

**To: Mayor and Members of Norwich Township Council**

**From: Heather St. Clair, Development Planner, Community Planning**

## **Applications for Draft Plan of Subdivision and Zone Change SB21-15-3 & ZN3-21-19: Trustees of First Netherlands Reformed Congregation (Kok)**

### **REPORT HIGHLIGHTS**

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- The proposed draft plan of subdivision proposes the creation of five new residential building lots in the Village of Burgessville accessed by a proposed extension of Burgess Street, as well as the retention of a lot that will continue to be used for institutional purposes (an existing church).
- An application for zone change has also been received to rezone the proposed residential lots from 'Institutional Zone (I)' to 'Residential Type 1 Zone (R1)' to facilitate the development of one single detached dwelling per lot.
- Planning staff are supportive of the proposal as it is generally consistent with the relevant policies of the 2020 Provincial Policy Statement and maintains the intent and purpose of the Official Plan, with respect to permitted uses in a designated settlement area, subject to a number of conditions.

### **DISCUSSION**

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#### **Background**

OWNER: Trustees of the First Netherlands Reformed Congregation  
685 Main Street South, Burgessville ON, N0J 1C0

AGENT: Nathan Kok,  
210 Main Street East, Box 8, Otterville ON, N0J 1R0

LOCATION:

The subject lands are legally described as Part Lot 14, Concession 2 (North Norwich) and Part 2, Plan 41R-5569 in the Township of Norwich. The subject lands are located on the east side of Main Street South, south of Church Street and are municipally known as 685 Main Street South in the Village of Burgessville.

COUNTY OF OXFORD OFFICIAL PLAN:

|                |  |  |
|----------------|--|--|
| Schedule "C-3" | County of Oxford Settlement Strategy Plan      | Village  |
| Schedule "N-1" | Township of Norwich Land Use Plan              | Settlement                                       |
| Schedule "C-5" | County of Oxford Wellhead Protection Area Plan | Well Head Protection Area 10 Year Time of Travel |

TOWNSHIP OF NORWICH ZONING BY-LAW NO. 07-2003-Z:

Existing Zoning: Institutional Zone (I)

Proposed Zoning: Residential Type 1 Zone (R1)

PROPOSAL:

An application for Draft Plan of Subdivision has been received to facilitate the development of five lots for single detached dwellings, and the retention of one lot that will remain used for institutional purposes (Netherlands First Reformed Church) in the Village of Burgessville. It is proposed that the residential lots will be accessed by an extension of Burgess Street (culminating in a cul-de-sac) and will be serviced by private wells and septic systems.

In support of the application the applicant has submitted a geotechnical investigation, a functional servicing report, as well as hydrogeology study and nitrate impact assessment. The predictive nitrate impact assessment has indicated that tertiary treatment sewage systems would be required to ensure that the groundwater nitrate levels are within the criteria limit provided by the Ministry of Environment Climate Change and Parks (MECP) Technical Guidelines for Individual On-Site Sewage Systems for the five proposed residential lots.

The subject lands are approximately 5.67 ha (14 ac) in size and contain the existing church and parsonage, as well as an existing parking area on the west side, as well as lands in agricultural production to the east. An application for site plan approval is currently under review by the Township to facilitate an addition to the east side of the existing church. Surrounding land uses are predominately single detached dwellings to the north and west, as well as agricultural lands outside the Village of Burgessville to the south and east.

Plate 1, Location Map with Existing Zoning, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020 Air Photo), provides an aerial view of the subject lands and the surrounding area.

Plate 3, Proposed Draft Plan of Subdivision, provides the layout of the proposed draft plan of subdivision.

## **Comments**

### 2020 PROVINCIAL POLICY STATEMENT

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act.

Section 1.1 of the PPS directs that healthy, liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential uses. Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

The policies of Section 1.1.3 state that settlement areas shall be the focus of growth and development, and their vitality and regeneration is critical to long-term economic prosperity and it is in the interest of all communities to use land and resources wisely, to promote efficient development patterns and ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures. Land uses patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.

Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact urban form, while avoiding or mitigating risks to public health and safety.

The PPS also states in Section 1.6.6.2 that municipal sewage and water systems are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Notwithstanding this, Section 1.6.6.4 provides that where municipal sewage and water services (or private communal sewage and water services) are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage and water services may be used for infilling and minor rounding out of existing development.

With respect to planning for stormwater management, the PPS directs that development shall minimize or, where possible, prevent increases in contaminant loads, minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater and not increase risks to human health and safety and property damage, maximize the extent and function of vegetative and pervious surfaces and promote stormwater management best practices.

OFFICIAL PLAN

The subject lands are located within the Village of Burgessville, according to the Settlement Strategy Plan for the County of Oxford. Within the Village designation, a range of land uses are permitted with the exception of multiple unit residential development involving more than two units. It is the objective of the Plan to provide for a supply of residential land that is sufficient to accommodate the projected demand for the anticipated range of new dwelling types over the planning period and to support the provision of a variety of dwelling types, where adequate services exist, and to direct the expansion of residential development in a form which can be integrated with established land use patterns.

To accommodate anticipated rural growth, the policies of Section 6 (Rural Settlement Land Use) are intended to promote the location of non-agricultural uses within rural settlement areas as a means of protecting agricultural lands and natural areas, while avoiding strip development and maximizing the efficiency of municipal services, where they exist.

Low density residential development is permitted in Rural Clusters and Villages, and are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms consisting of single detached, semi-detached, duplexes, converted dwellings and street townhouses. The density of development in the Village designation will be restricted by the land area required for the proper operation of individual private septic systems.

Section 6.2.2.1 provides that infill housing is defined as the placement of new residential development into established build-up areas on vacant or underutilized sites. To efficiently utilize designated residential land and any municipal servicing infrastructure, infill housing will be supported in Villages.

Further, the policies of Section 10.3.3 (Plans of Subdivision and Condominium) provide that County and Township Council will evaluate applications for a plan of subdivision on the basis of the requirements of the Planning Act, as well as criteria including, but not limited to, the following:

- Conformity with the Official Plan;
- The availability of community services such as roads, water, storm and sanitary sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools and other community facilities;
- The accommodation of Environmental Resources and the mitigation of environmental and human-made constraints;
- The reduction of any negative effects on surrounding land uses, transportation networks or significant natural features;
- The design of the plan to be integrated into adjacent developments, and;
- The design of the plan is to be compatible with the natural features and topography of the site, and proposals for extensive cut and fill will be discouraged;

As a condition of draft plan approval, County Council will require an applicant to satisfy conditions prior to final approval and registration of the plan. The applicant will be required to meet the conditions of the draft approval within the specified time period, failing which, draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, County Council shall require the applicant to enter into a subdivision agreement with the area municipality and, where necessary, the County, prior to final approval of the plan.

The subject lands are located within the Well Head Protection Area, 10 Year Time of Travel. The policies of the Official Plan provide a number of prohibitions on land uses within the Well Head Protection Area, but do not preclude residential development in the 10 Year Time of Travel area. The County's Coordinator of Source Water Protection Program has reviewed the proposal and indicated they have no concerns.

#### ZONING BY-LAW

The subject lands are currently zoned 'Institutional Zone (I)' in the Township Zoning By-law, which is reflective of the existing church on the property. The 'I' zone requires a minimum lot area of 3,700 m<sup>2</sup> (39,828 ft<sup>2</sup>) for a non-residential use, as well as 2,800 m<sup>2</sup> (30,140 ft<sup>2</sup>) for a residential use. The 'I' zone also requires a minimum lot frontage of 40 m (131.2 ft) for a non-residential use and a minimum lot frontage of 30 m (98.4 ft) for a residential use, and these minimum requirements are cumulative when both a residential and non-residential use are present on the property.

Given that the subject lands currently contain an existing church, as well as a single detached dwelling which functions as a parsonage for the existing church, the lot area and frontage requirements for the remnant institutional lands would be 6,500 m<sup>2</sup> (1.6 ac) and 70 m (229.6 ft), respectively. As proposed these lands would be 4.18 ha (10.33 ac) in size, with a frontage of 20 m (65.6 ft).

As such, a specific provision is recommended in the amending Zoning By-law to address the deficient frontage of the remnant institutional lands.

It is proposed that lots 1 to 5 will be rezoned from 'I' to 'Residential Type 1 Zone (R1)' which permits the development of single detached dwellings, and establishes a minimum lot area requirement of 2,800 m<sup>2</sup> (30,139 ft<sup>2</sup>), a minimum lot frontage of 35 m (114.8 ft) and a minimum lot depth of 50 m (164 ft) where municipal sanitary sewers are not available. As submitted, the proposed lots will sizes range from 2,830 m<sup>2</sup> to 3,476.3 m<sup>2</sup> (30,461.8 ft<sup>2</sup> – 37,418.6 ft<sup>2</sup>) in size, with frontages of 35 m (114.8 ft) along the future extension of Burgess Street and lot depths of 88 m (288.7 ft), which is compliant with the minimum lot area, frontage and depth requirements of the 'R1' zone.

#### AGENCY COMMENTS

Canada Post has commented that mail delivery for this development would be by way of the existing community box located at 605 Main Street in Burgessville.

The Long Point Region Conservation Authority has commented that they have reviewed the stormwater management design and note that the horizontal distance between the infiltration soak away pits and the wells appear to be in close proximity. Confirmation of these distances will be required and that applicant will be required to confirm that alternate well/pit location combination have been considered. Further, this agency noted that while roof discharge is generally considered clean, more soil filtration is preferred for further reduced well contamination potential.

The County of Oxford Public Works Department has commented that as a condition of final approval, the owner shall agree to satisfy all requirements, financial and otherwise, of the County of Oxford, including payment of applicable development charges and other matters pertaining to the development of the subdivision.

The Township of Norwich Public Works Department has commented that the proposed extension of Burgess Street will need to be developed to Ontario Provincial Standards and the cul-de-sac radius will need to be confirmed and approved.

The Township of Norwich Building Department has commented that detailed engineering design approval will be required prior to final approval of the plan.

#### PUBLIC CONSULTATION

In accordance with the requirements of the Planning Act, Notice of Complete Application was circulated to public agencies and surrounding neighbours on March 28, 2022 and Notice of Public Meeting was circulated on June 7, 2022. To date, no concerns have been received from the public.

### **Planning Review**

#### Provincial Policy Statement

Planning staff have reviewed the proposal under the policy direction of the Provincial Policy Statement and are satisfied that the proposed development is located within a designated settlement area and will result in an efficient use of residentially designated lands that will assist in meeting the projected residential needs of the municipality. Given this, staff are of the opinion that the proposal can be considered consistent with the relevant provincial policies respecting residential development in designated settlement areas.

While it is recognized that municipal sewage and water systems are the preferred form of servicing for settlement areas, the PPS does provide that private sewage and water systems are permissible to allow for infilling and minor rounding out of settlement areas, provided the site conditions are suitable for the long-term provision of such services.

To this end, the applicant has provided a hydrogeological report that indicates that, based on a conservative approach, the nitrate levels that may result from the proposed septic systems appear to exceed the recommended levels as per the MECP and an enhanced tertiary treatment system has been recommended.

Based on this information, staff are recommending that as a condition of final approval the applicant be required to enter into an agreement with the Township pertaining to the requirement for nitrate reducing individual, sewage disposal systems for the proposed residential lots, as well as any future maintenance, as necessary, to the satisfaction of the Township, which will satisfy the direction of the PPS with respect to the provision of long-term servicing.

Generally Planning staff are satisfied that the proposal represents minor rounding out of developable lands within the settlement area of the Village of Burgessville that will be sufficiently serviced by private wells and sanitary systems. The applicant will also be required to provide a detailed stormwater management plan to demonstrate, to the satisfaction of the Township of Norwich and the Long Point Region Conservation Authority, that the proposed development will appropriately manage stormwater quality and quantity, as a condition of draft plan approval.

### Official Plan

Planning staff are of the opinion that the proposal also maintains the general intent of the County Official Plan. The proposed draft plan of subdivision will facilitate the creation of five residential lots in the Village of Burgessville, in-keeping with the policy direction contained in the Official Plan for lands designated as Village. Planning staff are also of the opinion that proposal will result in the efficient use of existing underutilized land within the Village boundary.

Staff are also of the opinion that the implementation of tertiary treatment septic systems for the proposed lots, together with private wells will be sufficient to facilitate the proposed development, and staff are satisfied that the proposed development will efficiently utilize the existing community facilities within the Village of Burgessville. Further, Planning staff are satisfied that the proposed lots will be sufficiently sized to accommodate the necessary private services, while allowing for off-street parking and private amenity space, and staff are of the opinion that the proposed extension of Burgess Street, terminating in a cul-de-sac is not anticipated to result in any impacts with respect to vehicle or pedestrian safety. Based on this, staff are satisfied that the proposed subdivision conforms with the direction of the County's Official Plan.

### Zoning By-law

The subject lands are currently zoned 'Institutional Zone (I)' in the Township Zoning By-law, which permits a range of institutional type land uses and is reflective of the existing church on the subject lands. The subject lands also contain an existing parsonage and as noted above, will require a site specific provision to recognize the lot frontage of the remnant institutional lands.

It is noted that no changes will result to the driveway access serving the existing institutional uses on the remnant parcel. Staff are generally satisfied that the existing 20 m (65.6 ft) of frontage serving the church and parsonage are sufficiently sized to accommodate the vehicle traffic for the church and the subdivision of the proposed lots on the east side of the subject lands will not impact the ability of the remnant parcel to continue to provide access to the existing institutional lands. As such, staff are satisfied that the existing lot frontage serving the remnant parcel is appropriate in this instance.

It is proposed that the five parcels to be subdivided will be rezoned from 'Institutional' zone to 'Residential Type 1 Zone (R1)' to facilitate the development of one new single detached dwelling, per lot. Based on the draft plan of subdivision, Lots 1 through 5 will comply with the development provisions of the 'R1' zone in the Township Zoning By-law.

### Summary

In light of the foregoing, Planning staff are satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement and maintains the general intent and purpose of the County Official Plan.

The above-noted agency comments from the Long Point Region Conservation Authority, the Township of Norwich and the County Public Works Department have been addressed in the recommended conditions of draft approval, which are provided for Council's consideration.

## RECOMMENDATION

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It is recommended that the Council of the Township of Norwich defer the zone change application, ZN3-21-19, as submitted by the Trustees of the First Netherlands Reformed Congregation (Kok), for lands described as Part Lots 14, Concession 2 (North Norwich) and Part 2 Plan 41R-5569, Village of Burgessville, Township of Norwich to rezone the subject lands from 'Institutional Zone (I)' to 'Special Institutional Zone (I-sp)' and 'Residential Type 1 Zone (R1)' to recognize the lot frontage of the existing institutional use and to facilitate the development of five single detached dwellings on the lots to be created, pending consideration and draft approval of the Plan by County Council.

And further that the Council of the Township of Norwich advise County Council that the Township supports the application for draft plan of subdivision, File No. SB21-15-3, as submitted by the Trustees of the First Netherlands Reformed Congregation (Kok), for lands described as Part Lots 14, Concession 2 (North Norwich) and Part 2 Plan 41R-5569, Village of Burgessville, Township of Norwich, consisting of five lots for single detached dwellings, subject to the following conditions being met prior to final approval of the plan for registration:

1. This approval applies to the draft plan of subdivision, submitted by the Trustees of the First Netherlands Reformed Congregation (SB21-15-3), as prepared by N.A. Geomatics (dated January 31, 2022), as shown on Plate 3 of Report No.2022-243, comprised of land described as Part Lot 14, Concession 2 (North Norwich), in the Village of Burgessville, showing 5 lots for single detached dwellings.
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the Township of Norwich regarding the construction of roads, installation of services, electrical distribution systems, sidewalks and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Norwich.
3. The subdivision agreement shall be registered by the Township of Norwich against the lands to which it applies.
4. Prior to final approval by the County of Oxford, such easements as may be required for utility or drainage purposes outside of the public right-of-way shall be granted to the appropriate authority.
5. The road allowance included in the draft plan of subdivision shall be dedicated as a public highway.
6. The subdivision agreement shall include necessary provisions to ensure the new local street shall be constructed to the satisfaction of the Township and shall be connected to Burgess Street at no cost to the Township of Norwich, to the satisfaction of the Township of Norwich.
7. The subdivision agreement shall include provisions with respect to the installation and maintenance of nitrate reducing private sanitary systems for lots 1 to 5, as recommended by the Hydrogeological Assessment, as prepared by Hydrogeology Consulting Services (HCS), to the satisfaction of the Township of Norwich.

8. Prior to the final approval by the County of Oxford, all lots/blocks shall conform to the zoning requirements of the Township of Norwich Zoning By-Law. Certification of lot areas, lot frontages, and lot depths shall be obtained from an Ontario Land Surveyor retained by the developer.
9. The owner agrees in writing to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
10. Prior to final approval by the County of Oxford, the owner agrees in writing to satisfy all requirements of Union Gas Limited regarding necessary easements and/or agreements for the provision of gas services and any other matters pertaining to the development of the subdivision.
11. Prior to final approval by the County of Oxford, the owner agrees in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery and the location of Centralized Mail Box locations.
12. The owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford and other matters pertaining to the development of the subdivision.
13. Prior to final approval by the County of Oxford, final detailed servicing plans, storm water management plans and grading plans shall be prepared and submitted by the owner for the review and approval by the Township of Norwich and the Long Point Region Conservation Authority, and further the applicant shall be required to demonstrate that the proposed development can provide legal and adequate outlet for the purpose of stormwater drainage, to the satisfaction of the Township of Norwich and subject to a third party engineered review. The subdivision agreement shall include provisions for the owner to carry out, or cause to be carried out, any necessary works in accordance with the approved engineered plans and reports.
14. Prior to final approval of the plan by the County of Oxford, the owner shall submit an archaeological assessment report for the subject lands, to the satisfaction of the Minister of Heritage, Sport, Tourism and Culture Industries. No demolition, grading or further soil disturbances shall take place on the subject property prior to the issuance of a clearance letter from the Ministry of Heritage, Sport, Tourism and Culture Industries to the County of Oxford, indicating that all archaeological assessment and/or mitigation activity has been undertaken, meeting licensing and resource conservation requirements.
15. The Township of Norwich may accept cash-in-lieu of 5% parkland under the provisions of the Planning Act, R.S.O. 1990, as amended, and the Township of Norwich is hereby authorized to do so.
16. Prior to approval of the final plan by the County of Oxford, the owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority.

17. Prior to the approval of the final plan by the County of Oxford, the owner shall satisfy Conditions Number 4, 12-13 to the satisfaction of the County of Oxford.
18. Prior to the approval of the final plan by the County of Oxford, the owner shall provide to the County clearance from the Erie Thames that Condition Number 9 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
19. Prior to the approval of the final plan by the County of Oxford, the owner shall provide to the County clearance from Union Gas Limited that Condition Number 10 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
20. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from Canada Post Corporation that Condition Number 11 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
21. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from the Township of Norwich that Conditions 2-8, 13, 15 have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
22. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from the Long Point Region Conservation Authority that Condition 13 has been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how the condition has been satisfied.
23. This plan of subdivision shall be registered within three (3) years of the granting of draft approval, after which this draft approval shall lapse unless an extension is authorized by the County of Oxford.

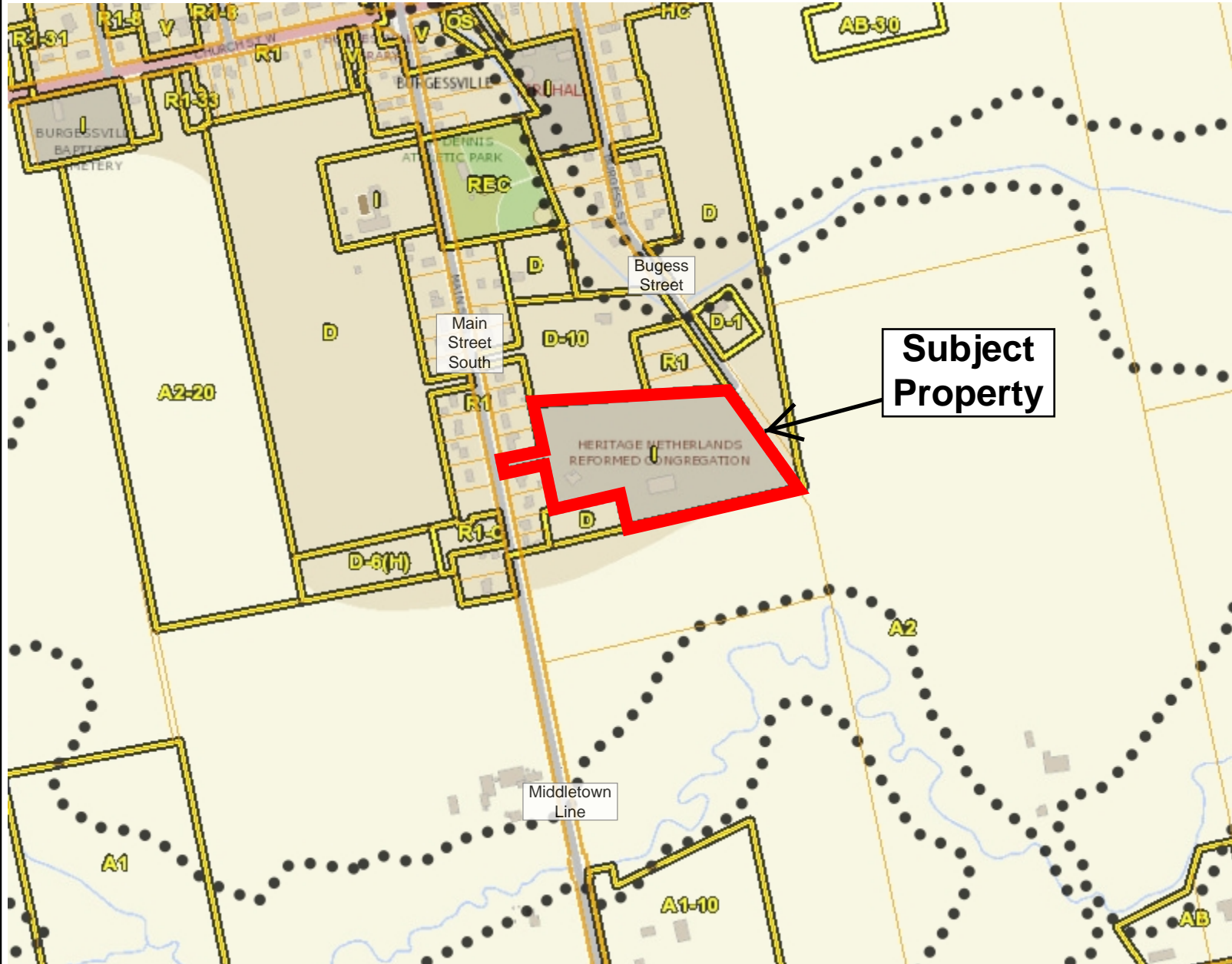
## SIGNATURES

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Authored by: *original signed by:*

Heather St. Clair, MCIP, RPP  
Development Planner

Approved for Submission: *original signed by:* Gordon K. Hough, RPP, Director

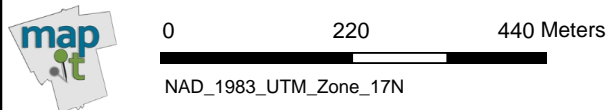


**Legend**

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
  - 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

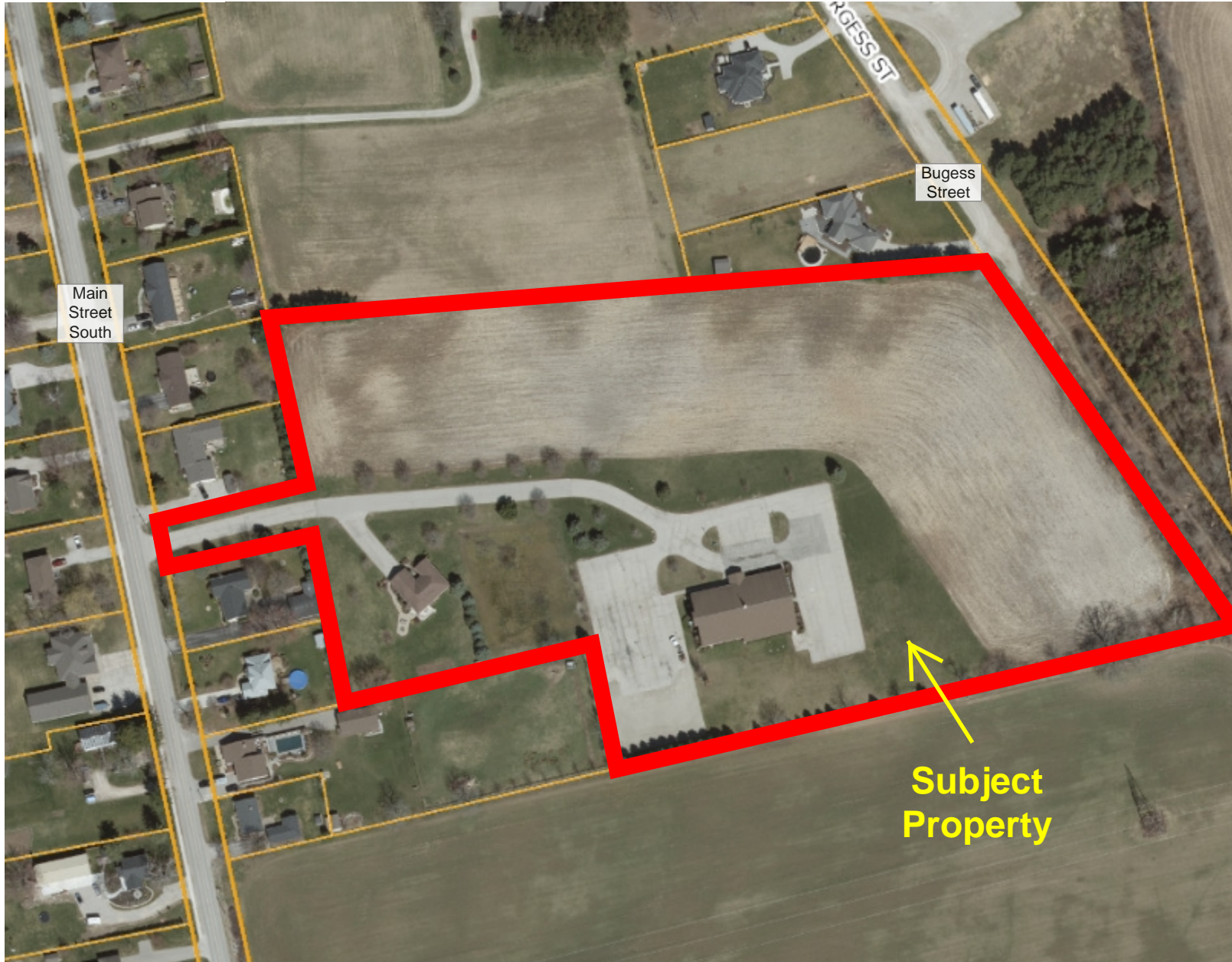
**Subject Property**

**Notes**



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 1, 2022



**Legend**

- Parcel Lines
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Regulatory Flood (GRCA)
- Flood Hazards (UTRCA)
- 100 Yr Flood (LPRCA)
- GRCA River Slopes and Erosion Allowances
- GRCA River Valley Slopes
- UTRCA Erosion Hazards
- Erosion Hazard Lands (From OP)
- GRCA Reg Limit
- UTRCA Reg Limit
- LPRCA Reg Limit
- CCCA Reg Limit

**Notes**



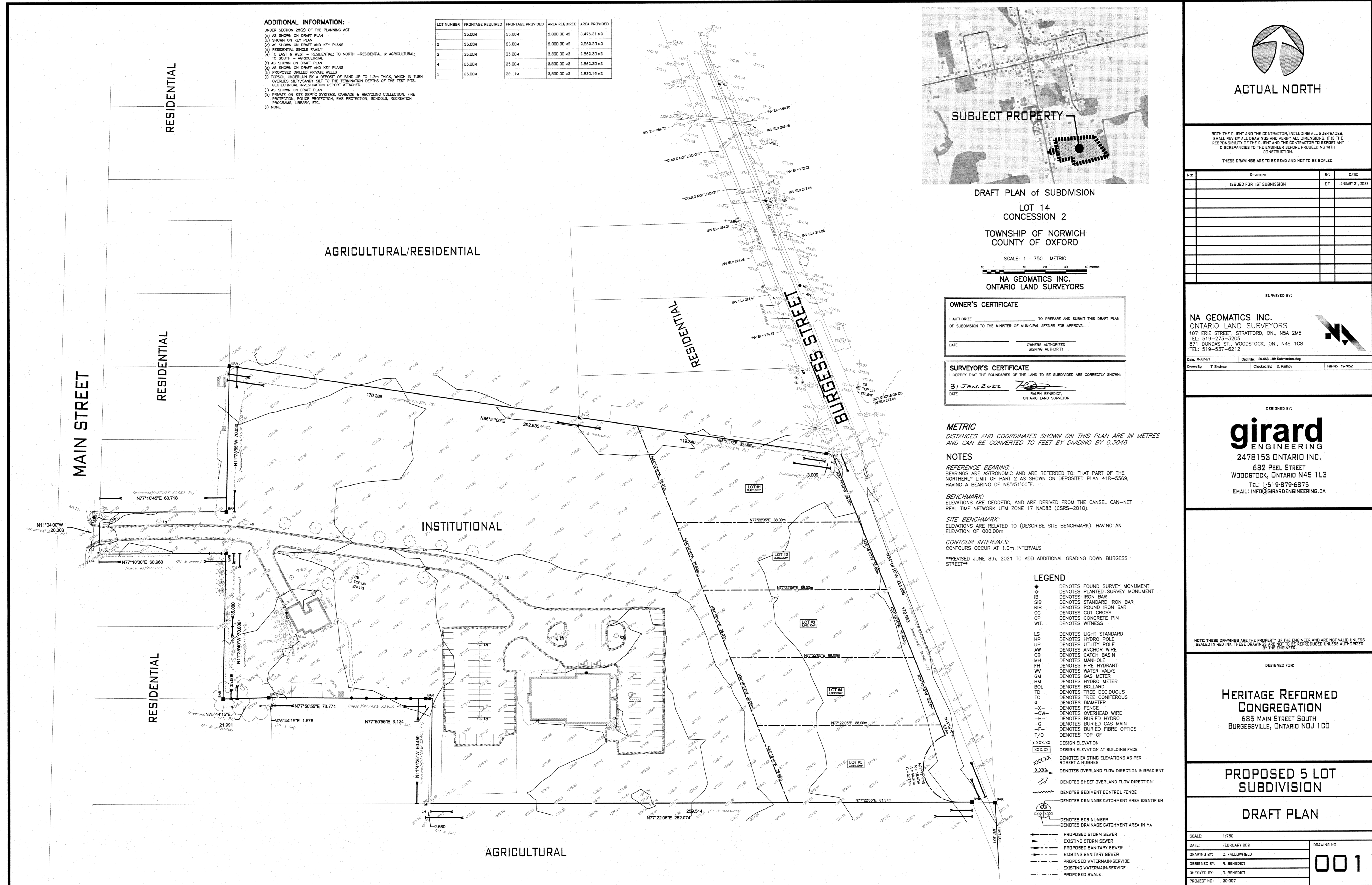
0 60 120 Meters

NAD\_1983\_UTM\_Zone\_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 13, 2022



**ADDITIONAL INFORMATION:**  
 UNDER SECTION 28(2) OF THE PLANNING ACT  
 (1) AS SHOWN ON DRAFT PLAN  
 (2) SHOWN ON KEY PLAN  
 (3) AS SHOWN ON DRAFT AND KEY PLANS  
 (4) RESIDENTIAL SINGLE FAMILY  
 (5) TO EAST & WEST - RESIDENTIAL TO NORTH - RESIDENTIAL & AGRICULTURAL TO SOUTH - AGRICULTURAL  
 (6) AS SHOWN ON DRAFT PLAN  
 (7) AS SHOWN ON DRAFT AND KEY PLANS  
 (8) AS SHOWN ON DRAFT AND KEY PLANS  
 (9) PROPOSED DRILLED PRIVATE WELLS  
 (10) TOPSOIL UNDERLAY IN A ZONE OF SAND UP TO 1.2M THICK, WHICH IN TURN OUTLIES SLOTTED SANDY SILT TO THE TOWNSHIP DEPTHS OF THE TEST PITS. GEOTECHNICAL INVESTIGATION REPORT ATTACHED  
 (11) AS SHOWN ON DRAFT PLAN  
 (12) PRIVATE ON-SITE SEWAGE SYSTEM, GARBAGE & RECYCLING COLLECTION, FIRE PROTECTION, FENCE PROTECTION, SMOKE PROTECTION, SCHOOLS, RECREATION PROGRAMS, LIBRARY, ETC.  
 (13) NONE



**DRAFT PLAN OF SUBDIVISION**  
 LOT 14  
 CONCESSION 2  
 TOWNSHIP OF NORWICH  
 COUNTY OF OXFORD  
 SCALE: 1 : 750 METRIC  
 NA GEOMATICS INC.  
 ONTARIO LAND SURVEYORS

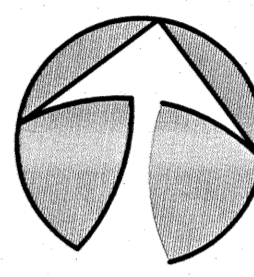
**OWNER'S CERTIFICATE**  
 I AUTHORIZE \_\_\_\_\_ TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MINISTER OF MUNICIPAL AFFAIRS FOR APPROVAL.  
 DATE \_\_\_\_\_ OWNERS AUTHORIZED SIGNING AUTHORITY \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.  
 DATE 31 JAN. 2021 RALPH BENEDICT ONTARIO LAND SURVEYOR

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

**NOTES**  
**REFERENCE BEARING:**  
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THAT PART OF THE NORTHERLY LIMIT OF PART 2 AS SHOWN ON DEPOSITED PLAN 41R-50499, HAVING A BEARING OF N89°51'00"E.  
**BENCHMARK:**  
 ELEVATIONS ARE GEODETIC, AND ARE DERIVED FROM THE CANSEL CAN-NET REAL TIME NETWORK, LTM ZONE 17 NAD83 (CGRS-2011).  
**SITE BENCHMARK:**  
 ELEVATIONS ARE RELATED TO DESCRIBE SITE BENCHMARK, HAVING AN ELEVATION OF 900.00m.  
**CONTOUR INTERVALS:**  
 CONTOURS OCCUR AT 1.0m INTERVALS  
 \*\*REVISED JUNE 8th, 2021 TO ADD ADDITIONAL GRADING DOWN BURGESS STREET\*\*

- LEGEND**
- ◆ DENOTES FOUND SURVEY MONUMENT
  - DENOTES PLANTED SURVEY MONUMENT
  - ⊕ DENOTES IRON BAR
  - ⊕ DENOTES STANDING IRON BAR
  - ⊕ DENOTES ROUND IRON BAR
  - ⊕ DENOTES CUT CROSS
  - ⊕ DENOTES CONCRETE PIN
  - WT. DENOTES WITNESS
  - LS DENOTES LIGHT STANDARD
  - HP DENOTES HYDRO POLE
  - UP DENOTES UTILITY POLE
  - AW DENOTES ANCHOR WIRE
  - CB DENOTES CATCH BASIN
  - MH DENOTES MANHOLE
  - FH DENOTES FIRE HYDRANT
  - WV DENOTES WATER VALVE
  - GM DENOTES GAS METER
  - HM DENOTES HYDRO METER
  - BOL DENOTES BOLLARD
  - TD DENOTES TREE DECIDUOUS
  - TC DENOTES TREE CONIFEROUS
  - DM DENOTES DUMMIE
  - ⊕ DENOTES FENCE
  - X— DENOTES OVERHEAD WIRE
  - H— DENOTES BURIED HYDRO
  - G— DENOTES BURIED GAS MAIN
  - F— DENOTES BURIED FIBRE OPTICS
  - T/O DENOTES TOP OF
  - DESIGN ELEVATION
  - DESIGN ELEVATION AT BUILDING FACE
  - DESIGN EXISTING ELEVATIONS AS PER ROBERT A. HUBER
  - XXX DENOTES OVERLAND FLOW DIRECTION & GRADIENT
  - DENOTES SHEET OVERLAND FLOW DIRECTION
  - DENOTES SEDIMENT CONTROL FENCE
  - DENOTES DRAINAGE CATCHMENT AREA IDENTIFIER
  - DENOTES SDE NUMBER
  - DENOTES DRAINAGE CATCHMENT AREA IN HA
  - DENOTES PROPOSED STORM SEWER
  - DENOTES EXISTING STORM SEWER
  - DENOTES PROPOSED SANITARY BEWER
  - DENOTES EXISTING SANITARY BEWER
  - DENOTES PROPOSED WATERMAIN SERVICE
  - DENOTES EXISTING WATERMAIN SERVICE
  - DENOTES PROPOSED SWALE



**ACTUAL NORTH**

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADE, SHALL VERIFY ALL BEARINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.  
 THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

| NO. | REVISION                  | BY | DATE             |
|-----|---------------------------|----|------------------|
| 1   | ISSUED FOR 1ST SUBMISSION | DF | JANUARY 31, 2021 |
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DESIGNED BY:  
**girard**  
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 247B153 ONTARIO INC.  
 682 PEEL STREET  
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 TEL: 1-519-879-6875  
 EMAIL: INFO@GIRARDEENGINEERING.CA

DESIGNED FOR:  
**HERITAGE REFORMED CONGREGATION**  
 685 MAIN STREET SOUTH  
 BURGESSVILLE, ONTARIO N0J 1C0

**PROPOSED 5 LOT SUBDIVISION**  
**DRAFT PLAN**

|                            |                 |
|----------------------------|-----------------|
| SCALE: 1:750               | DRAWING NO: 001 |
| DATE: FEBRUARY 2021        |                 |
| DRAWING BY: D. FALLOWFIELD |                 |
| DESIGNED BY: R. BENEDICT   |                 |
| CHECKED BY: R. BENEDICT    |                 |
| PROJECT NO: 20207          |                 |