:	_____
Lot Area:	<u>FARM, 58.712 Hectare</u>
Present Use:	<u>Farm / conservation / wetland development / woodlot managed MFTIP</u>
Proposed Use:	<u>same</u>

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

6. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known): Not known

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

Owners Name: Glenn + Pam Coon
Roll Number: 543-040-00700-0000
Total Acreage: 95.33
Workable Acreage: 34.
Existing Farm Type: (i.e., corn, orchard etc) cash crop and conservation
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: Glenn + Pam Coon Principal residence
Roll Number: 543-040-01300-0000
Total Acreage: 3.49
Workable Acreage: Ø
Existing Farm Type: (i.e., corn, orchard etc) N/A
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built ~ 1995

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.

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: _____
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. 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 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 No

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance No

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance No

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance NO

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance NO

Erosion

☐ On the subject lands or ☐ within 500 meters – distance NO

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance NO

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. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ 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.

- This is a surplus farm dwelling and currently vacant. It is of no use to farm operations.
- concrete block building is located too far from farm operations and close to residence to be of any use to me, and will be of use to future residence owner.
- the well is adjacent to the pond and is included in the severance
- the lot is symmetric and logical as proposed.
- the pond included in the severance removes liability from farm operations.



H. Supporting Material to be submitted by Applicant

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

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☒ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment 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. 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

Sept 27, 2017

Date

J. 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

Sept 27, 2017

Date

K. 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

Sept 27, 2017

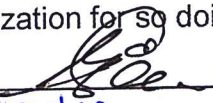

Date

L. 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 Glenn + Pam Coon am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Glenn + Pam Coon 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.


Secretary VJC Inc.

President VJC Inc. Owner

Sept 27, 2017
Date
27/09/17
Date

M. 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 site plan approval is required before a building permit can be issued.


Applicant Signature

Sept 27, 2017
Date

Agent Signature

Date

N. Declaration

I, Glenn Coon of Norfolk County

solemnly declare that:

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

Declared before me at:

185 Robinson St

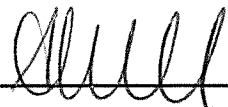


Owner/Applicant Signature

In Simcoe, ON

This 27th day of September

A.D., 2017



A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 28, 2019.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address:1015 1st Con Rd, Port Rowan Legal Decription: SWAL CON 1 PT LOT 13 & 14 REG 147.24AC FR D

Roll Number:331054304011800 Application #:

Information Origins:Development Services GIS/Survey sketch pro# 17-12893

Agricultural Zone (A)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Accessory Structure				
3.2.1 a) <i>building height</i>	6.00		N/A	m
b) <i>minimum front yard</i>	13.00		N/A	m
c) <i>minimum exterior side yard</i>	6.00		N/A	m
d) <i>minimum interior side yard</i>	1.20		N/A	m
e) <i>minimum rear yard</i>	1.20		N/A	m
f) <i>through lot distance to street line</i>	6.00		N/A	m
g) <i>Lot coverage (Note: Proposed Area)</i>				
i) <i>lot coverage</i>	10.00		N/A	%
ii) <i>usable floor area</i>	100.00		N/A	m.sq
3.36 Surplus Farm Dwelling Severance				
	200.00	483.00	283.00	m.sq
b) existing accessory buildings/structures				

Comments

1)Exisiting accessory building excceds maximum permitted size - deficient
283.00 m.sq

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:
Scott Puillandre

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

date

30 Oct 17

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

Completed
May 31 2017

Instructions for completing the Evaluation Form for Existing On-Site Sewage Systems

General Information Applicable to Sewage Evaluations:

1. Please complete the following form by checking appropriate lines and filling out blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms MUST be submitted **no later than 30 days** prior to the scheduled public meeting. Failure to meet this date may cause the application to be deferred.
6. Completed Forms must be returned to:

Building Division

Simcoe Office
8 Schellburg Ave.
Simcoe, ON N3Y 2J4
Fax: (519) 426-1186



Langton Office
22 Albert St.
Langton, ON N3Y 2J4
Fax: (519) 875-4789

7. Evaluation Forms will become part of the property records of Norfolk County Building Division.
8. No On-Site Sewage System Evaluation will be conducted where:
 - snow depth exceeds two (2) inches
 - where grass and brush exceeds twelve (12) inches, or
 - where a building served by the existing system has not been occupied for ninety (90) days.
9. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

 <p>Norfolk COUNTY</p> <p>Working together with our community to provide quality services.</p>	<h2>Evaluation Form for Existing On-Site Sewage Systems</h2>
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OFFICE USE ONLY		FILE No.:	DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 01029 1015 1 st Conc. Rd Port Rowan ON		
Owner: VJC Inc		Lot: Pt Lot 13 & 14	Concession: 1	
Lot Area:	Lot Frontage:	Assessment Roll No. 543-040-11800-0000		
PURPOSE OF EVALUATION	<input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Other <u>severance</u>			
BUILDING INFORMATION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area: 1200	No. of Bedrooms: 2	No. of Fixture Units: 20		
EVALUATOR'S INFORMATION	Evaluator's Name: Richard Millen		Company Name: Millen Construction	
Address: 1507 NORFOLK COUNTY RD 45	Postal Code: N0C 1G0		Phone: 519 403 8590	
Email: millenconstruct@gmail.com	BCIN # 46141			
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface):		Soil Type:	
Site Slope: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep	Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: <u>12</u> ft.	
Surface Discharge Observed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Odour Detected: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Current Weather (at time of evaluation): <u>CLOUDY 16°</u>	
SYSTEM EVALUATION	Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: <u>800</u> Gal.		Pump: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Distribution System: Area: <input checked="" type="checkbox"/> Trench Bed <input type="checkbox"/> Filter Medium		No. of Tile Runs: <u>7</u>	Total Length of Tile: <u>420</u>	Distance Between Tile Runs: <u>6'-0"</u>
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other _____		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined	Cover: <input type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		
Distance to Buildings & Structures (ft)	<u>5'-0</u>		Distribution Pipe	
Distance to Bodies of Water (ft)	<u>300'</u>		<u>300'</u>	
Distance to Nearest Well (ft)	<u>300'</u>		<u>300'</u>	
Distance to Property Lines	Front <u>80</u> Rear <u>NA</u> Side <u>NA</u> Side <u>NA</u> <u>FARM</u>		Front <u>80</u> Rear <u>NA</u> Side <u>NA</u> Side <u>NA</u> <u>FARM</u>	

OVERALL SYSTEM RATING	<input checked="" type="checkbox"/> System Working Properly / No Work Required <input type="checkbox"/> System Functioning / Maintenance Required <input type="checkbox"/> System Not Functioning / Minor Repair Required <input type="checkbox"/> System Failure/Major Repair / Replacement Required <u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.
	Additional Comments: <div style="text-align: center; font-family: cursive; color: blue; font-size: 1.2em;">System is working good</div>

VERIFICATION	OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law. I, <u>Glenn Coon</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Owner Signature </div> <div style="width: 45%; text-align: right;"> <u>May 31, 2017</u> _____ Date </div> </div>
EVALUATOR:	1. I, <u>Richard Mueck</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Evaluator Signature </div> <div style="width: 45%; text-align: right;"> <u>May 31/17</u> _____ Date </div> </div>

BUILDING DIVISION COMMENTS	Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Chief Building Official or designate </div> <div style="width: 45%; text-align: right;"> _____ Date </div> </div>
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On Site Sewage Disposal System Location Plan

DATE: MAY 30 / 17

APPLICATION NUMBER: _____

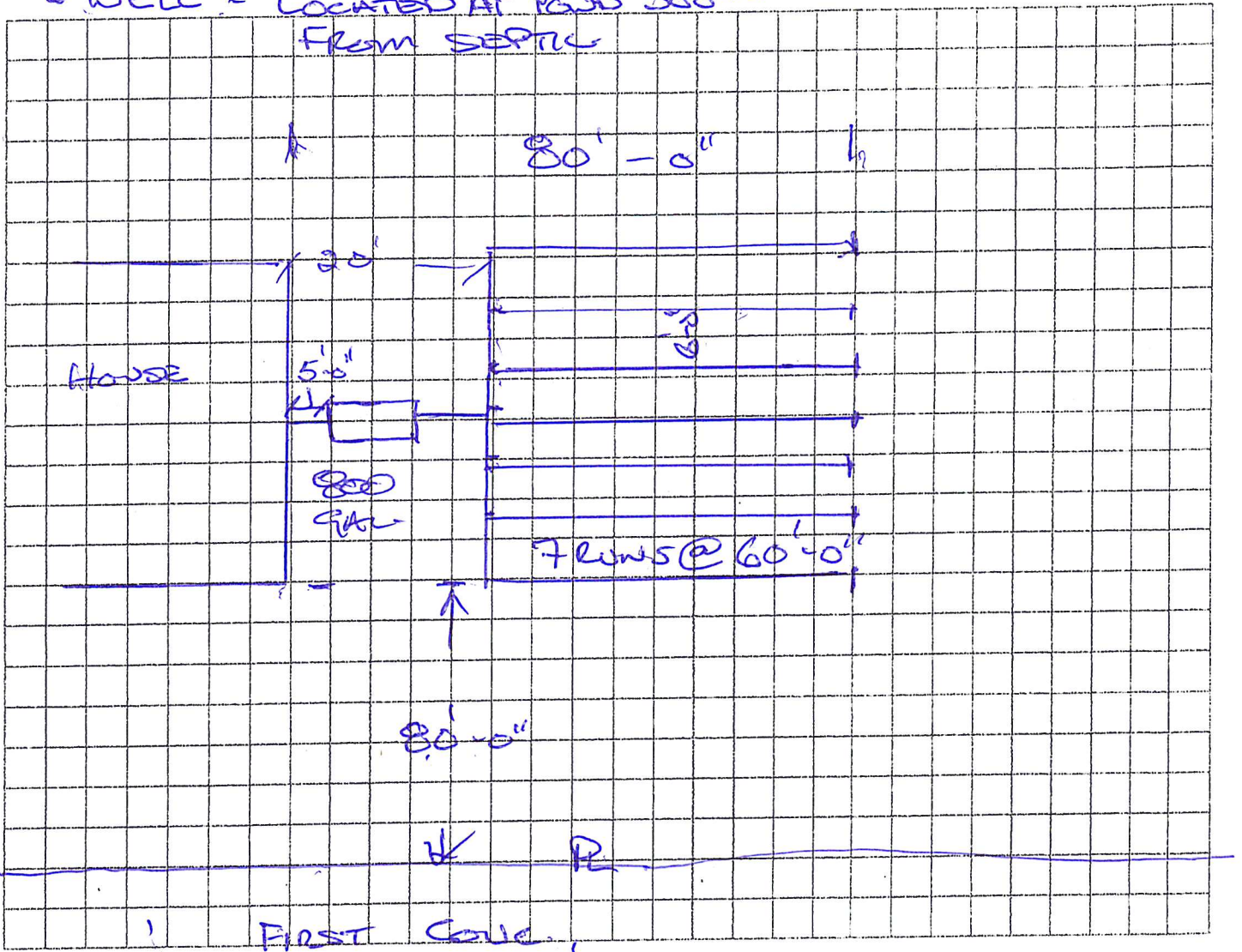
OWNER: VJC Inc

EVALUATOR: R. M. L. L. L.

PROPERTY ADDRESS: 1015 1ST Concession Road Port Rowan

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.

WELL - LOCATED AT ROAD 300' -
FROM SEPTIC



PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

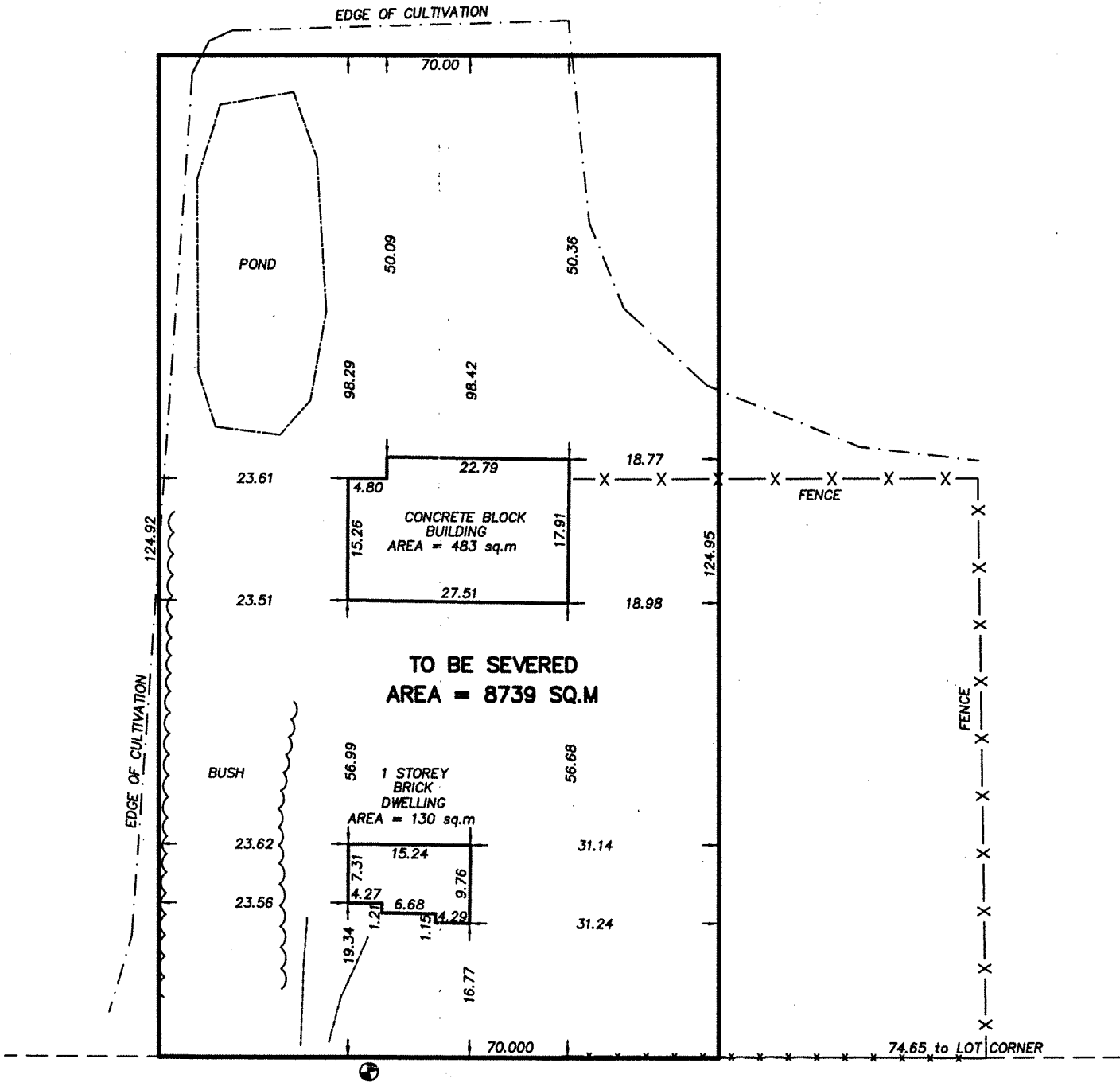


SKETCH
PREPARED FOR PROPOSED SEVERANCE SKETCH
FOR:
PART OF LOT 13, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SOUTH WALSLINGHAM
(PART OF PIN 50120-0497)

SCALE - 1: 750



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



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CAUTION

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

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

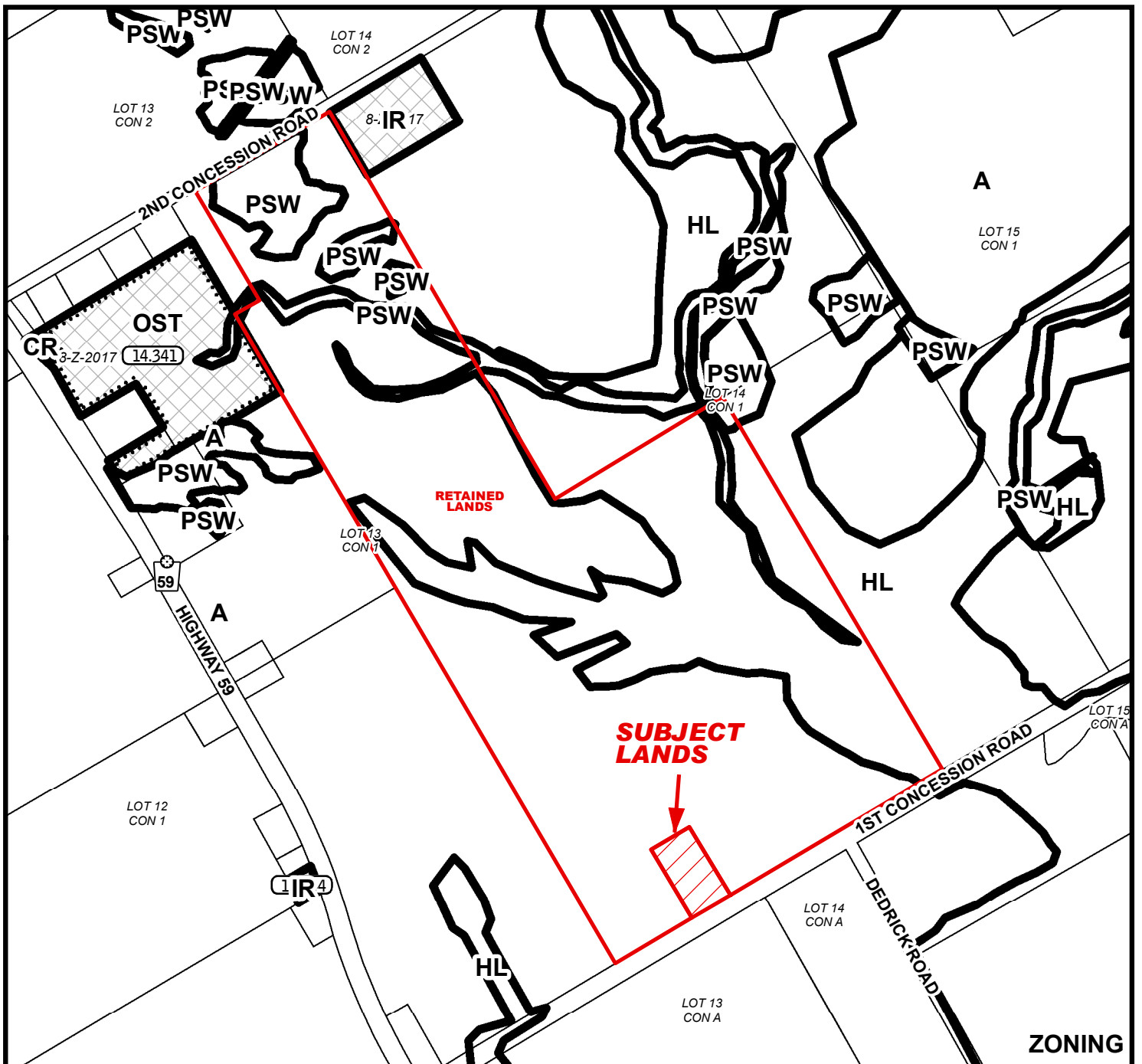
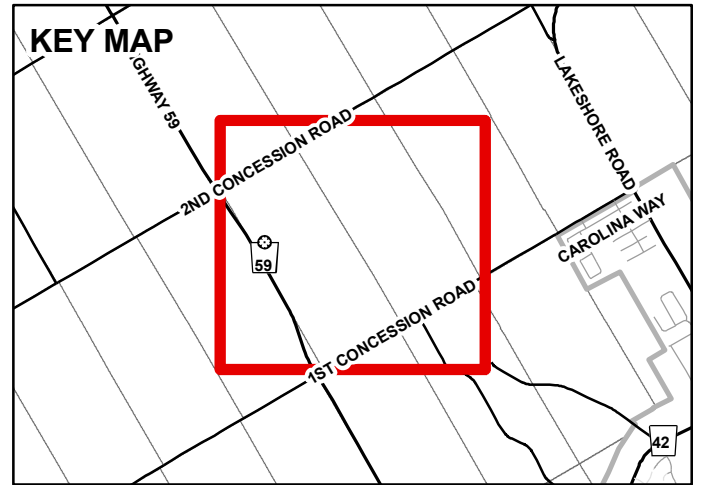
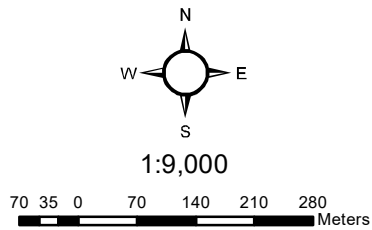
PROJECT: 17-12893

REFERENCE: COON

MAP 1

File Number: BNPL2018017 & ZNPL2018018

Geographic Township of
SOUTH WALSHINGHAM

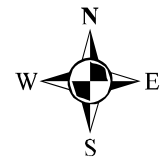


ZONING

MAP 2

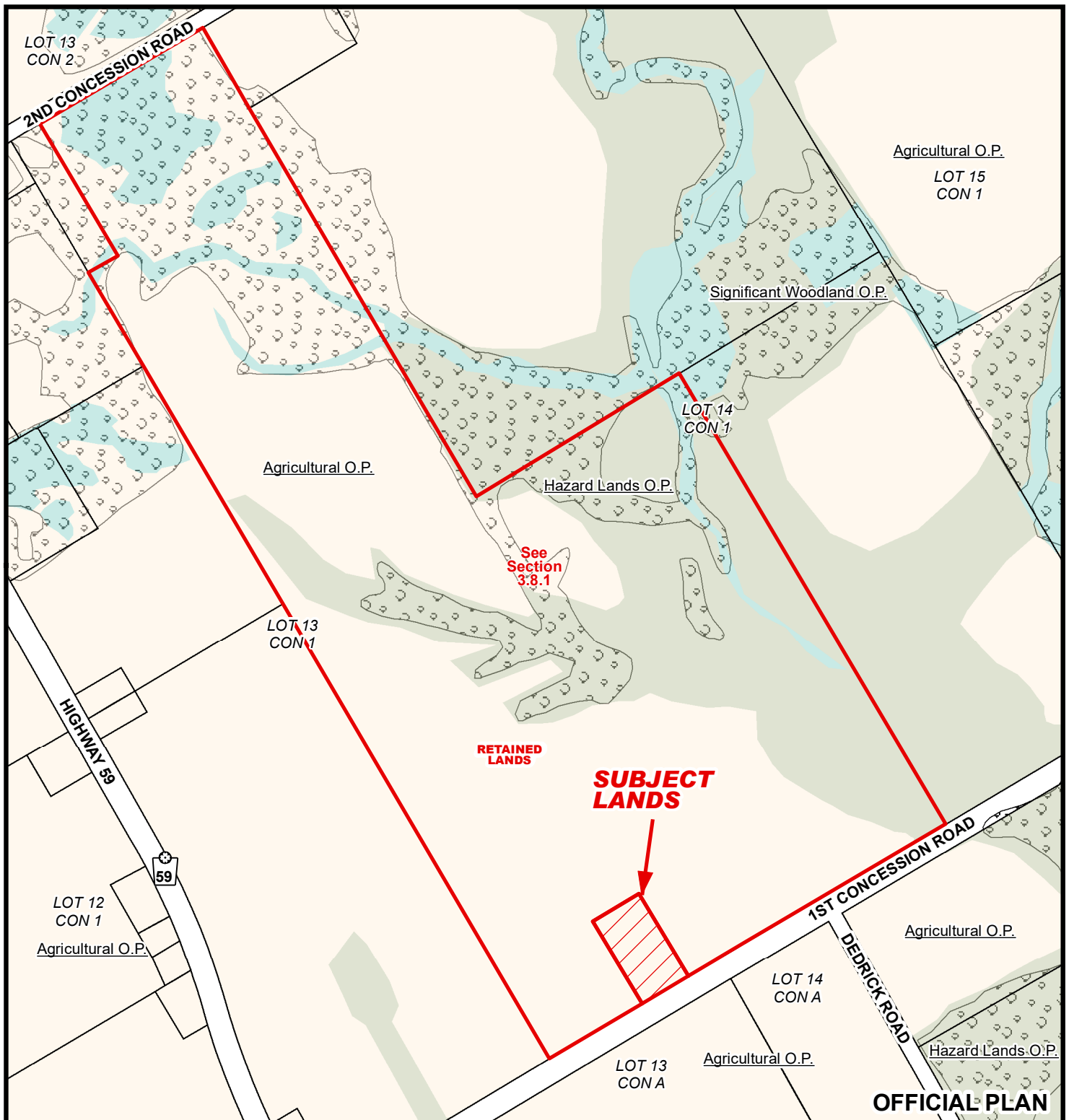
File Number: BNPL2018017 & ZNPL2018018

Geographic Township of SOUTH WALSHINGHAM



25 50 75 100 Meters

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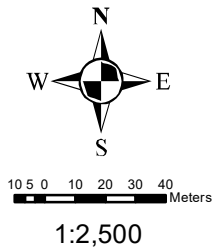


2018-02-07

MAP 3

File Number: BNPL2018017 & ZNPL2018018

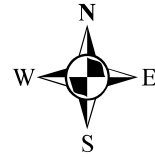
Geographic Township of SOUTH WALSINGHAM



MAP 4

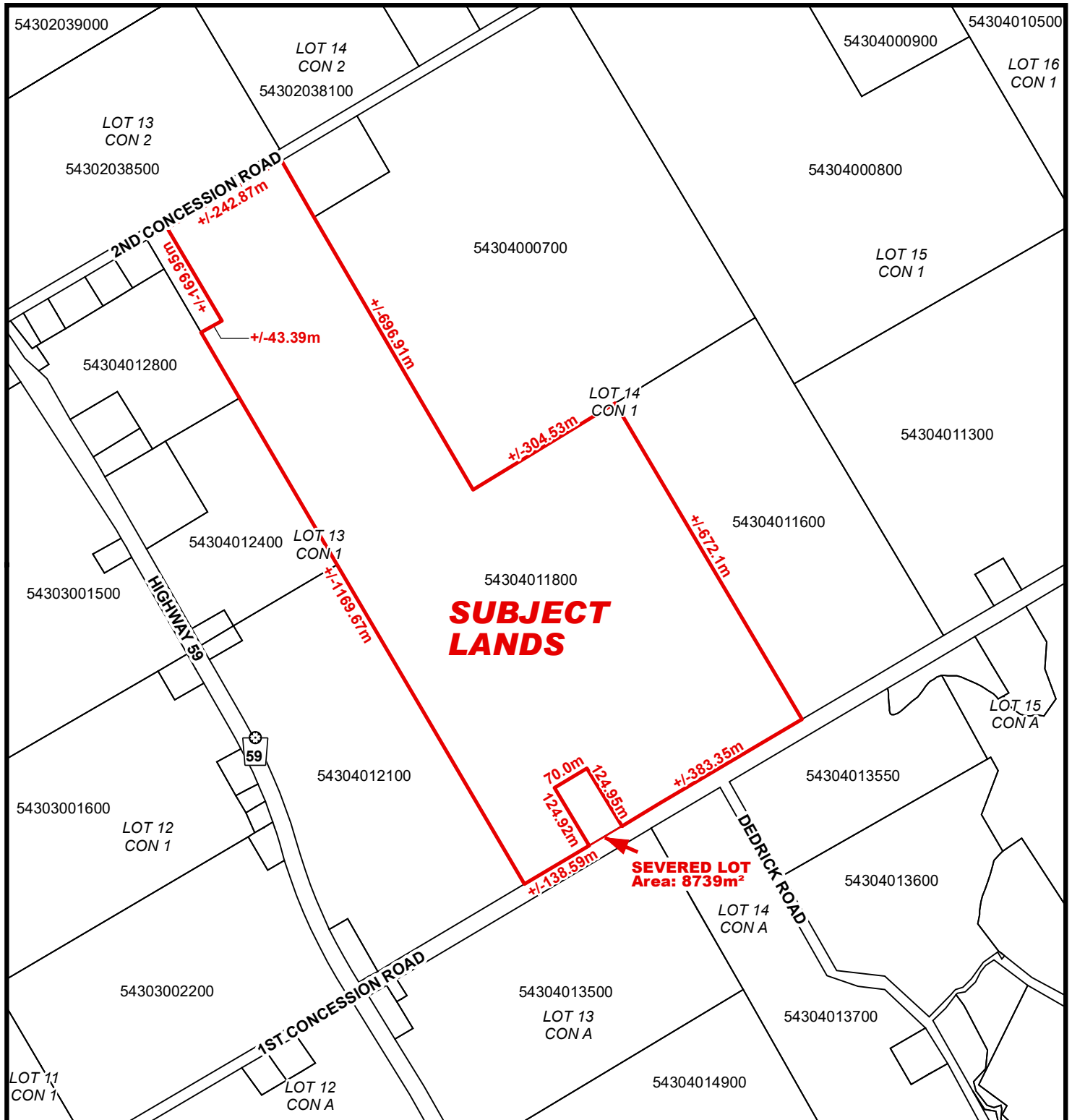
File Number: BNPL2018017 & ZNPL2018018

Geographic Township of SOUTH WALSHINGHAM



4020 0 40 80 120 160 Meters

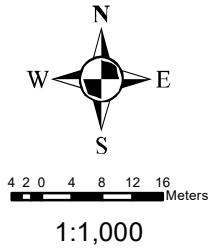
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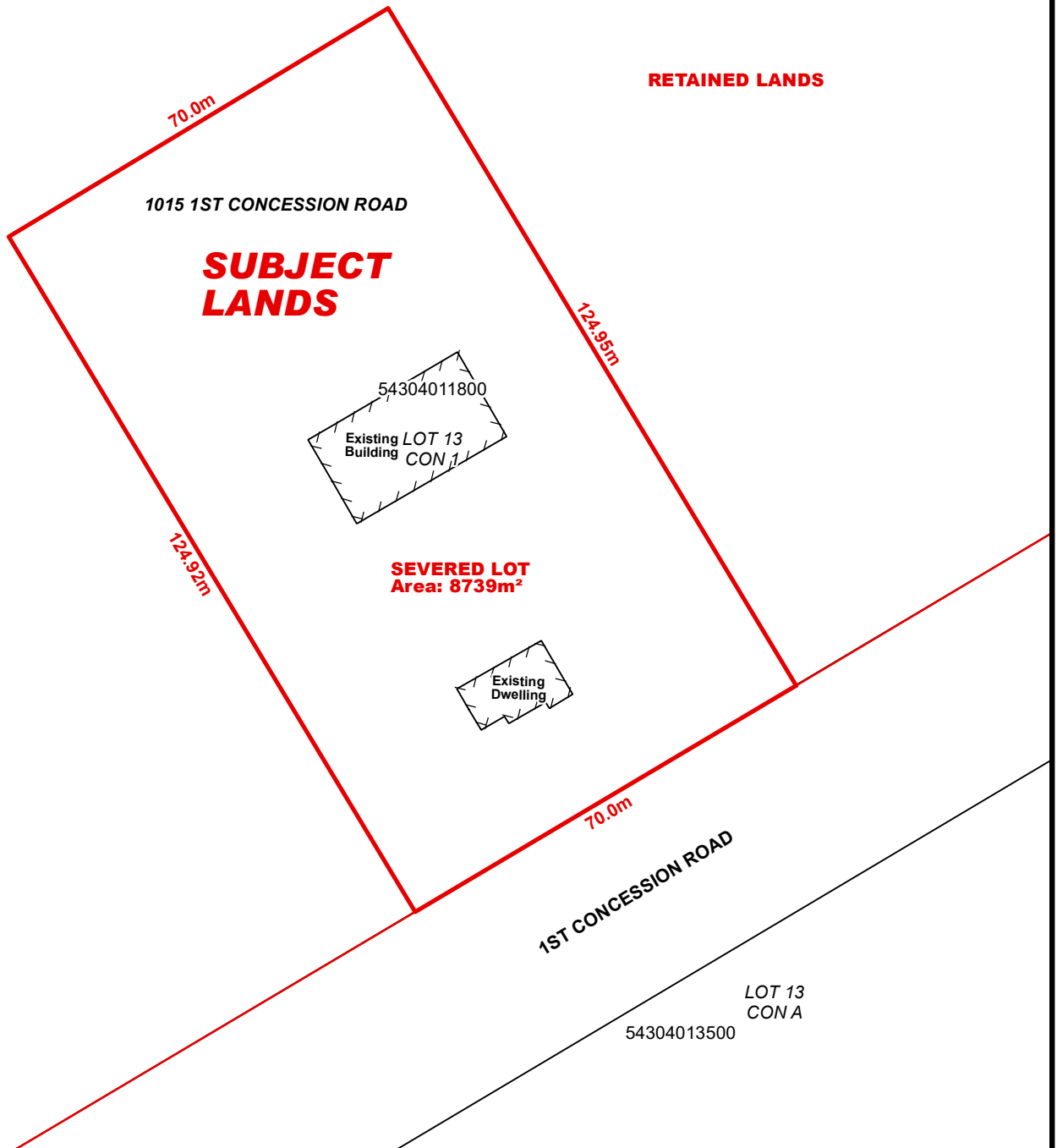
MAP 5

File Number: BNPL2018017 & ZNPL2018018

Geographic Township of SOUTH WALSHINGHAM



LOT 14
CON 1



LOCATION OF LANDS AFFECTED

File Number: BNPL2018017 & ZNPL2018018

Geographic Township of SOUTH WALSHINGHAM

