

For Office Use Only:

File Number BNPL2025015
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
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: 3310-335-040-12700

A. Applicant Information

Name of Owner Jon Kozicki

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 110 Duncombe Road
Town and Postal Code Waterford, ON N0E 1Y0
Phone Number _____
Cell Number 519-410-7638
Email jon@kozickiproduce.com

Name of Applicant Agent

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent David McPherson
Address 8 Culver Lane
Town and Postal Code Simcoe, ON N3Y 5C8
Phone Number _____
Cell Number 519-427-6483
Email david-a-mcpherson@hotmail.com

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 owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgages, 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 8 Concession 8 Townsend

Part 1 of 37R-202

Municipal Civic Address: 110 Duncombe Road, Waterford

Present Official Plan Designation(s): Urban Residential

Present Zoning: R1-A

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:

Situate is a 2 storey dwelling 210.8 sqm in building area, as shown on attached survey

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:

No structures are proposed

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:

40 + years

9. Existing use of abutting properties:

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	42.67m	15m		19.29m	
Lot depth	44.55m			42.76m	
Lot width	42.67m			19.29m	
Lot area	1725.51sqm	450 sqm		657.85 sqm	
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

Our proposed severance complies with the R1-A zone provisions

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 19.29 m

Depth: 42.76 m

Width: 19.29 m

Lot Area: 657.85 sqm

Present Use: Residential

Proposed Use: Residential

Proposed final lot size (if boundary adjustment): n/a

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

Description of land intended to be retained in metric units:

Frontage: 23.38 m

Depth: 44.55 m

Width: 23.38 m

Lot Area: 1067.66 sqm

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: 2 storey dwelling, shown on attached survey

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: n/a
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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

D. All Applications: 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:
Owner supplied information

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. All Applications: 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:

Not within a WHPA

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. All Applications: 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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☒ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Duncombe Road, Waterford

G. All Applications: 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.

Intent of application brief is attached

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:

- ☐ 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

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.


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 Jon Kozicki am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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


Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

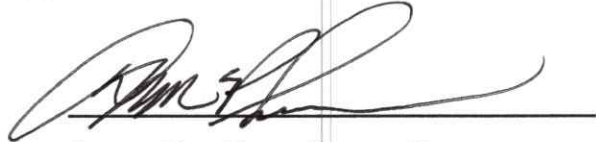
I, DAVID McPHERSON of SIMCOE

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:

NORFOLK COUNTY




Owner/Applicant/Agent Signature

In SIMCOE, ONT

This 16th day of JANUARY 2025

A.D., 2025



Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 16, 2026.

A Commissioner, etc.

PROPOSED SEVERANCE SKETCH

FOR:
JON KOZICKI
#110 DUNCOMBE ROAD

SCALE: 1 : 300



DECEMBER 5, 2024



PART 1:

- AREA OF NEW LOT = 657.850 sq.m
 - DWELLING AREA, GARAGE & PORCH = 0 SQ.M
 - DWELLING COVERAGE = 0.0%
- REMAINDER OF PIN 50282-0301 (LT):
- AREA REMAINING = 1067.662 sq.m
 - DWELLING AREA, GARAGE & PORCH = 222.8 sq.m
 - DWELLING COVERAGE = 20.9%

NOTES

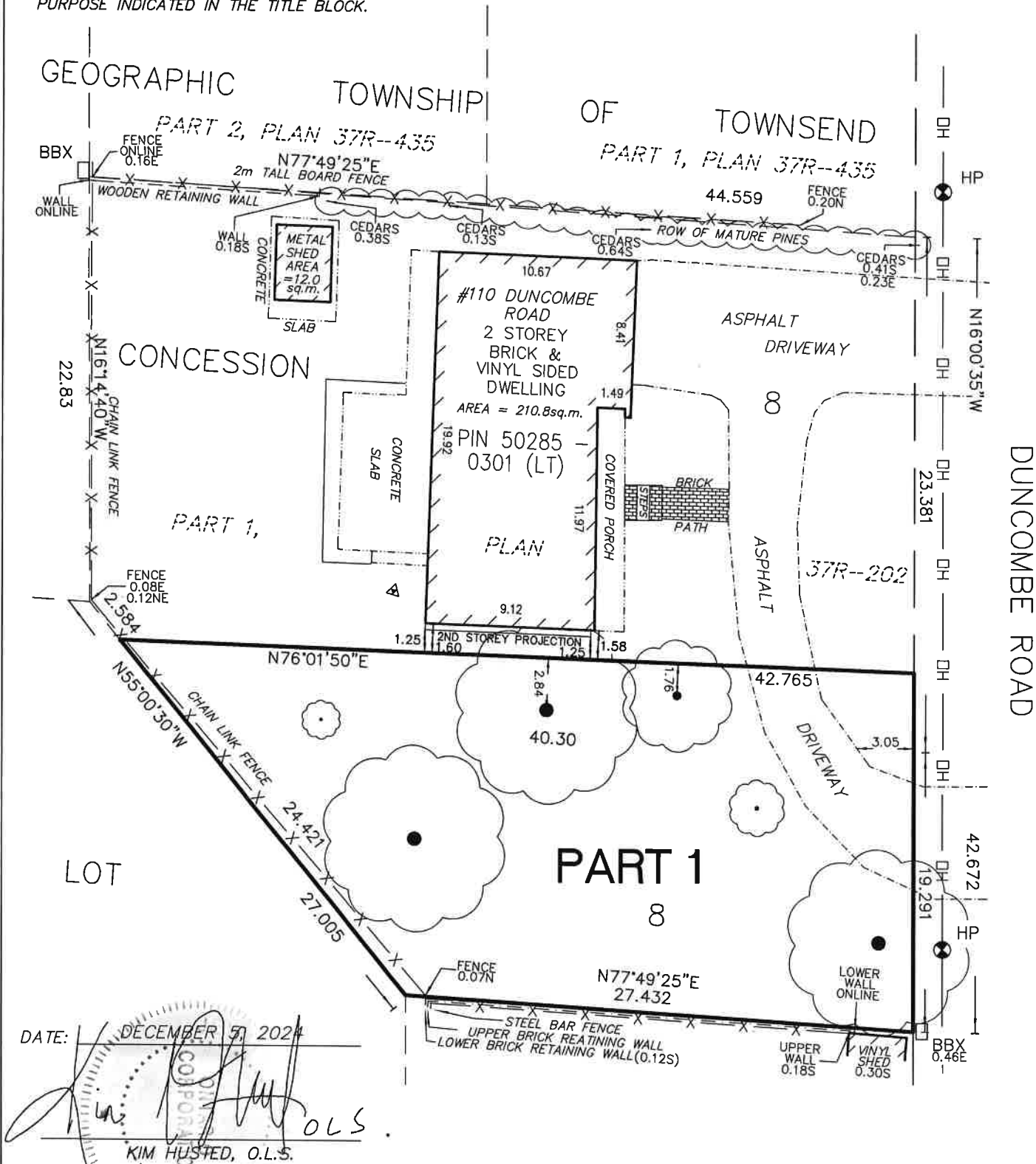
- FENCE LINES SHOWN -X-
- OVERHEAD LINES SHOWN -OH-
- HYDRO POLE SHOWN HP
- BELL BOX SHOWN BBX

METRIC NOTE:

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

CAUTION:

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

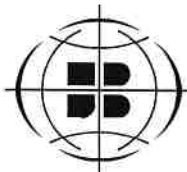


DATE: DECEMBER 5, 2024
KIM HUSTED, O.L.S.

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PROPERTY DESCRIPTION:

PART LOT 8, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF
TOWNSEND (WATERFORD)



JEWITT AND DIXON
ONTARIO LAND SURVEYORS
A Division of Kim Husted Surveying Ltd.

SURVEYING
MAPPING
GIS

650 Ireland Rd., Simcoe, ON N3Y 4K2
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY: J.L.M.	CHECKED BY: K.S.H.	REFERENCE NO.: 24-54-105-00
DATED: DECEMBER 5, 2024		

Intent & Justification of Severance Application at 110 Duncombe Road, Waterford

This application is to sever a proposed infilling lot from the large side yard of 110 Duncombe Road, Waterford.

The lot at 110 Duncombe Road currently has a Single Family Dwelling on one of the widest frontages on the road at 42.67m. It has a lot area of 1725.51sq.m. See attached copy of Plan 37R202.

The property is located on the east side of Waterford, on the west side of Duncombe Road, just a bit north of the Temperance St. East intersection with Duncombe Road. See attached GIS Map #1.

At present, there is no development proposed for this lot. However, a future Single Family Dwelling is intended. At that time, an Entrance Permit, Service Connections, Lot Grading Plan, and Building Permit will be applied for.

This proposed severance will not result in a new lot or retained lot deficient in lot frontage or lot area. Both the newly created lot and the retained lot conform to all provisions of the Zoning Bylaw for lots within the R1-A Zone. See attached GIS Map #2. GIS Map #3 shows the proposed severed lot shaded.

Planning Act Considerations

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are the protection of ecological systems, including natural areas, features and functions, the orderly development of safe and healthy communities, the promotion of built form that is well-designed and encourages a sense of place.

Provincial Policy Statement, 2024 Considerations

The Provincial Policy Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable, and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas where full municipal services are available.

The PPS policies are intended to be complemented by local policies addressing local interests. The PPS policies that are relevant to this site are related to healthy, livable, and safe communities in settlement areas.

Section 2.2 of the PPS states:

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
 - b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (eg. shopping malls and plazas) for residential use, development, and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, and infrastructure

2.3.1 General Policies for Settlement Area

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive
3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a)range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

Official Plan Considerations

Land Use Designation: “Urban Residential Designation”

Section 5.3.1 supports residential intensification in Urban areas such as Waterford.

Section 7.7.2 supports the development of single detached dwellings in the Urban Residential areas.

Section 9.6.3.2c) outlines criteria which should be regarded when considering consents to sever:

- i.) consents shall only be granted when the land fronts onto an existing, assumed public road that is maintained on a year-round basis;
- ii.) consents shall have the effect of infilling in existing areas and not extending existing development;
- iii.) creation of the lot does not compromise the long-term use of the remaining land or retained parcel.

The subject severance does not have the effect of proposing a new use which is incompatible within the Urban Residential designation but does allow the creation of a new residential lot within the Urban boundary.

Zoning By-Law Considerations

Existing Zoning: "R1-A"

Uses permitted in the "R1-A Zone" as outlined in Zoning By-law 1-Z-2014, include single detached dwellings.

Section 5.1.2 of the Zoning By-law requires a minimum lot area of 450 sq.m for interior lots and requires a minimum lot frontage of 15m .

The proposed lot meets and exceeds the minimum lot area. The proposed lot has a lot area of 657.85 sq.m . The proposed lot meets and exceeds the minimum lot frontage requirement of 15m . The proposed lot will have a frontage of 19.29m .

The retained lot has on it an existing 2-storey dwelling of 222.8 sq.m . The retained lot meets and exceeds the minimum lot area, lot frontage, and conforms to all required setbacks for a lot within the R1-A Zone.

The retained lot frontage is 23.38 m, whereas 15m is the minimum required. The retained lot will have a lot area of 1067.66 sq.m, whereas 450 sq.m is the minimum required.

See attached copy of the Surveyor's sketch for severance.

Conclusion

This severance application is consistent with the Provincial Policy Statement, complies with the policies of the Norfolk County Official Plan regarding consent to sever policies in the Urban Residential designation, and meets the intent and zone provision requirements of the Norfolk County Zoning By-law.

The proposed lot has frontage on a publicly maintained road, Duncombe Road.

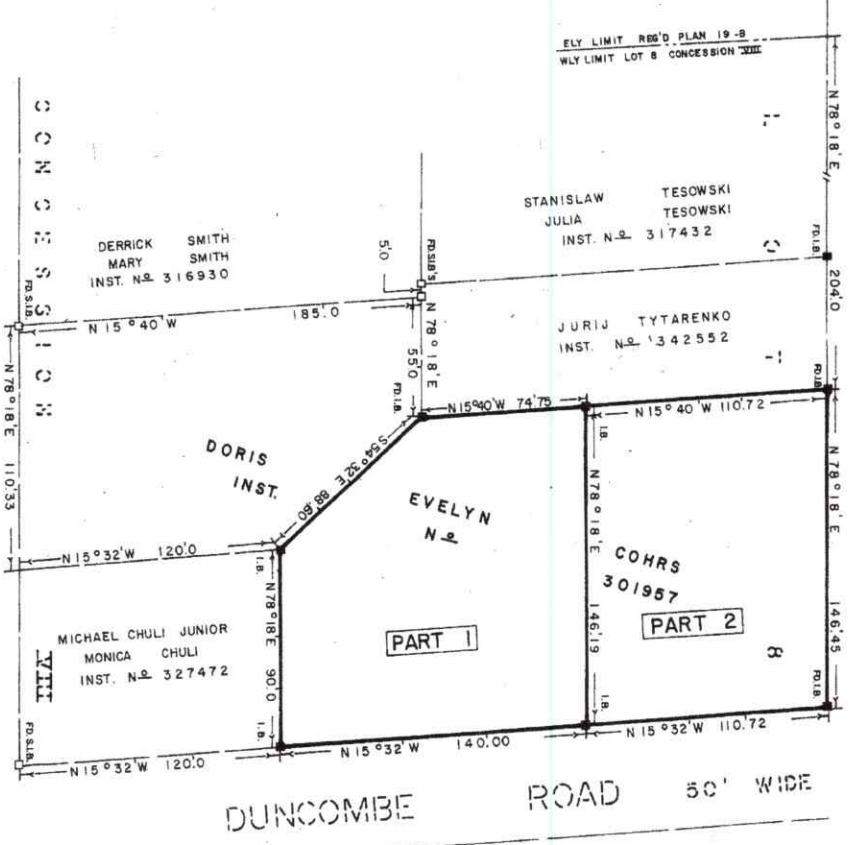
The proposed severance complies with the Planning Act, the Provincial Policy Statement, the Norfolk County Official Plan, and the Norfolk County Zoning By-law.

There are no constraints to this property being severed.

David McPherson

PLAN MATERIALS		SCHEDULE		
PLASTIC MATERIAL - MALAR GAUGE - 0.003 INCH		PART	LOT	CONCESSION
PROCESS - PHOTOGRAPHIC INK - SPECIAL "T"		1	8	XIII
		2	8	XIII
				OWNER
				DORIS EVELYN COHRS - INST. N.E. 301957
				AREA
				16,579 SQ. FT.
				16,165 SQ. FT.

TEMPERANCE STREET 48.5' WIDE



PLAN OF SURVEY OF PART OF LOT 8 - CONCESSION XIII FORMERLY IN THE TOWNSHIP OF TOWNSEND NOW IN THE TOWN OF WATERFORD IN THE COUNTY OF NORFOLK

SCALE: 1" = 50' 1973

CAUTION! THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTIONS 29, 32 OR 33 OF THE PLANNING ACT.

- LEGEND
- 1. IRON BARS 1" X 1" X 48" SHOWN — S.I.B.
 - 2. IRON BARS 5/8" X 5/8" X 24" SHOWN — I.B.
 - 3. LOT LINES SHOWN —
 - 4. DEED LINES SHOWN —

I HEREBY CERTIFY THAT:

- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- 2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF AUGUST 1973.

27 / 8 / 73
H. V. JEWITT, O.L.S.

H. V. JEWITT,
ONTARIO LAND SURVEYOR,
90 KENT STREET SOUTH,
SIMCOE, ONTARIO.

F.W. C.T.M. CALC. R.C.D. DWN. R.D.







RECEIVED AND DEPOSITED AS
PLAN 37R 202
DATED Oct 16 1973
R. J. Lawrence
REGISTRAR FOR THE REGISTRY DIVISION
OF THE COUNTY OF NORFOLK

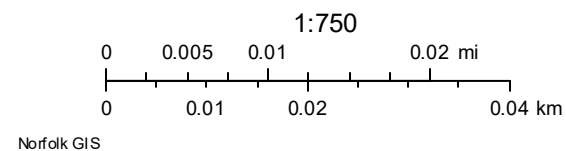
I REQUIRE THIS PLAN BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.
DATED Oct 15, 1973
H. V. JEWITT, O.L.S.

MAP NORFOLK - Community Web Map

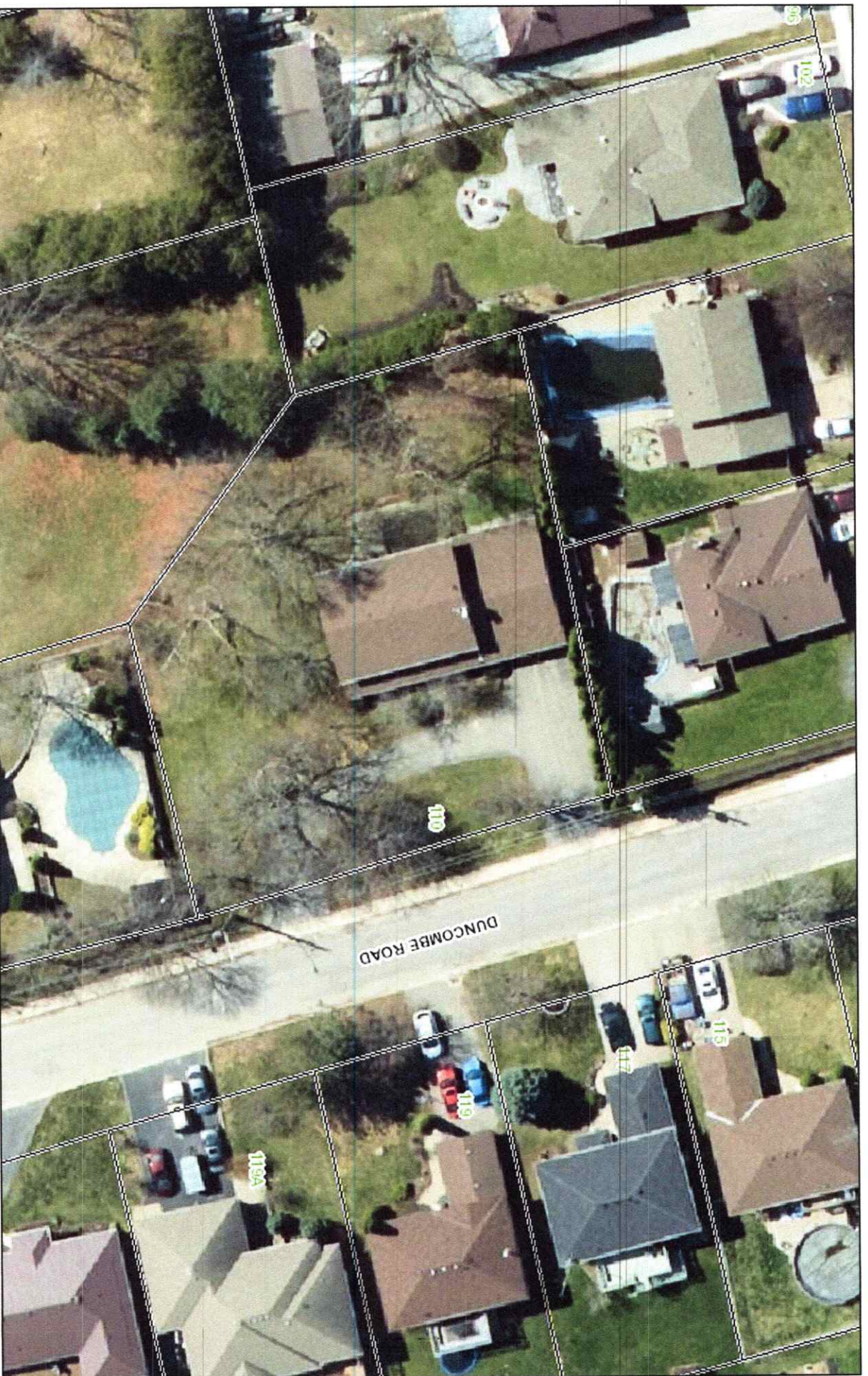


1/16/2025, 10:36:04 AM

- | | | | |
|---|---------------|---|----------------------|
|  | Land Parcels |  | Reg Plan Lot Numbers |
|  | Civic Address |  | Road Labels |
|  | Plan Lines |  | DraftPlan |

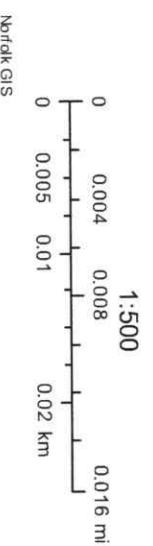


MAP NORFOLK - Community Web Map

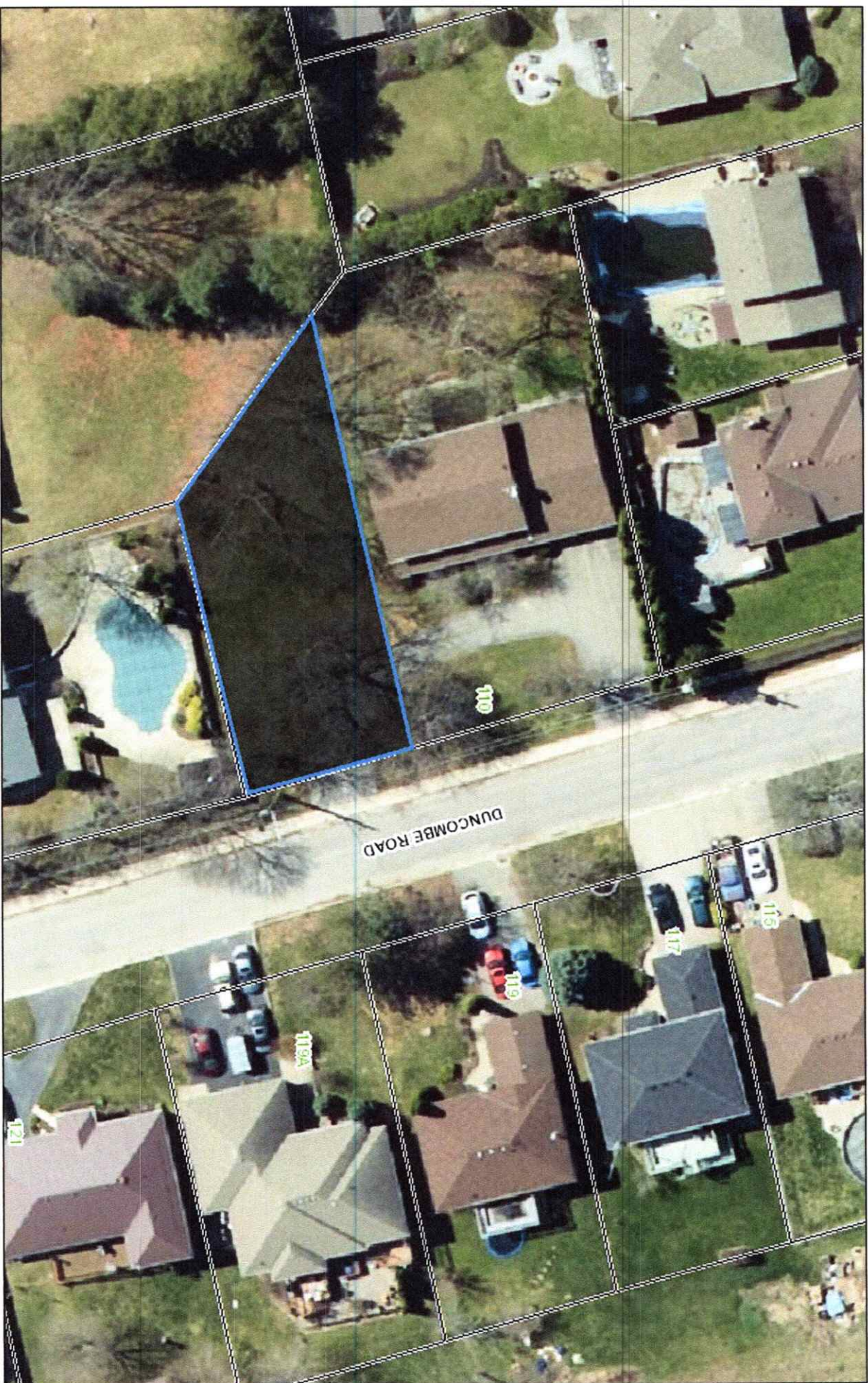


10/25/2024, 9:06:37 AM

- ☐ Land Parcels
- ☐ Reg Plan Lot Numbers
- ☐ Civic Address
- ☐ Road Labels
- ☐ Plan Lines
- ☐ DraftPlan



MAP NORFOLK - Community Web Map



10/25/2024, 8:24:19 AM



Land Parcels

Civic Address

Reg Plan Lot Numbers

Road Labels

Plan Lines



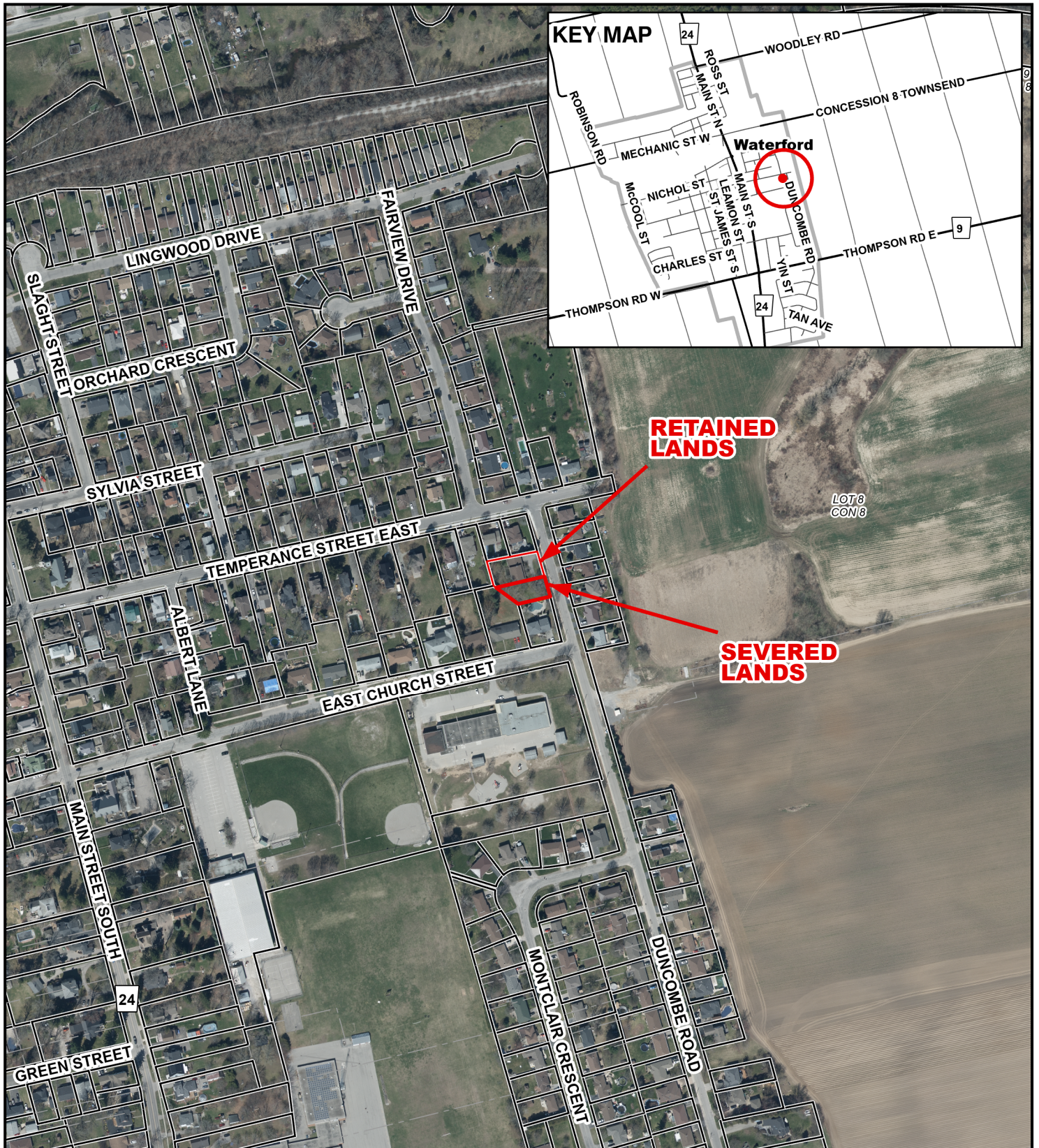
DraftPlan

Norfolk GIS



CONTEXT MAP

Urban Area of WATERFORD



RETAINED LANDS

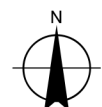
SEVERED LANDS

Legend

- Subject Lands
- Lands Owned

2020 Air Photo

3/20/2025



30 15 0 30 60 90 120 Meters



Legend

Subject Lands

Lands Owned

Agricultural

Urban Residential

Major Institutional

Parks & Open Space

Urban Area Boundary

Significant Woodland

Official Plan Designations

3/20/2025

N

20 10 0 20 40 60 80

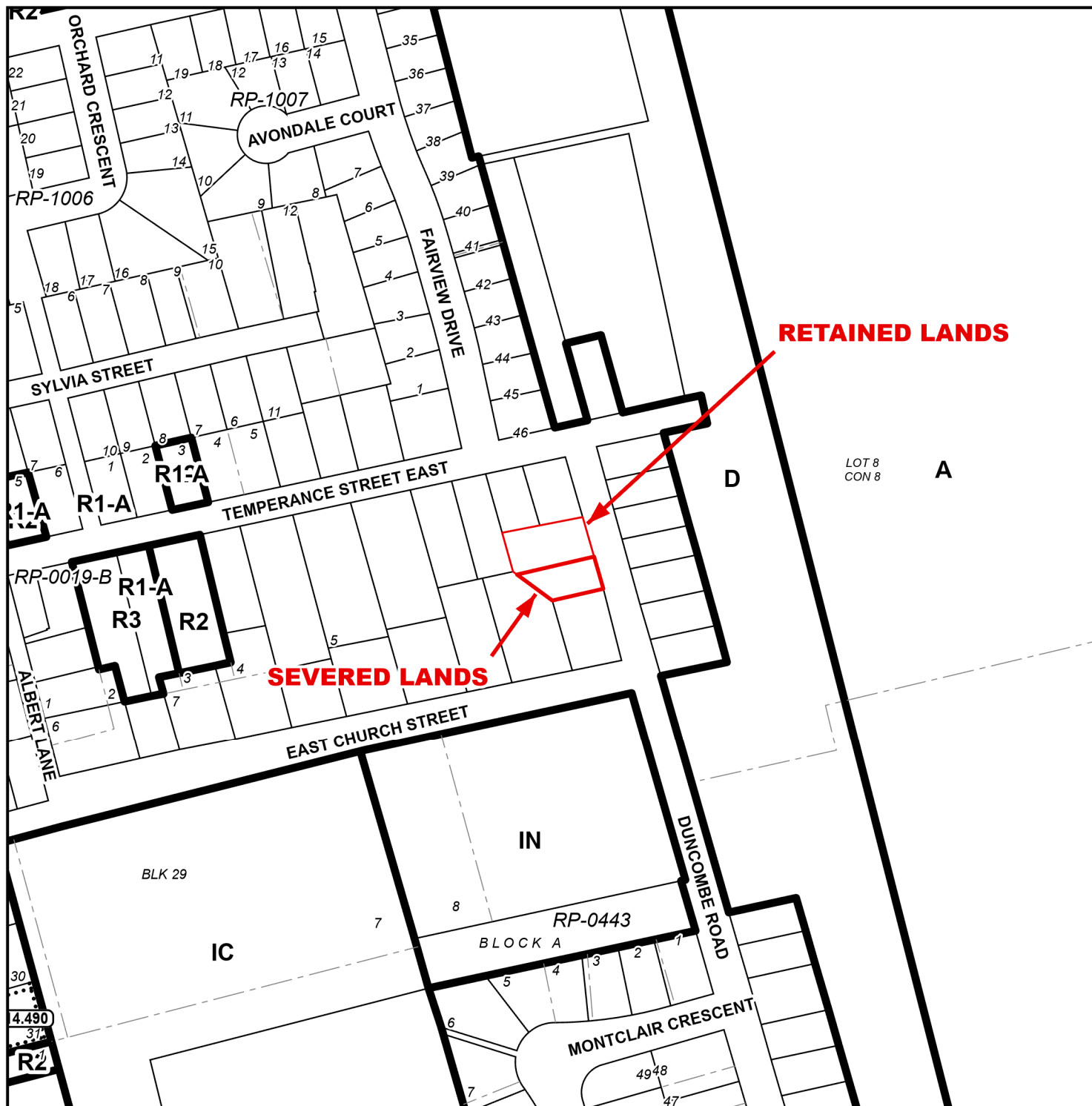
Meters

MAP C

ZONING BY-LAW MAP

Urban Area of WATERFORD

BNPL2025015



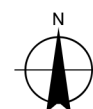
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

3/20/2025

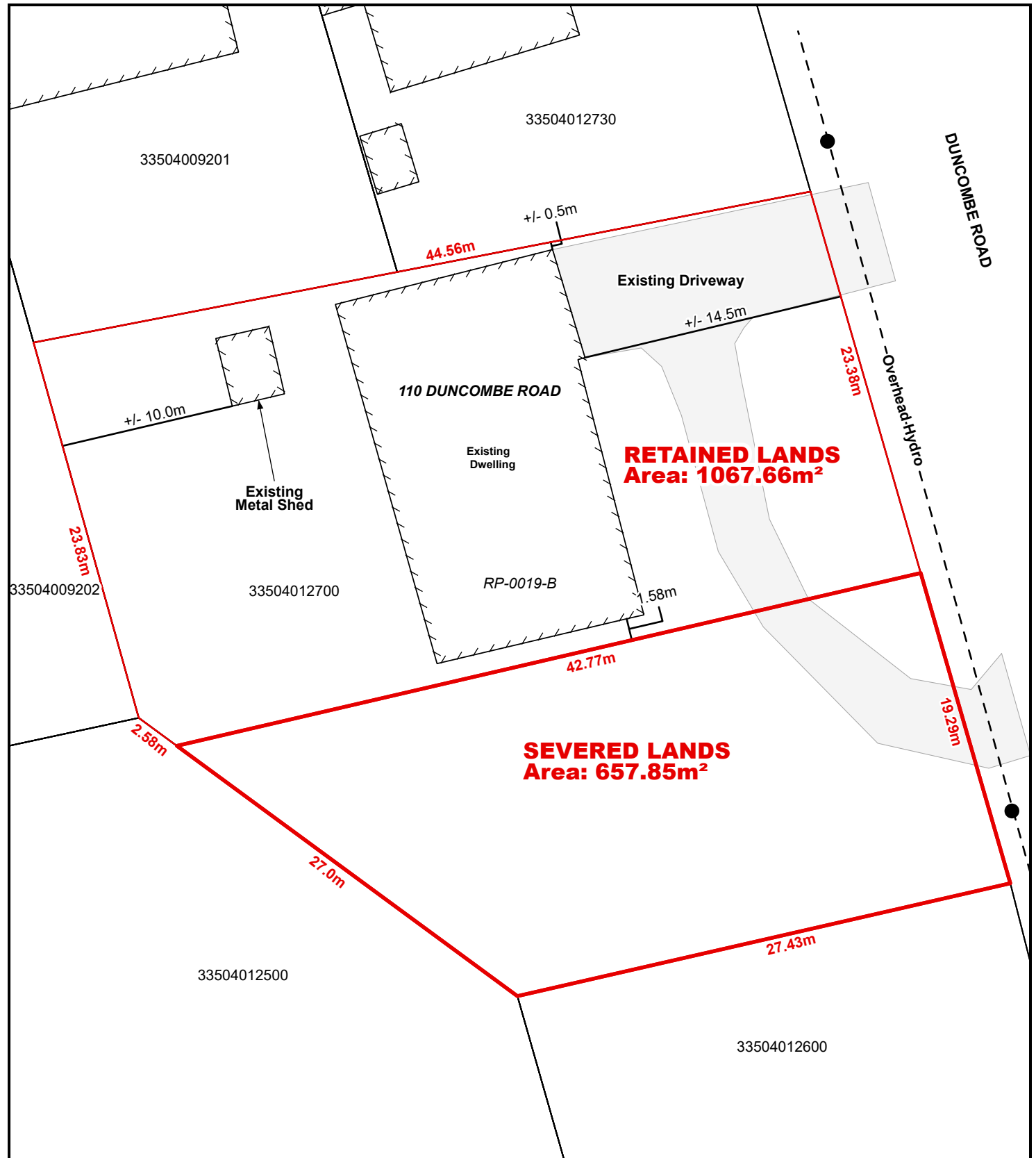
- (H) - Holding
- A - Agricultural Zone
- IC - Community Institutional Zone
- D - Development Zone
- IN - Neighbourhood Institutional Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone
- R3 - Residential R3 Zone



20 10 0 20 40 60 80 Meters

CONCEPTUAL PLAN

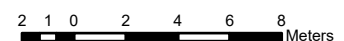
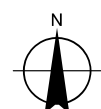
Urban Area of WATERFORD



Legend

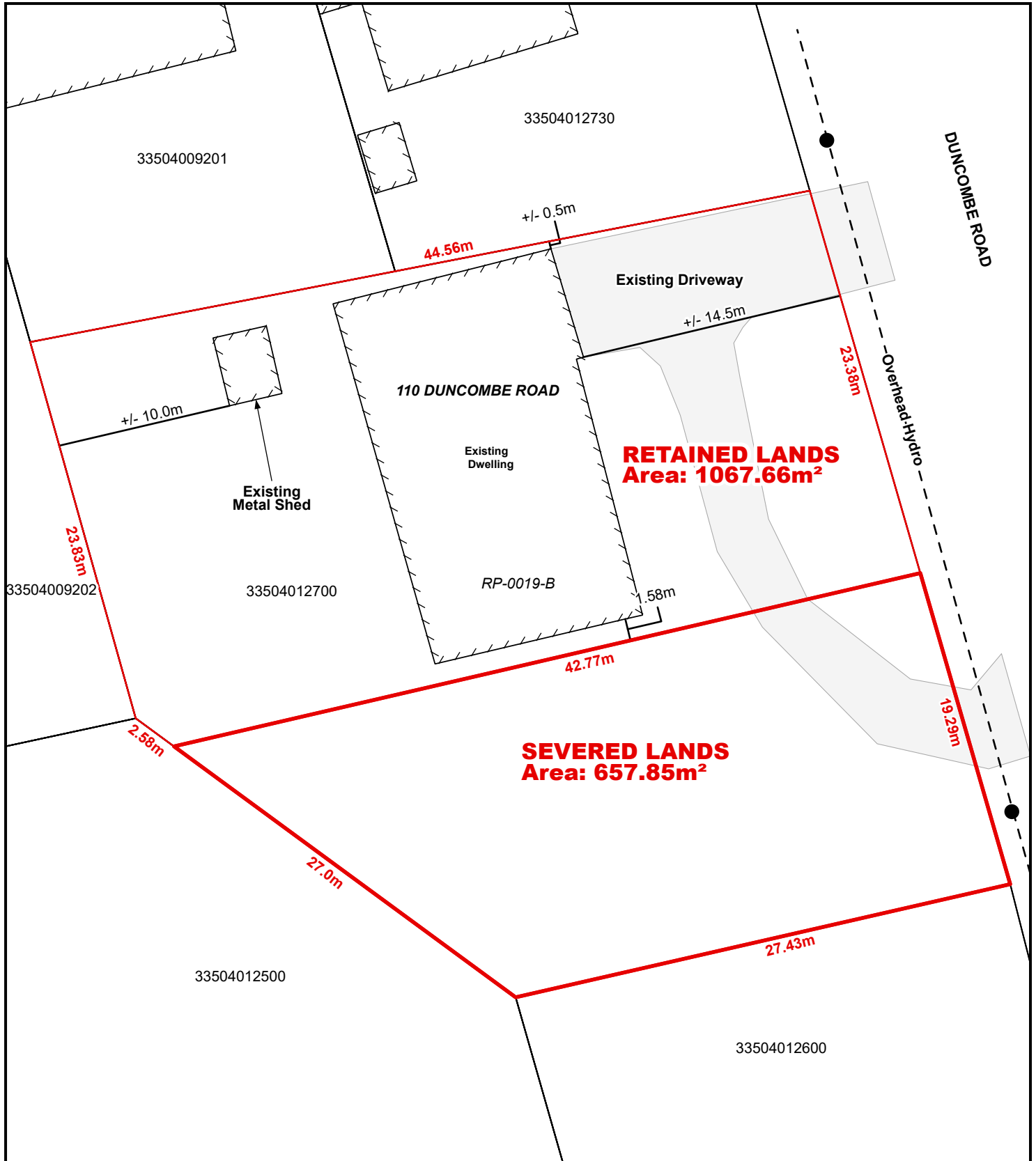
- Subject Lands
- Lands Owned

3/20/2025



CONCEPTUAL PLAN

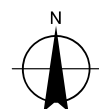
Urban Area of WATERFORD



Legend

- Subject Lands
- Lands Owned

3/20/2025



2 1 0 2 4 6 8 Meters