

202504

<b>For Office Use Only:</b>	BNPL 2025 011	
File Number	<u>ANR 2024 086</u>	Application Fee _____
Related File Number	_____	Conservation Authority Fee _____
Pre-consultation Meeting	_____	Well & Septic Info Provided _____
Application Submitted	_____	Planner _____
Complete Application	_____	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:** 336-050-70000-0000

**A. Applicant Information**

**Name of Owner** MEIJAARD, HENDRIKA

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** 238 Concession 10 TOWNSEND

**Town and Postal Code** WATERFORD, NOE 1Y0

**Phone Number** 519-426-6945

**Cell Number** 226-931-9430

**Email** hettymeijaard@gmail.com

**Name of Applicant** MEIJAARD, HENDRIKA

**Address** 1216 CONCESSION 6 WOODHOUSE

**Town and Postal Code** SIMCOE, N3Y 4K4

**Phone Number** 519-426-6945

**Cell Number** 226-931-9430

**Email** hettymeijaard@gmail.com



Name of Agent \_\_\_\_\_

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

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

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

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

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

234 CONC 10 TOWNSEND TOWNSEND CON 10 PT LOTS 4 + 5  
NM LOT 4 RP 37 R 11449 PARET RP 37 R 8948 PT PART 1

Municipal Civic Address: 234 CONC 10 TOWNSEND

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: Agricultural (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 / Agricultural

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:

On December 19, 2024 Barns were destroyed by fire.  
Silos will be removed prior to Committee of Adjustment  
meeting

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:

SETBACK:

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:

Since 2007

9. Existing use of abutting properties:

Agricultural

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	85.091			85.09	—
Lot depth	irregular			irregular 62.11	
Lot width	irregular			irregular 85.09	
Lot area	3378.879			5182 m <sup>2</sup>	39.48 (ha) Hectare
Lot coverage	5.5%			3.6%	—
Front yard	19.2	13m		19.2	—
Rear yard	9m	9m		24.23m	—
Height	13m	11m		13m	+ 2m *
Left Interior side yard	62.6m	3.0m		62.6m	—
Right Interior side yard	4.0	3.0m		4.0m	—
Exterior side yard (corner lot)					
Parking Spaces (number)	2+			2+	
Aisle width	N/A			N/A	
Stall size	3x6			3x6	
Loading Spaces	N/A			N/A	
Other					

Please note

\* Minor variance for lot area + building height to allow for a 13 meter house. *13m*

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

Boundary Adjustment

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

Frontage: 85.09/m

Depth: Irregular

Width: Irregular

Lot Area: 3378.879 square meter. Terrain 1803m<sup>2</sup>

Present Use: Agricultural

Proposed Use: Agricultural

Proposed final lot size (if boundary adjustment): 3379 + 1803 = 5182m<sup>2</sup>

If a boundary adjustment, identify the assessment roll number and property owner of

the lands to which the parcel will be added: 336-050-70002-0000

MEITAARD HENDRIKA → 238 CON 10 TOWNSEND

TOWNSEND CON 10 PT LOT 4 RP 37R 11449 PART 1

Description of land intended to be retained in metric units:

Frontage: ~~85.09m~~ 640m (broken)

Depth: ~~62.11 irregular~~ 645m

Width: ~~85.09 irregular~~ 840m (IRREG).

Lot Area: 13.66 acres (AC) ~~METRIC 1803~~

Present Use: A

Proposed Use: A

Buildings on retained land: NONE

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: \_\_\_\_\_  
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:

Personal knowledge.  
\_\_\_\_\_  
\_\_\_\_\_

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:

Yes

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:

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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:

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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)

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Sewage Treatment

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

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Storm Drainage

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

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2. Existing or proposed access to subject lands:

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

Name of road/street:

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**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?

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

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## **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.

HL Mezzano

Owner/Applicant/Agent Signature

January

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

I/We authorize \_\_\_\_\_ 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**

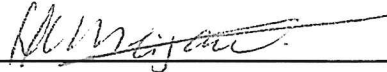
I, HENDRIKA C. MEIJARD of Simcoe

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:

Simcoe



Owner/Applicant/Agent Signature

In Norfolk County

This 10 day of January

A.D., 2025



A Commissioner, etc.

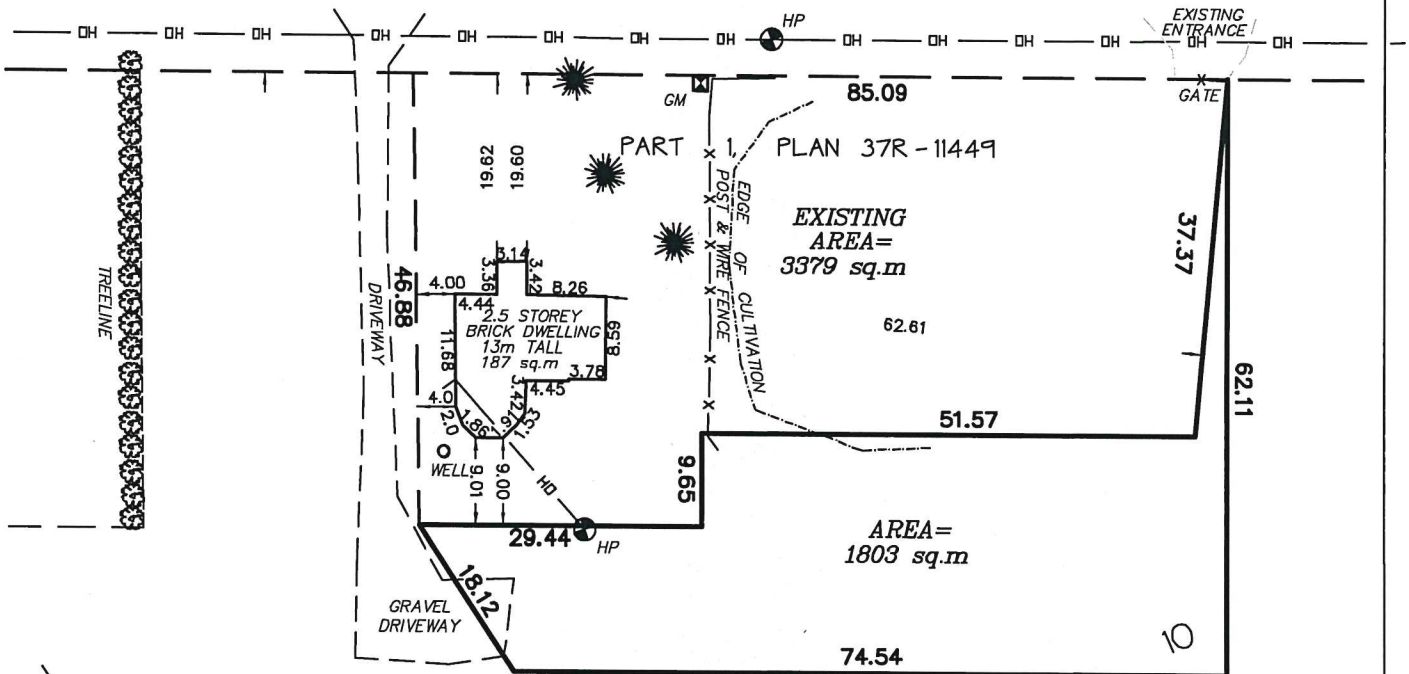
Olivia Catherine Davies, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires May 23, 2027.

**SKETCH FOR  
SEVERANCE APPLICATION  
OF PART OF  
LOT 4, CONCESSION 10  
IN THE GEOGRAPHIC  
TOWNSHIP OF TOWNSEND  
IN  
NORFOLK COUNTY**

SCALE: 1 : 750  
JEWITT AND DIXON LTD.  
JANUARY 14, 2025



ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10



CONCESSION

LOT

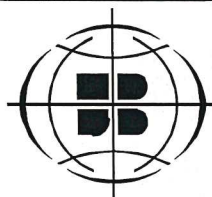
PROPOSED AREA =  
5182 sq.m

**NOTE:**

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

**CAUTION:**

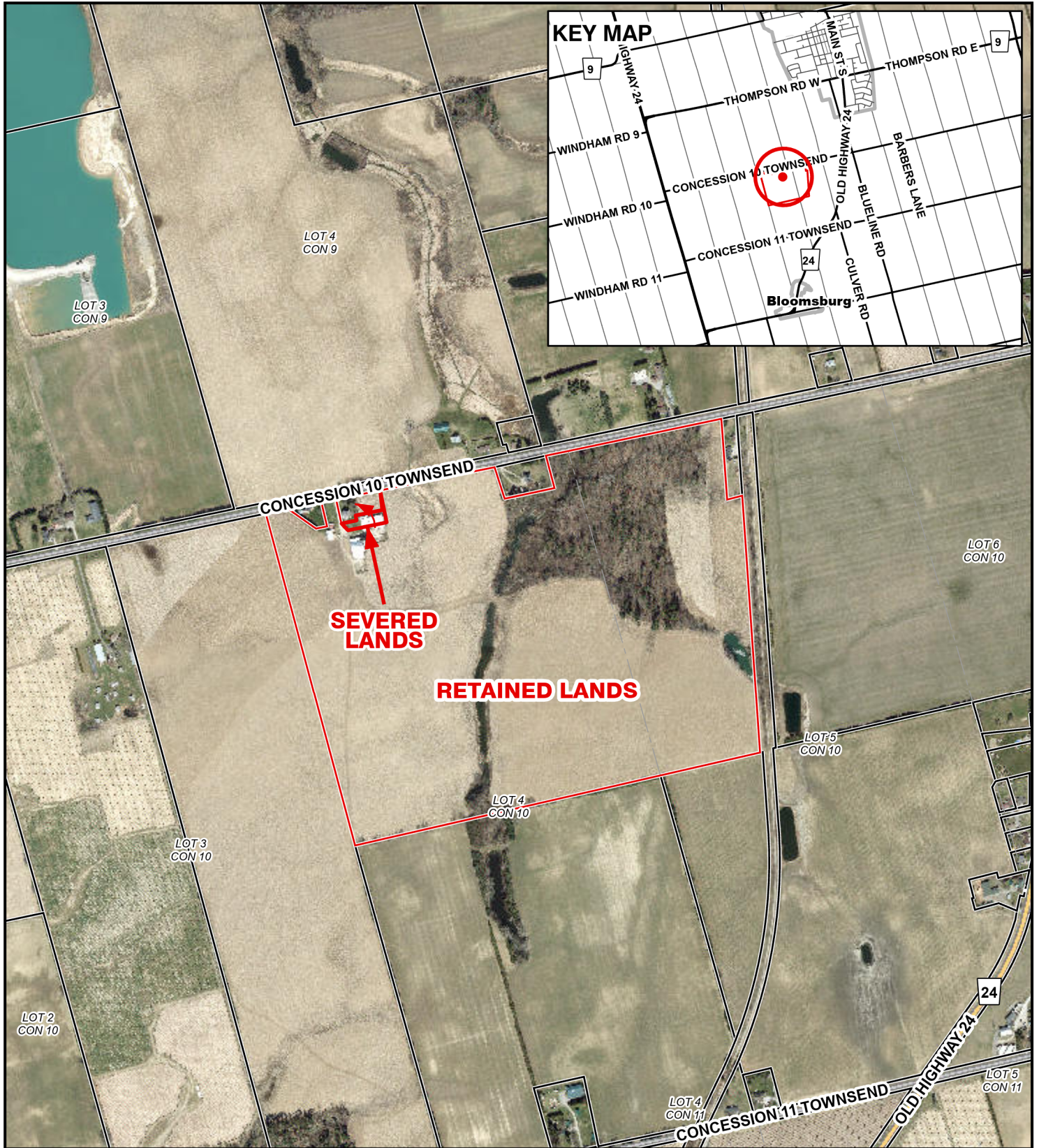
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN PURPOSE INDICATED IN THE TITLE BLOCK.



**JEWITT AND DIXON** SURVEYING  
ONTARIO LAND SURVEYORS MAPPING GIS  
A Division of Klm Husted Surveying Ltd.

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.: 24-54-176-00
DATED: JANUARY 14, 2025		

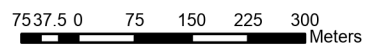
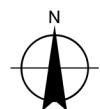


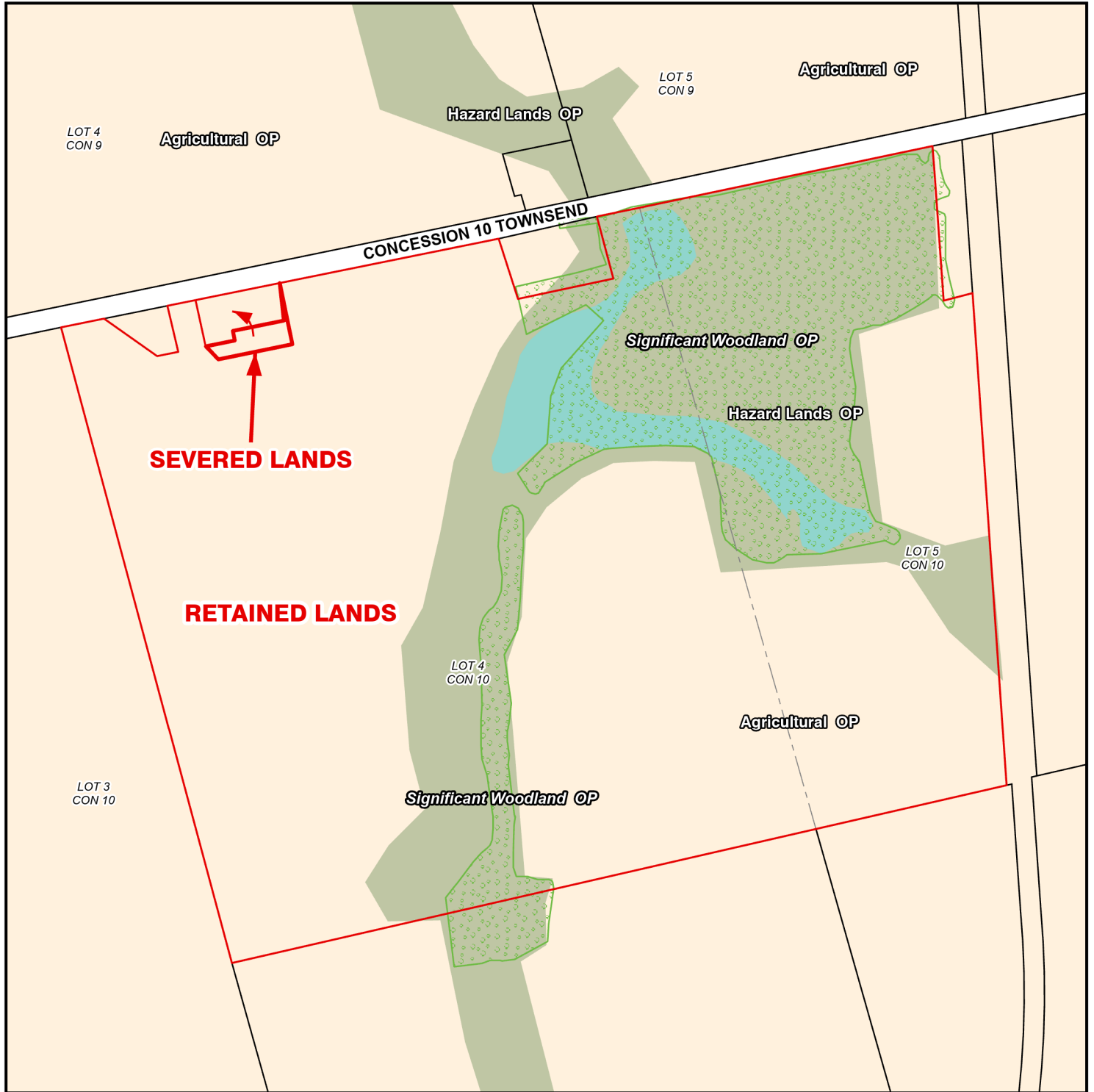
**Legend**

- Subject Lands
- Lands Owned

2020 Air Photo

3/17/2025





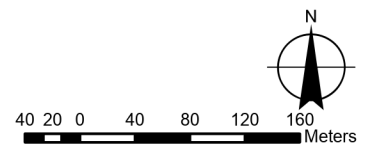
**Legend**

- Subject Lands
- Lands Owned

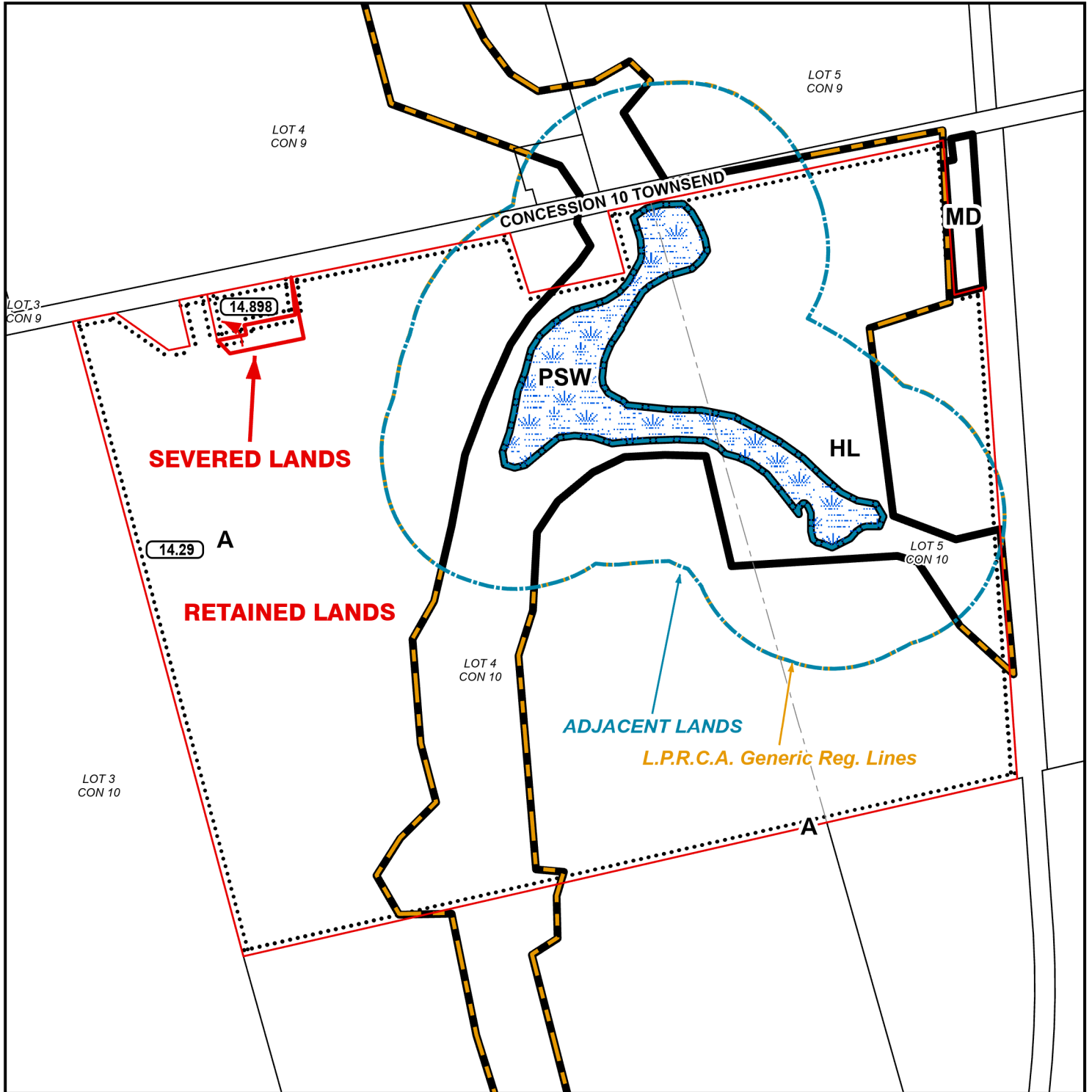
**Official Plan Designations**

- Agricultural
- Hazard Lands
- Provincially Significant Wetland
- Significant Woodland

3/17/2025







**LEGEND**

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

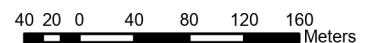
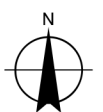
ZONING BY-LAW 1-Z-2014

3/17/2025

(H) - Holding

**Layer**

- A - Agricultural Zone
- MD - Disposal Industrial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone



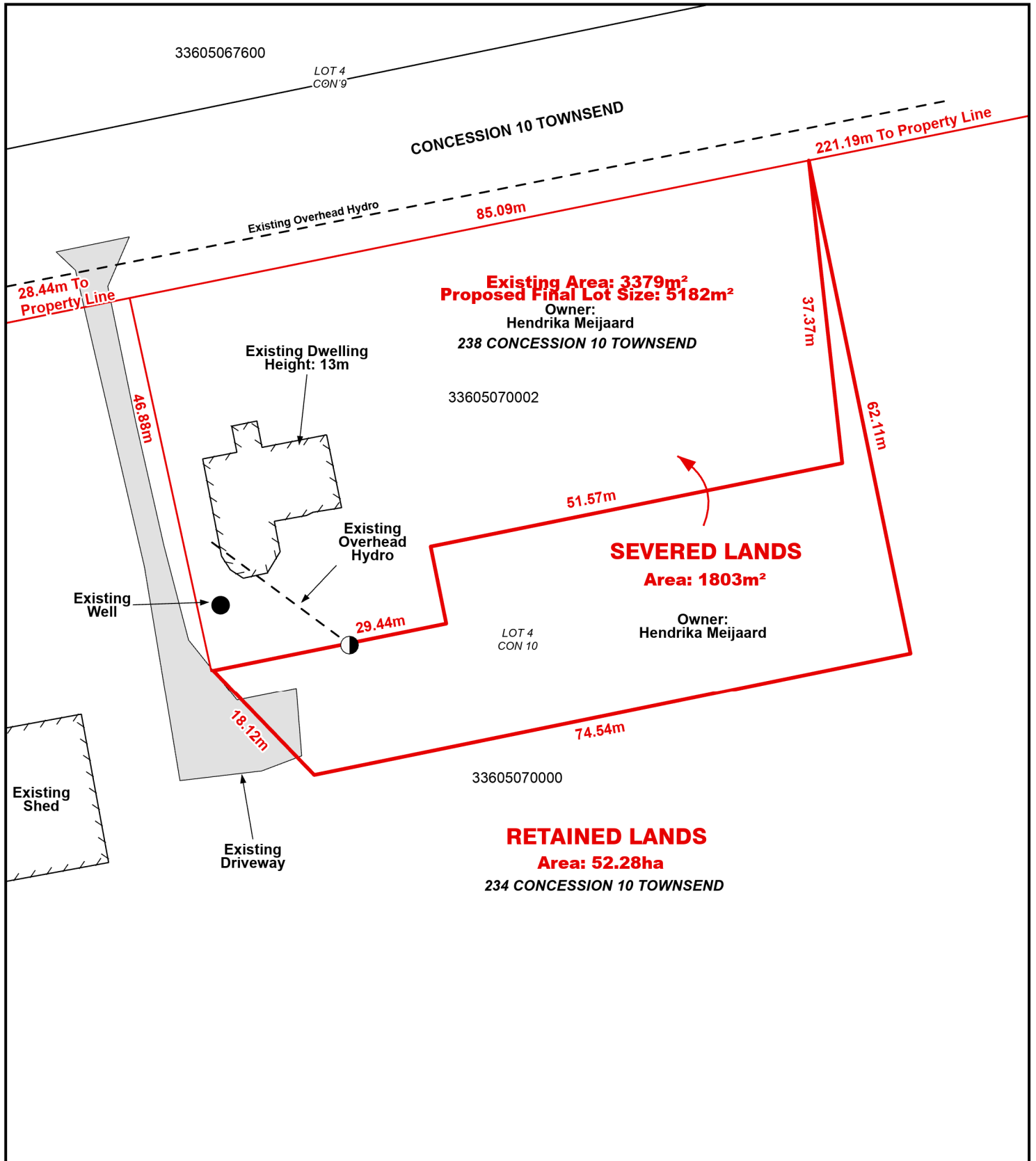
# MAP D

## CONCEPTUAL PLAN

Geographic Township of TOWNSEND

BNPL2025011

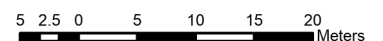
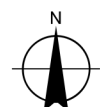
ANPL2025086



### Legend

-  Subject Lands
-  Lands Owned

3/17/2025



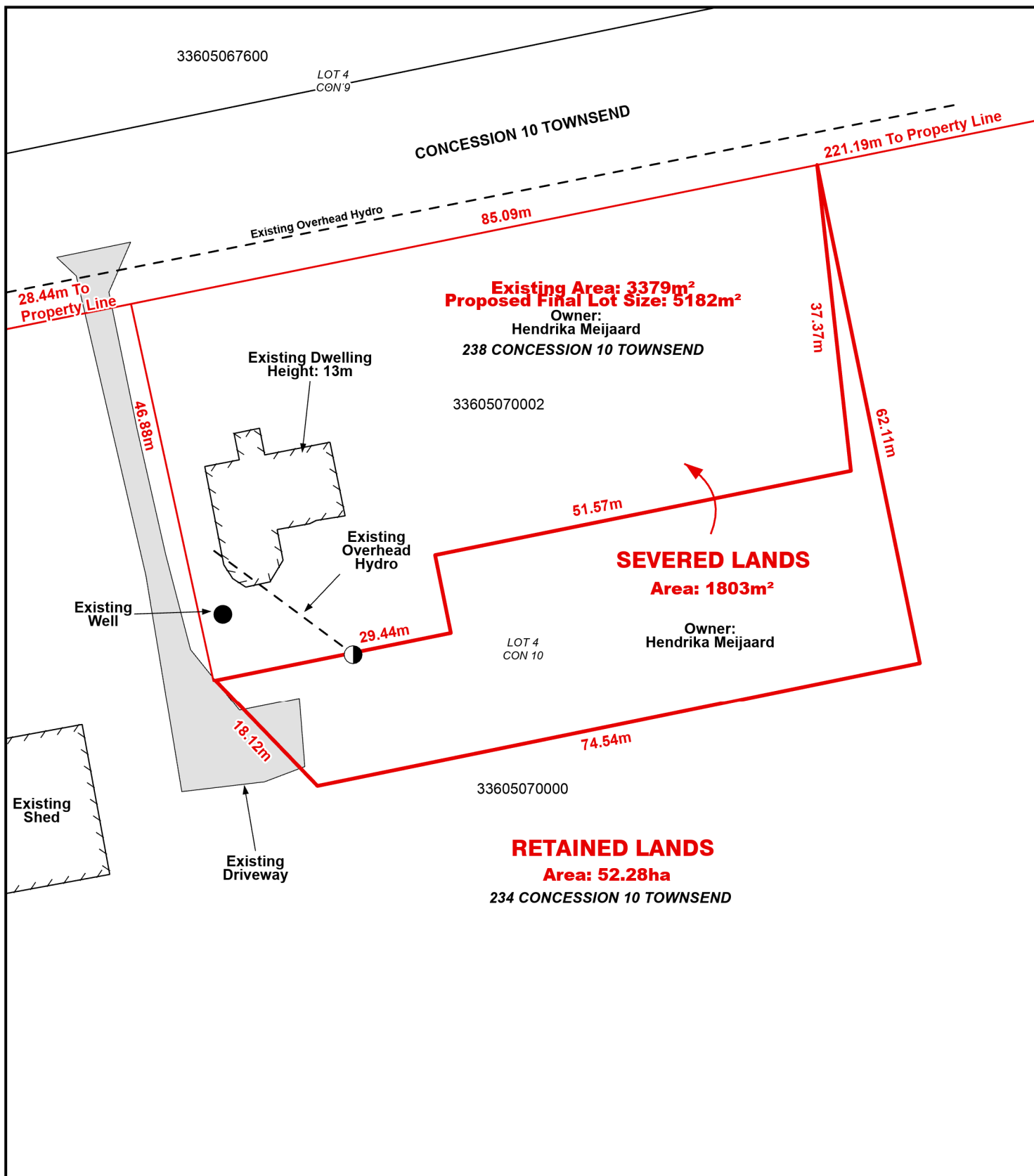
# LOCATION OF LANDS AFFECTED

## CONCEPTUAL PLAN

Geographic Township of TOWNSEND

BNPL2025011

ANPL2025086



### Legend

-  Subject Lands
-  Lands Owned

3/17/2025

