

For office use only

File # D14-18-18

Received December 05, 20 18

Considered Complete December 17, 20 18

MUNICIPALITY OF South Huron

Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [] Zoning By-law No. 69-2018 [X] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: Municipality of South Huron Zoning By-law

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

This amendment is to modify the special provisions applicable to this parcel under Zoning
By-Law 69-2018 and related AG4-25 special provisions from 243m setback to 210m setback

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Brad & Darlene Borland

Address: 39770 Huron Street West, Exeter ON N0M 1S4 - RR#1

Phone: Home 519 235-3496 Work () Fax ()

Email: darlene.borland@sympatico.ca Cell ()

b) Applicant (Agent) Name(s): Matt Runge

Address: 72824 Cantin Court, Zurich, ON N0M 2T0

Phone: Home () Work () Fax ()

Email: matt@mrengdesign.com Cell 519 317-0128

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

none

d) Send Correspondence To? Owner [X] Agent [X] Other [] _____

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☒ the "entire" property or
b) ☐ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Ward: Stephen

911 Address and Road Name: 39770 Huron Street West

Roll Number (if available): 40 10 040 002 02910 0000

Concession: 2 Lot: PT Lot 21 Registered Plan No.: 22R5795 PT 1

Area: 1.3 hectares Depth: 185.9 metres Frontage (Width): 70.1 metres

6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☒ Unknown ☐

If Yes,

please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: _____ hectares Depth: _____ metres Frontage (Width): _____ metres

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: Agricultural

Zoning: Agricultural Small Holding AG4-25

9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

Residential Use

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

10. WHAT IS THE "EXISTING" USE OF THE LAND?

Residential

How long have the existing uses continued on the subject land: 100+ years

11. WHAT IS THE "PROPOSED" USE OF THE LAND?

Residential

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land: Yes ☒ No ☐

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	Existing Barn Existing Single Detached Dwelling (to be removed)	Single Detached Dwelling
b) Main Building Height	12+/- (m)	12+/- (m)
c) % Lot Coverage	3.7%+/-	5.8%+/-
d) # of Parking Spaces	1 (min.)	1 (min.)
e) # of Loading Spaces	n/a Barn - 2	n/a Barn - 2
f) Number of Floors	Existing Dwelling - 2	Proposed Dwelling - 2
g) Total Floor Area	Dwelling unknown - to be removed upon completion of proposed residence (sq. m)	366 sq.m (main floor + second floor) sq. m
h) Ground Floor Area (exclude basement)	Dwelling unknown - to be removed upon completion of proposed residence	494 sq.m (gross footprint)
i) Building Dimensions	see Site Plan	see Site Plan
j) Date of Construction	unknown	Proposed Dwelling - 2019
k) Setback from Buildings to:	Front of Lot Line 64.99m south Rear of Lot Line 101.13m north Side of Lot Line 14.40m west / 24.05m east	

D. EXISTING AND PROPOSED SERVICES

12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:					
	<input type="checkbox"/> a servicing options report; and					
	<input type="checkbox"/> a hydrogeological report.					

13. Will storm drainage be provided by:
- | | |
|---------|--|
| Sewers | <input type="checkbox"/> |
| Ditches | <input type="checkbox"/> |
| Swales | <input checked="" type="checkbox"/> |
| Other | <input type="checkbox"/> Specify _____ |

Is storm drainage present or will it be constructed Surface drainage will be provided by swales

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- | | |
|--|--|
| <input type="checkbox"/> provincial highway | <input type="checkbox"/> municipal road, seasonally maintained |
| <input type="checkbox"/> county roads | <input type="checkbox"/> right of way |
| <input checked="" type="checkbox"/> municipal roads, maintained all year | <input type="checkbox"/> water access |

E. OFFICIAL PLAN AMENDMENT

(Proceed to Section F) if an Official Plan Amendment is not proposed).

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

- | | | | |
|--|---------|--------|-------------|
| Add a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a Land Use designation in the Official Plan | Yes [] | No [] | Unknown [] |
| Change a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Replace a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Delete a policy in the Official Plan | Yes [] | No [] | Unknown [] |
| Add a policy in the Official Plan | Yes [] | No [] | Unknown [] |

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [] No []
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law	Yes []	No [X]	Unknown []
Change a zoning provision in the Zoning By-law	Yes [X]	No []	Unknown []
Replace a zoning provision in the Zoning By-law	Yes []	No [X]	Unknown []
Delete a zoning provision in the Zoning By-law	Yes []	No [X]	Unknown []
Add a zoning provision in the Zoning By-law	Yes []	No [X]	Unknown []

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of provisions to be changed **7.7.25.**
- b) Text of the proposed new provision attached on a separate page? Yes [] No [X]
- c) New zone name: _____
- d) Map of proposed new Key Map attached on a separate page? Yes [] No [X]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.

No change.

- date the current owner acquired the subject land 2010

24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:

Yes [X] No []

25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes [] No [X]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?

Yes [] No [X]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.

Yes [] No [] Unknown [X]

G. SKETCH CHECKLIST

- 28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

- 29. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No [X]
Zoning By-law Amendment	Yes []	No [X]
Minor Variance	Yes []	No [X]
Plan of Subdivision	Yes []	No [X]
Consent (Severance)	Yes [X]	No []
Site Plan Control	Yes []	No [X]

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: B46/2010 / A19/10(A) / A19/10(B)
Approval Authority: County of Huron / South Huron / South Huron
Lands Subject to Application: Lands located at 39770 Huron Street West
Purpose of Application: Severance of Surplus Farm Dwelling / Rezone Severed Parcel / Rezone Retained Parcel
Status of Application: Approved / Approved / Approved
Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION

31. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

Site Location Plan - By MR Engineering and Design Ltd.
Legal Survey of subject lands - 22R-5795 - By D. Culbert Ltd.

J. PRE-SUBMISSION CONSULTATION

32. Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner: November 28, 2018

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes ☐ (submit a fee of \$204.00 made payable to the Treasurer, County of Huron) No ☒

K. PUBLIC CONSULTATION STRATEGY

33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:

(e.g. Individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

Contact neighbours within 120m to review proposed zoning by-law amendment

L. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

I (we) Brad & Darlene Borland of the Municipality of South Huron County/Region

of Huron do hereby authorize Matt Runge to act as my agent in the application.

[Signature]
Signature of Owner(s)

OCT 29 / 2018
Date

M. APPLICANT'S DECLARATION

(This must be completed by the Person Filing the Application for the proposed development site.)

I, Matt Runge of the Municipality of Bluewater
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Huron solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, 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."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/District

Huron County

In the Municipality of

South Huron

This 15 day of December, 2018
(Day) (Month) (Year)

Signature

[Signature]

[Signature]
Commissioner of Oaths

SWORN BEFORE ME at the Municipality of South Huron, in the County of Huron and the Province of Ontario,
this 15 day of December, 2018
[Signature]
Rebekah Msuya-Collison, Clerk
Municipality of South Huron
A Commissioner etc.

N. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Matt Runge the owner the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.


Signature

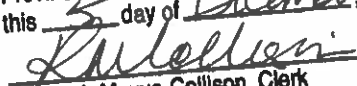
Dec 5/2018
Date

APPLICATION AND FEE OF \$ 1,872.00 RECEIVED BY THE MUNICIPALITY

If comment fees are required for the Huron Stewardship Coordinator to review this application, (see Section J:Pre-Submission Consultation). please collect a fee of \$204.00 made payable to the Treasurer, County of Huron.


Signature of Commissioner

December 5, 2018
Date

SWORN BEFORE ME at the Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 5 day of December, 2018

Rebekah Msuya-Collison, Clerk
Municipality of South Huron
A Commissioner etc.

**COMPLETE THIS FORM TO DETERMINE IF
HEALTH UNIT COMMENTS ARE REQUIRED
ON YOUR PLANNING APPLICATION**

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if so, the appropriate fee* must be submitted with your application and paid to the Treasurer, County of Huron (*based on the Health Unit's User Fee Schedule).

Name of Applicant: Matt Runge

Name of Owner (if different from the applicant): Brad & Darlene Borland

Location of Property (Lot, Concession or Registered Plan, and Municipality):

39770 Huron St W Exeter, Con 2 Pt Lot 21 RP 22R5795 Pt 1

Type of Planning Application(s) submitted with this form:

- ☐ Consent (severance) ☐ Minor Variance
☒ Zoning By-Law Amendment ☐ Plan of Subdivision/Condominium
☐ Official Plan Amendment

Please answer **Section A OR Section B**, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where SANATARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Section B - Where SEPTIC SYSTEMS are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proceed to Section C .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be submitted as a separate cheque with this application. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$181.00	
Zoning Bylaw Amendment	\$127.00	
Minor Variance	\$127.00	
Severance resulting in 2 lots or fewer	\$268.00	
Severance resulting in 3 lots or more	\$509.00	
Plan of Subdivision/Condominium	\$1,058.00	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Matt Runge

Name of Owner or Designated Agent

Signature and Date

To be completed by Municipal Clerk: Has the Health Unit Fee, made payable to the Treasurer, County of Huron, been collected from the applicant? *Please note type of application and file # on the cheque.

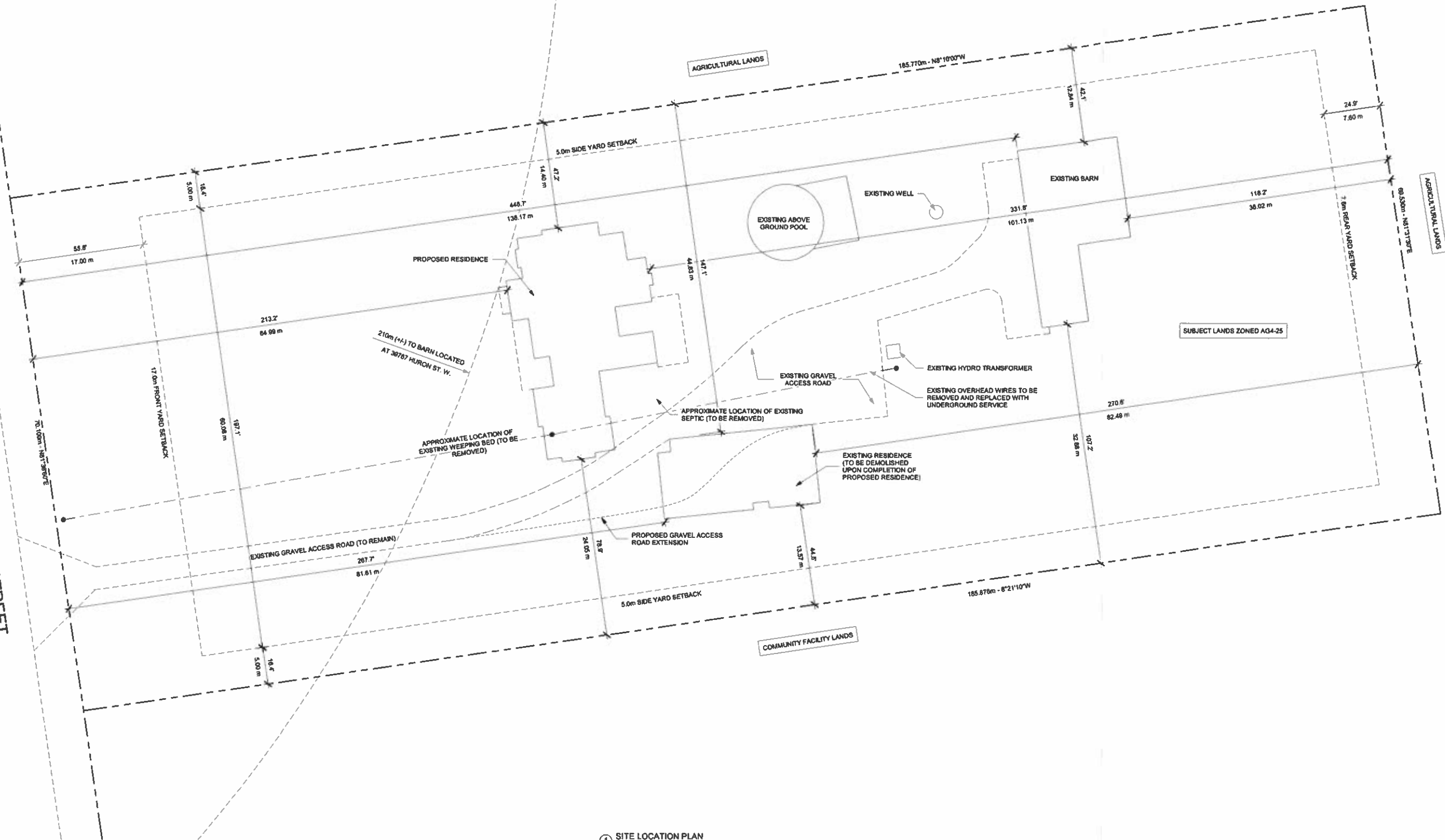
☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer

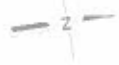
HURON STREET



1 SITE LOCATION PLAN
3/64" = 1'-0"

NOTES:

NORTH



DESIGN	MR	NO.	REVISION DESCRIPTION	MM/DD/YY	CHD
DRAWN	MR	1	PRELIMINARY - FOR REVIEW	12/05/18	MR
CHECKED	MR				
APPROVED	MR				
DATE	DEC. 2018				

CONSULTANT



CONTRACTOR

PRELIMINARY - FOR
DISCUSSION ONLY

39770 HURON ST
RR#1 EXETER, ON
N0M 1S4

SCALE

3/64" = 1'-0"

BORLAND'S RESIDENCE

SITE LOCATION PLAN

PROJECT No.

MR18-038

SHEET No.

SLP



LOT 22 CON. 2
PW 4235-0008

LOT 51A
PW 4235-0009

PART 7
PW 4235-0010
SUBJECT TO EASEMENT
IN R27872

PART 5
SEE DETAIL 'B'

PART 8
PLAN 22R-3116

PART 6
PW 4235-0010
SUBJECT TO EASEMENT IN R27872
SEE DETAIL 'A' AND 'B'

PART 8
PW 4235-0010

PART 2
PW 4235-0010

PART 1
PW 4235-0010

CONCESSION 2

PW 4235-0002

KNOWN AS HURON STREET
ORIGINAL ROAD ALLOWANCE 20.17 M - BETWEEN LOTS 20 AND 21

SNIDER CRESCENT

LOT 22
CON. 2
PW 4235-0008

LOT 51A
PW 4235-0009

PART 11
PW 4235-0010
SUBJECT TO EASEMENT
IN R96735 AND R27872

PART 6
PW 4235-0010
SUBJECT TO EASEMENT IN R27872

PART 8
PW 4235-0010

LOT 301

PART 10
PW 4235-0010
SUBJECT TO EASEMENT
IN R27872

LOT 21
CON. 2

DETAIL 'A' NOT TO SCALE

PART 7
PW 4235-0010
SUBJECT TO EASEMENT IN R27872
PART 10 PLAN 22R-3116

PART 6
PW 4235-0010
SUBJECT TO EASEMENT IN R27872
PART 11 PLAN 22R-3116

DETAIL 'B' NOT TO SCALE

PLAN 22R-5795
RECEIVED AND DEPOSITED
DATE: December 3, 2010
D.A. CULBERT
ONTARIO LAND SURVEYOR
J. Clark
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
HURON (No. 22)

PART	LOT/BLOCK	PLAN/CON	PIN
1	Part of LOT 21	CON. 2	
2	Part of LOT 21	CON. 2	
3	Part of LOT 21	CON. 2	
4	Part of LOT 21	CON. 2	
5	Part of LOT 21	CON. 2	
6	Part of LOT 21	CON. 2	
7	Part of LOT 21	CON. 2	
8	Part of LOT 21	CON. 2	
9	Part of LOT 21	CON. 2	
10	Part of LOT 21	CON. 2	
11	Part of LOT 21	CON. 2	

THIS PLAN COMPRISES ALL OF PIN 41235-0010

PART 3 IS SUBJECT TO EASEMENT IN R96735
PART 6 IS SUBJECT TO EASEMENT IN R27872
PART 8 IS SUBJECT TO EASEMENT IN R27872
PART 9 IS SUBJECT TO EASEMENT IN R27872
PART 10 IS SUBJECT TO EASEMENT IN R96735 AND R27872
PART 11 IS SUBJECT TO EASEMENT IN R27872
PART 12 IS SUBJECT TO EASEMENT IN R96735 AND R27872

PLAN OF SURVEY
OF PART OF
LOT 21
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF STEPHEN
AND PART OF
LOT 301
REGISTERED PLAN No. 376
TOWN OF EXETER
MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON

SCALE 1:1000
1" = 100.00 METRES

2010
D. CULBERT LTD.
ONTARIO LAND SURVEYOR

NOTES & LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT
OF HURON STREET HAVING A BEARING OF N8°32'30"E AS SHOWN ON
PLAN 22R-3636

■ DENOTES MONUMENTATION FOUND
□ DENOTES MONUMENTATION PLANTED

S8 DENOTES 2.5cm x 6.3cm STANDARD IRON BAR
S58 DENOTES 2.5cm x 6.3cm STANDARD IRON BAR
B DENOTES 1.6cm x 6.3cm IRON BAR
W1 DENOTES WITNESS
A68 DENOTES ARCHIBALD, GRAY & MCNAY LTD. O.L.S.
756 DENOTES B.M. ROSS, O.L.S.
322 DENOTES C.R. KIRK, O.L.S.
1027 DENOTES D. CULBERT LTD. O.L.S.
D1 DENOTES R268053
D2 DENOTES R98735
D3 DENOTES R27486
P1 DENOTES PLAN 22R-3636
P2 DENOTES PLAN 22R-37
P3 DENOTES PLAN 22R-306
P4 DENOTES REGISTERED PLAN No. 62

ALL PINS ARE SUFFICIENT UNLESS NOTED (R)

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 1ST DAY OF OCTOBER, 2010

OCTOBER 19, 2010
6000 RICH, ONTARIO
D.A. CULBERT
ONTARIO LAND SURVEYOR

D. CULBERT LTD.
ONTARIO LAND SURVEYOR
6000 RICH, ONTARIO
PHONE: 905-834-8331

ONTARIO
DCL
LAND SURVEYOR

DRAWN BY: BOCs
CHECKED BY: DAC

DIGITAL FILE: 4105461
FILE NO: EX-57-09-7

PLAN No:
8-GL-0874

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