

**For Office Use Only:**

File Number	<u>ANPL2021106</u>	Application Fee	<u>\$ 1560.00 vpd</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	<u>April 24/21</u>	Planner	<u>N. Goodbrand</u>
Complete Application	<u>May 4, 2021</u>	Public Notice Sign	_____

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

- Consent/Severance/Boundary Adjustment
- Surplus Farm Dwelling Severance and Zoning By-law Amendment
- Minor Variance
- Easement/Right-of-Way

**Property Assessment Roll Number:** 49100449000

**A. Applicant Information**

**Name of Owner** JOSHUA SANDERS & LAURA RICKETTS

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** 18 WINDHAM ROAD 2

**Town and Postal Code** NORWICH N0J1P0

**Phone Number** 587-969-4700

**Cell Number** 587-969-4700

**Email** JOSH.S@LIVE.CA

**Name of Applicant** JOSHUA SANDERS

**Address** 18 WINDHAM ROAD 2

**Town and Postal Code** NORWICH N0J1P0

**Phone Number** 587-969-4700

**Cell Number** 587-969-4700

**Email** JOSH.S@LIVE.CA



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

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

Owner                       Agent                       Applicant

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

Mortgage: COMPUTERSHARE TRUST COMPANY OF CANADA  
acting as a company c/o MCAP Service Corporation, P.O. Box 351 Stn C,  
Kitchener Ontario N2G3Y9 +

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):  
PT Lt 24 Conc 2 Windham AS IN NR534841; NORFOLK COUNTY  
18 WINDHAM ROAD 2, DELHI

Municipal Civic Address: 18 WINDHAM ROAD 2, NORWICH

Present Official Plan Designation(s): RURAL RESIDENTIAL / AGRICULTURAL

Present Zoning: A / HL

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

Yes  No If yes, please specify:

3. Present use of the subject lands:  
RESIDENTIAL

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

SEE ATTACHED FOR BUILDING INFORMATION. ALL BUILDINGS WILL BE RETAINED

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

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:

DETACHED STORAGE BARN FOR PERSONAL USE. SEE ATTACHED FOR BUILDING INFORMATION.

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:

RESIDENCE BUILT IN 1998

9. Existing use of abutting properties:

AGRICULTURAL / RESIDENTIAL

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.

<b>1. Site Information</b>	<b>Existing</b>	<b>Proposed</b>
Please indicate unit of measurement, for example: m, m <sup>2</sup> or %		
Lot frontage	207.6m	207.6m
Lot depth	99.06m	99.06m
Lot width	207.6m	207.6m
Lot area	20564.86m <sup>2</sup>	20564.86m <sup>2</sup>
Lot coverage	1.04%	2.37%
Front yard	19.5m	19.5m
Rear yard	67.5m	61.06m
Left Interior side yard	32.4m	1.2m
Right Interior side yard	115m	115m
Exterior side yard (corner lot)		

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

Requesting a minor variance to build a personal use storage barn. Current zoning provisions allow for usable floor space of 200m<sup>2</sup>. Requesting to build 260m<sup>2</sup> of usable floor space, plus allowance for existing picnic shelter & shed (27.6m<sup>2</sup>). Total of 287.6m<sup>2</sup>. All other elements of the proposed building will remain in accordance to zoning bylaw. +

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

Secure indoor storage of personal goods: land maintenance equipment and recreational vehicles. Required usable floorspace for belongings outnumbers zoning by-law allowance.

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

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

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

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

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

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

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

Proposed final lot size (if boundary adjustment): \_\_\_\_\_



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

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

Description of land intended to be retained in metric units:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_



Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: Yes No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: Yes No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?: Yes No If yes, year dwelling built \_\_\_\_\_

**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 (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:  
Property has been used as a private dwelling since 1998 and was vacant land prior to that. Title background check was completed by lawyer's office when purchased.

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?  Yes  No

**E. Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?  Yes  No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7?  Yes  No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection?  Yes  No

If no, please explain:

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

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard (submit MDS Calculation with application)**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Wooded area**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Floodplain**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active railway line**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Erosion**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

On the subject lands or  within 500 meters – distance \_\_\_\_\_



**F. Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water  
 Individual wells

- Communal wells  
 Other (describe below)

available - not needed for this application

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Sewage Treatment

- Municipal sewers

- Communal system

- Septic tank and tile bed in good working order  Other (describe below)

available - not needed for this application

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Storm Drainage

- Storm sewers

- Open ditches

- Other (describe below)

available - not needed for this application

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2. Existing or proposed access to subject lands

- Municipal road

- Provincial highway

- Unopened road

- Other (describe below)

Name of road/street:

existing access from residence

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**G. Other Information**

1. Does the application involve a local business?  Yes  No

If yes, how many people are employed on the subject lands?

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2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

Entire storage barn will be built in A zone. Rear of barn will be in line with garage on neighbouring property to the West of the West property line. Building will be tucked away from roadway behind several trees. Will allow for indoor storage of personal items only. Enables us to keep property tidy, items secure and out of the elements.

## 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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition
- Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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.

**Permission to Enter Subject Lands**

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

**Freedom of Information**

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

X JOSH SANDERS

APRIL 21 / 2021

Owner/Applicant/Agent Signature

Date

**J. Owner's Authorization**

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

I/We ± JOSH SANDERS am/are the registered owner(s) of the lands that is the subject of this application.

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

X [Signature]

APRIL 21 / 2021

Owner

Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**K. Declaration**

I, JOSH SANDERS of NORWICH, ONTARIO

solemnly declare that:

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

Declared before me at:

\_\_\_\_\_

  
\_\_\_\_\_


Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 21<sup>st</sup> day of APRIL 2021

A.D., 20\_\_\_\_\_

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

  
\_\_\_\_\_  
A Commissioner, etc.

<b>18 WINDHAM ROAD 2, NORWICH, NOJ 1P0</b>	
<b>TOTAL LOT SIZE</b>	<b>20564.86m2</b>

<b>HOUSE</b>	
GROUND FLOOR RESIDENTIAL	125m2
GROUND FLOOR W/ ATTACHED GARAGE	167.7m2
GROUND FLOOR INCLUDING GARAGE/PORCH	186.28m2
GROSS FLOOR RESIDENTIAL	228.4m2
GROSS FLOOR W/ ATTACHED GARAGE	271.1m2
GROSS FLOOR W/ ATTACHED GARAGE/PORCH	289.68m2
STOREYS	2
OVERALL MAX HEIGHT	8m
LOT COVERAGE WITH GARAGE & PORCH	0.91%

<b>SHED (NOT FIXED TO GROUND)</b>	
GROUND FLOOR SQUARE METERS	10.9m2
STOREYS	1
OVERALL HEIGHT	3.18m
LOT COVERAGE	0.05%

<b>PICNIC SHELTER (NOT FIXED TO GROUND / NO WALLS)</b>	
GROUND FLOOR SQUARE METERS	16.7m2
STOREYS	1
OVERALL HEIGHT	3.66m
LOT COVERAGE	0.08%

<b>PROPOSED BUILDING</b>	
GROUND FOOR AREA (EXTERIOR WALLS)	273.15m2
GROSS FLOOR AREA (EXTERIOR WALLS)	273.15m2
GROUND FOOR AREA (USABLE FLOOR SPACE)	259.16m2
GROSS FLOOR AREA (USABLE FLOOR SPACE)	259.16m2
STOREYS	1
HEIGHT	7.5m
LOT COVERAGE (EXTERIOR WALLS)	1.33%
LOT COVERAGE (USABLE FLOOR SPACE)	1.26%

<b>TOTAL LOT COVERAGE OF ALL BUILDINGS</b>	
<b>SQUARE METERS</b>	<b>487.03m2</b>
<b>EXPRESSED AS A PERCENTAGE</b>	<b>2.37%</b>



# Zoning Deficiency

Simcoe: St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: t St.  
Langton, On.  
NOE 1G0  
519-875-4485

## PROPERTY INFORMATION

Address: 18 Windham Road 2

Legal Description:

Roll Number: 49100449000

Application #:

Information Origins: site sketch and survey from owner/applicant

## Agricultural Zone (A)

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>	8.00	7.50		m
b) <i>minimum front yard</i>	13.00	25.20		m
c) <i>minimum exterior side yard</i>	6.00		N/A	m
d) <i>minimum interior side yard</i>				
	Right	1.20	1.20	m
	Left	1.20	>50	
e) <i>minimum rear yard</i>	1.20	60.06		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	1.46		%
ii) <i>usable floor area</i>	200.00	286.80	86.80	m.sq
3.36 <i>Surplus Farm Dwelling Severance</i>				
		200.00	N/A	m.sq
b) <i>existing accessory buildings/structures</i>				

Comments

existing accessory add up to 27.6sqm useable floor, new shop is 1 story high with no loft or 2nd floor proposed, useable floor area of 259.2 proposed. No habitable rooms permitted, and not approved for home industry

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:

Roxanne Lambrecht

I have read and understand the above.

Signature of owner or authorized agent

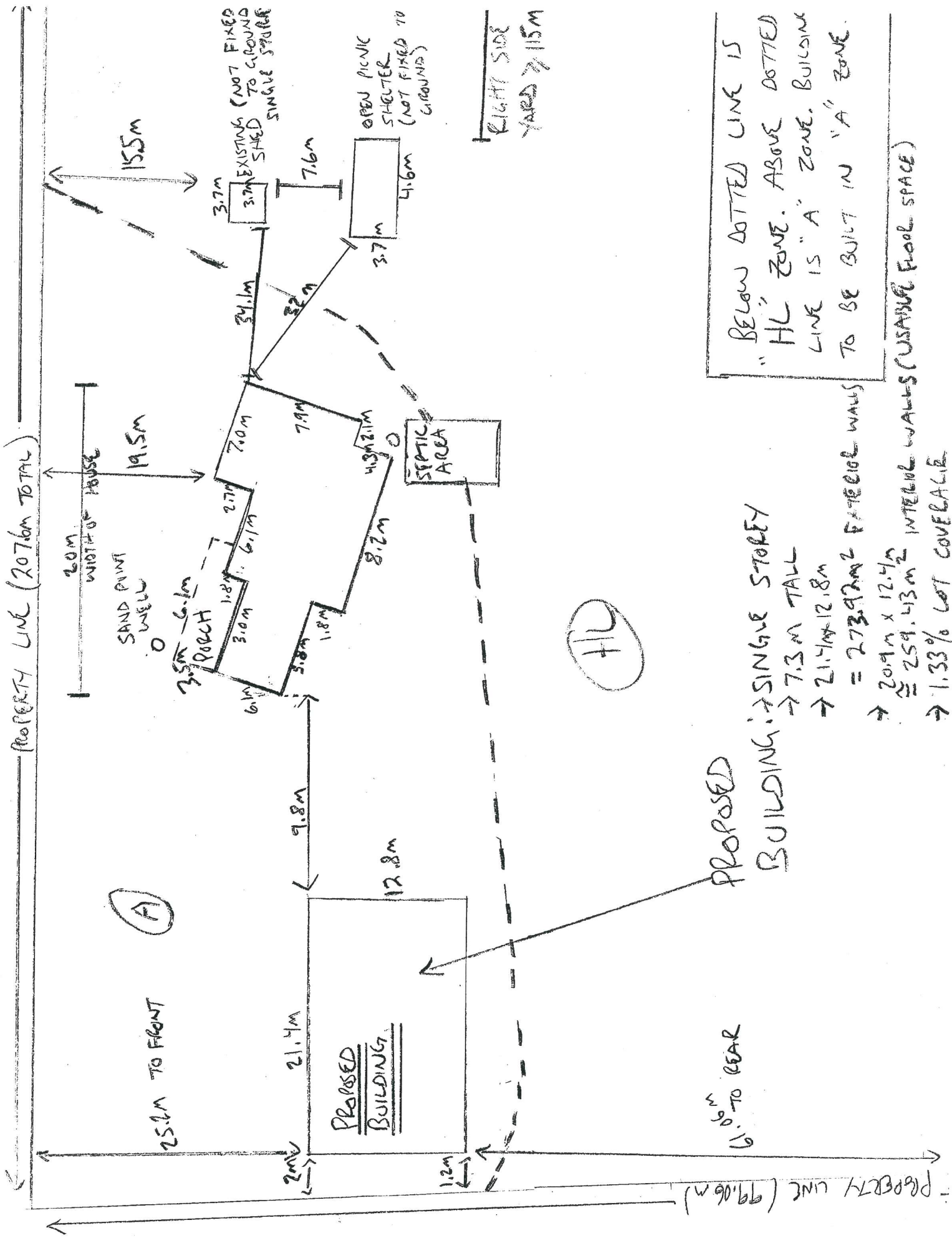
Signature of Zoning Administrator

date

3-May-21

date

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



BELOW DOTTED LINE IS "HL" ZONE. ABOVE DOTTED LINE IS "A" ZONE. BUILDING TO BE BUILT IN "A" ZONE.

PROPOSED BUILDING: SINGLE STOREY

- 7.3m TALL
- 21.4m x 12.8m
- = 273.92m<sup>2</sup> FLOOR WALLS
- 20.9m x 12.4m
- ≈ 259.43m<sup>2</sup> INTERIOR WALLS (USABLE FLOOR SPACE)
- 1.33% LOT COVERAGE

GEOGRAPHIC TOWNSHIP OF NORTH NORWICH, COUNTY OF OXFORD

GEOGRAPHIC TOWNSHIPS NORTH NORWICH AND WINDHAM

TOWNSHIP OF WINDHAM COUNTY OF NORFOLK  
LOT 24, CONCESSION II

COUNTY OF OXFORD

INST. 321398

PART I  
CONCESSION

LOT 24

INST. 170001

S.W. ANGLE  
LOT 24  
CON. H N 79° 58' E

66' ALLOWANCE FOR ROAD BETWEEN CONCESSIONS I & II

CONCESSION

LOT 24

INST. 301945

PART 2  
INST. 301945  
N.W. ANGLE  
LOT 24  
CON. H N 79° 58' E  
E (A SET)

INST. 321398

PART 2

W 1/2 LOT 24

E 1/2 LOT 24

INST. 373685

INST. 383317

INST. 321398

LOT 24

INST. 383317

LOT 24

66' ROAD ALLOWANCE

66' ALLOWANCE FOR ROAD BETWEEN GEOGRAPHIC TOWNSHIPS

BEA  
NOT  
BE  
371

**SURVEYOR'S CERTIFICATE**

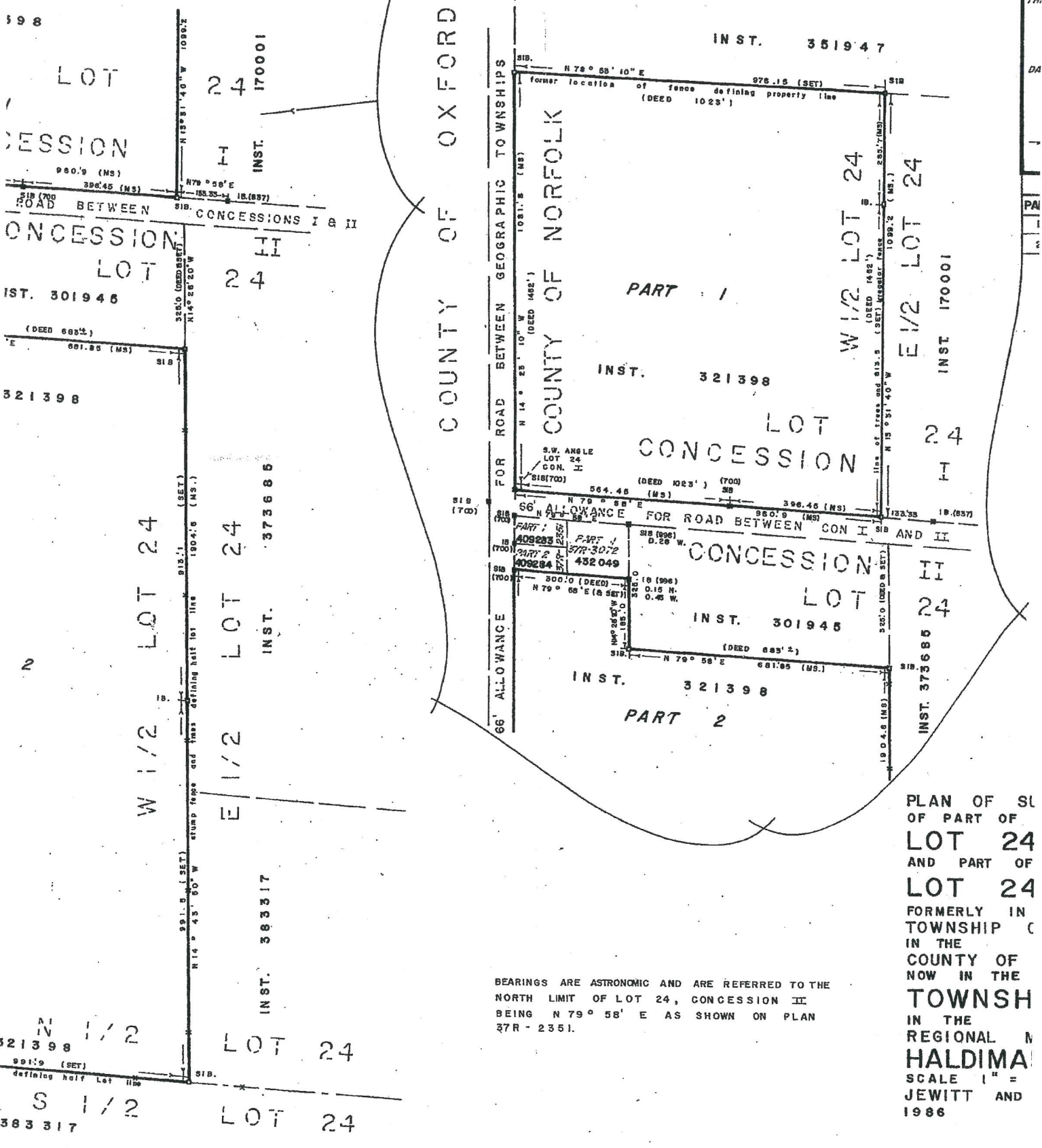
I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE ... 22 ... DAY OF ... JULY ... 1986.

DATED AUGUST 25, 1986

H. C. DIXON  
ONTARIO LAND SURVEYOR





PLAN OF S1  
OF PART OF  
LOT 24  
AND PART OF  
LOT 24  
FORMERLY IN  
TOWNSHIP C  
IN THE  
COUNTY OF  
NOW IN THE  
TOWNSHIP  
IN THE  
REGIONAL M  
HALDIMAND  
SCALE 1" =  
JEWITT AND  
1986

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
NORTH LIMIT OF LOT 24, CONCESSION II  
BEING N 79° 58' E AS SHOWN ON PLAN  
37R - 2351.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT:  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT  
AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE ...22... DAY OF ...JULY... 1986.  
DATED AUGUST 25, 1986  
R. C. DIXON  
ONTARIO LAND SURVEYOR

**CAUTION!** THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE  
PLANNING ACT.  
**LEGEND**  
1" x 1/2" x 40" STANDARD IRON BARS SHOWN -□- S.I.B.  
5/8" x 5/8" x 24" IRON BARS SHOWN -□- I.B.  
3/8" x 24" ROUND IRON BARS SHOWN -□- I.B.#  
LOT LINES SHOWN \_\_\_\_\_  
DEED LINES SHOWN \_\_\_\_\_  
FENCES SHOWN -X-X-X- FOUND IRON BARS SHOWN -#-  
PLANTED IRON BARS SHOWN -□-

**JEWITT**  
ONTARIO  
90 KENT ST  
PHONI

I require this plan be deposited under THE REGISTRY ACT.

**PLAN 37R-3259**

RECEIVED AND DEPOSITED

DATED August 27, 1986

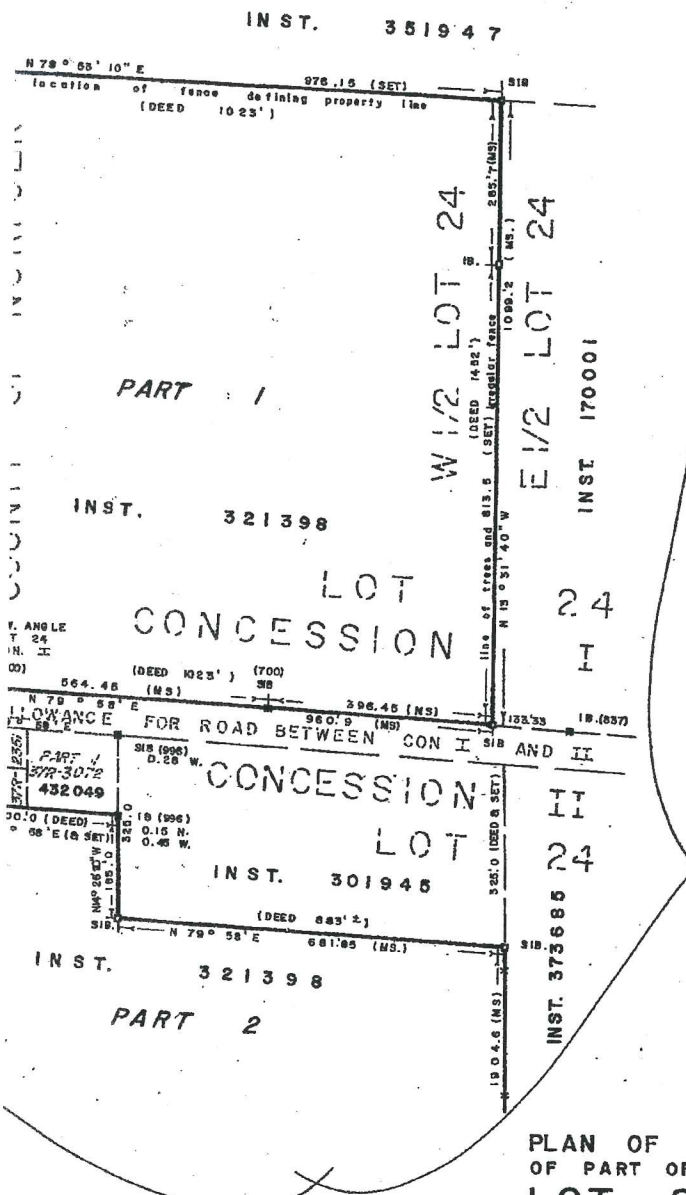
DATED August 27, 1986

*R. C. Dixon*  
R. C. DIXON  
ONTARIO LAND SURVEYOR

*Norma J. Davidson*  
NORMA J. DAVIDSON  
LAND REGISTRAR FOR THE REGISTRY  
DIVISION OF NORFOLK (N.S. 57)

**SCHEDULE**

PART	PART of LOT	CON.	INSTRUMENT	AREA
I	24	I	321398	24.203 AC.
2	24	II	321398	44.205 AC.



PLAN OF SURVEY  
OF PART OF  
**LOT 24, CONCESSION I**  
AND PART OF  
**LOT 24, CONCESSION II**  
FORMERLY IN THE GEOGRAPHIC  
TOWNSHIP OF WINDHAM  
IN THE  
COUNTY OF NORFOLK  
NOW IN THE  
**TOWNSHIP OF DELHI**  
IN THE  
REGIONAL MUNICIPALITY OF  
**HALDIMAND - NORFOLK**  
SCALE 1" = 200'  
JEWITT AND DIXON LTD.  
1986

ARE ASTRONOMIC AND ARE REFERRED TO THE  
LIMIT OF LOT 24, CONCESSION II  
N 79° 55' E AS SHOWN ON PLAN  
351.

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE  
PLANNING ACT.

40" STANDARD IRON BARS SHOWN -O- S.I.B.  
6" x 24" IRON BARS SHOWN -□- I.B.  
ROUND IRON BARS SHOWN -○- I.B.  
BARS SHOWN - - - - -  
BARS SHOWN - - - - -  
FOUND IRON BARS SHOWN -#-  
PLANTED IRON BARS SHOWN -□-

**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS  
90 KENT STREET, SOUTH, SIMCOE, ONTARIO.  
N3Y 2Y1  
PHONE: (519) 426-0842

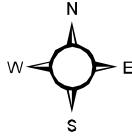
FIELD WORK B. G. S.  
CALCULATIONS P. C. C.  
PLAN P. C. C.  
CHECKED R. C. D.

# MAP 1

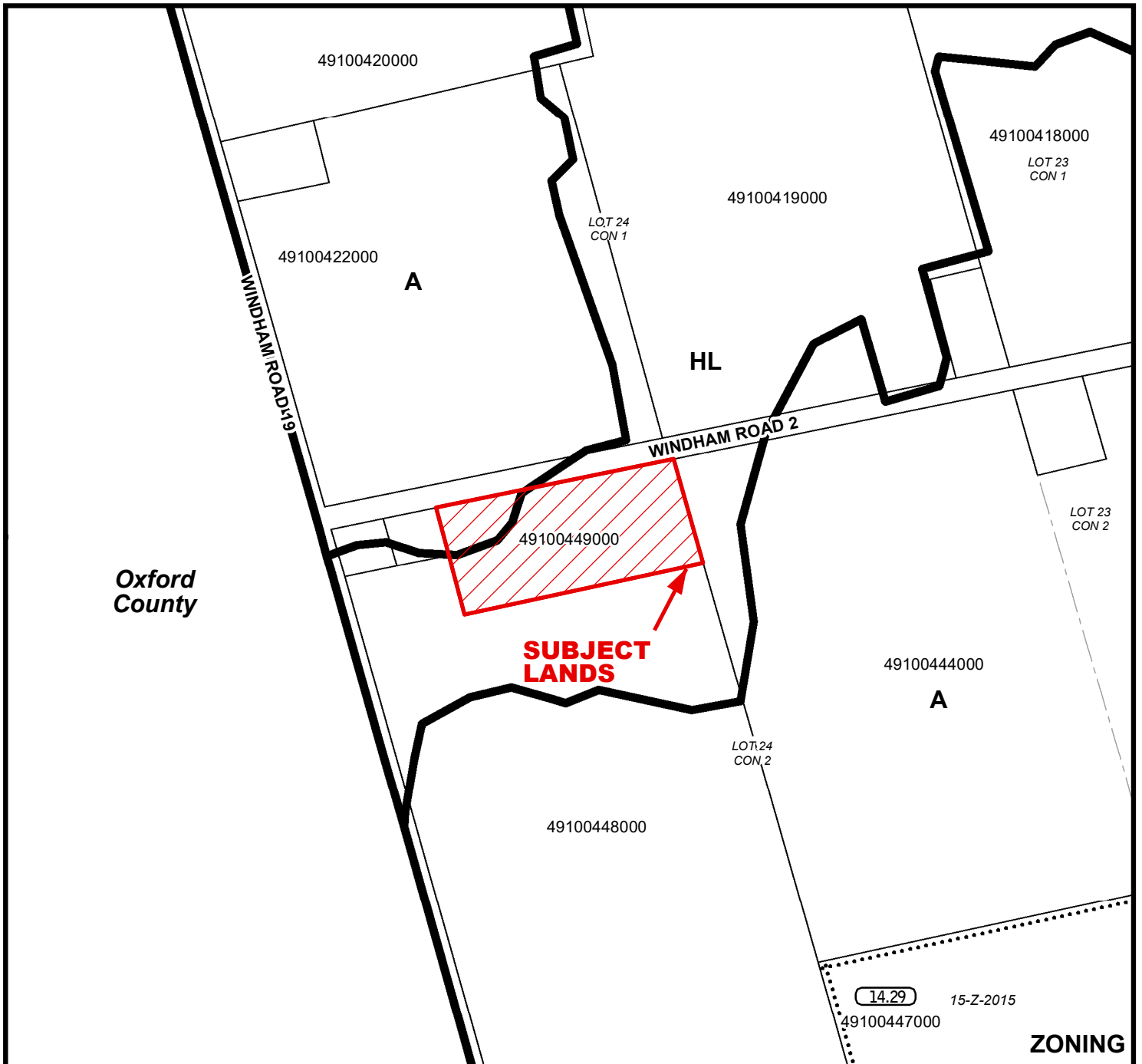
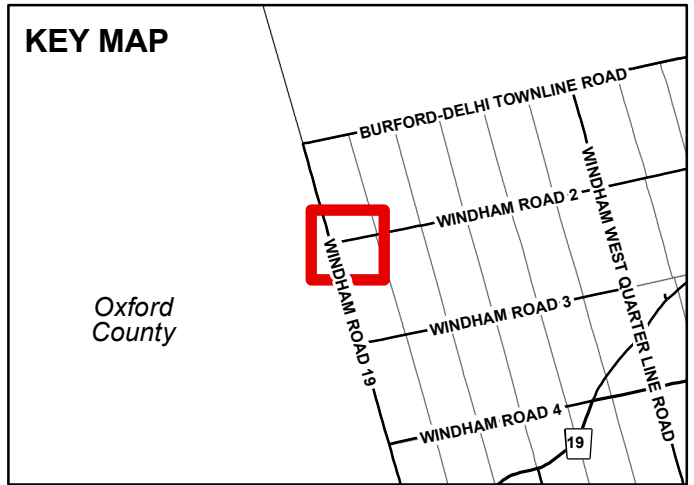
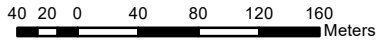
## File Number: ANPL2021106

Geographic Township of

### WINDHAM



1:5,000

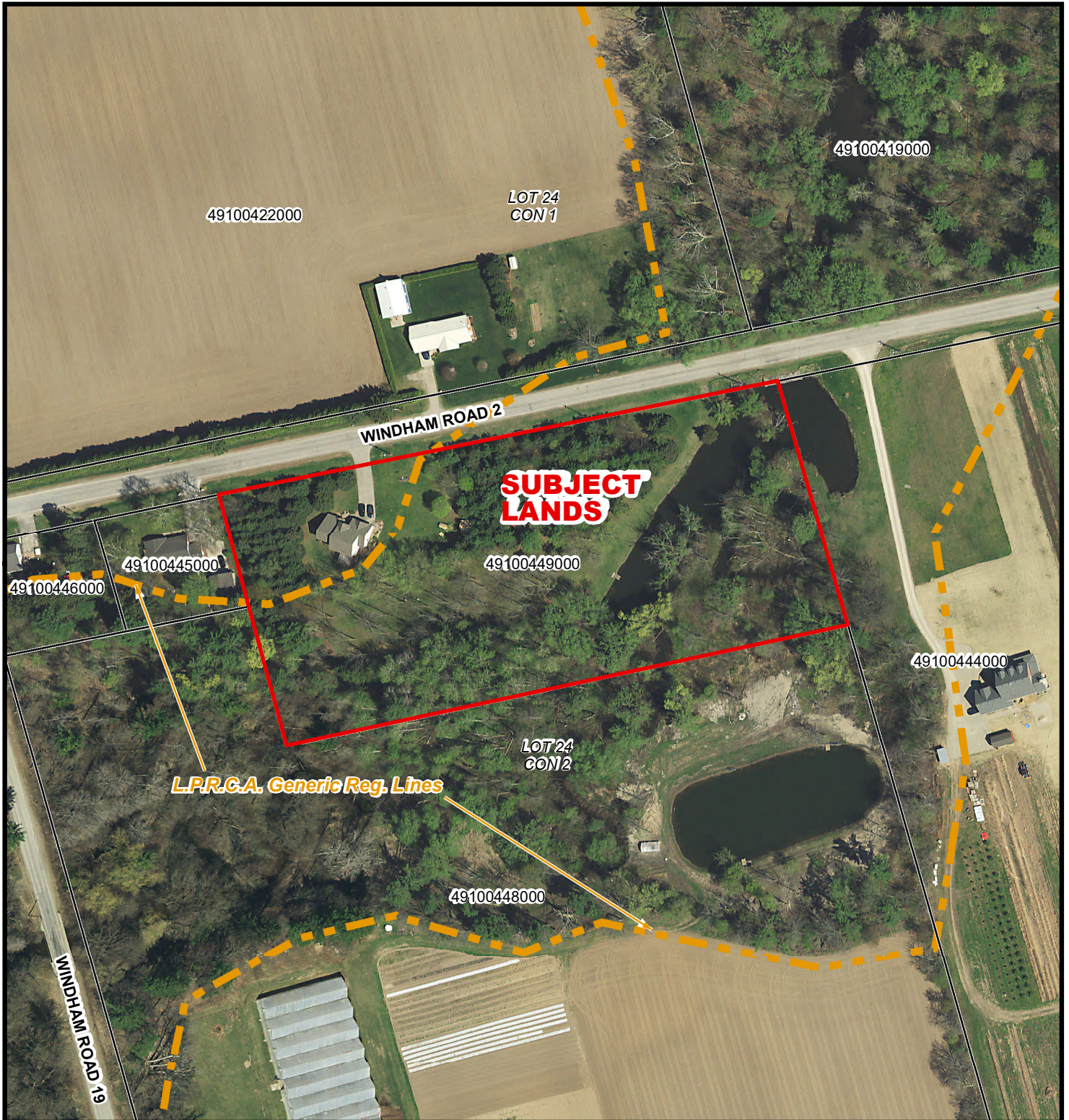
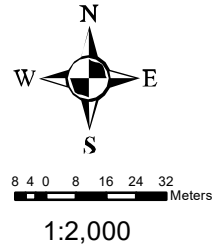


**ZONING**

# MAP 2

File Number: ANPL2021106

Geographic Township of WINDHAM



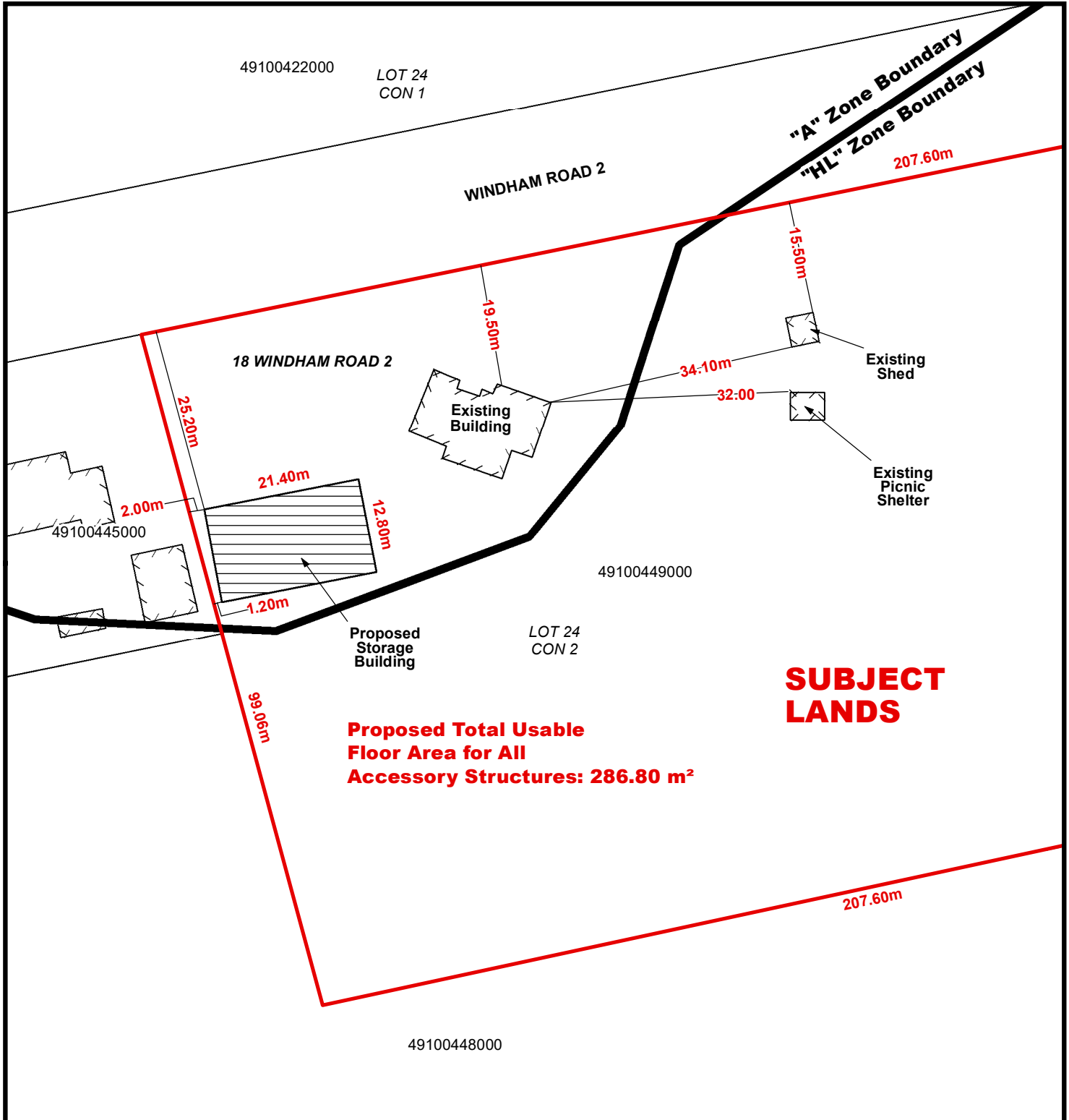
# MAP 3

File Number: ANPL2021106

Geographic Township of WINDHAM



1:750



# LOCATION OF LANDS AFFECTED

File Number: ANPL2021106

Geographic Township of WINDHAM



1:750

