

For Office Use Only:

File Number	<u>BNPL2017133</u>	Application Fee	<u> </u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	OSSD Form Provided	<u> </u>
Application Submitted	<u> </u>	Planner	<u> </u>
Complete Application	<u> </u>	Public Notice Sign	<u> </u>

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

- ☒ Consent/Severance
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance

Property Assessment Roll Number: 542 040 02040 0000

A. Applicant Information

Name of Owner Lu Ann Hantz

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 56886 Eden Line
Town and Postal Code Eden, ON N0J 1H0
Phone Number
Cell Number 519-550-0708
Email

Name of Agent David Roe, Civic Planning Solutions Inc.
Address 599 Larch Street
Town and Postal Code Delhi, ON N4B 3A7
Phone Number 519-582-1174
Cell Number
Email dfrfez@bellnet.ca

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

☐ Owner ☒ Agent



Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:
none

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
North Walsingham, Concession 10, Part Lot 24, RP 37R6247, Part 1
Hamlet of Silver Hill

Municipal Civic Address: Forestry Farm Road, no number assigned

Present Official Plan Designation(s): Hamlet

Present Zoning: Hamlet Residential HR

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

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: 1992- severance

4. Present use of the subject lands:

Vacant residential lot

5. 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, height, etc. on your attached sketch which must be included with your application:

New dwelling in future, no details available at this time

6. If known, the date existing buildings or structures were constructed on the subject lands: n/a

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

8. 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, height, etc. on your attached sketch which must be included with your application:

No details available at this time

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

unknown

10. 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:

11. If known, the length of time the existing uses have continued on the subject lands:

12. Existing use of abutting properties:
Residential and Agricultural

13. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:
Proposed easement for existing gas line to service farm property to the west.

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage	56.37m	
Lot depth	53.34m	
Lot width	56.37m	
Lot area	3006.7m ²	
Lot coverage	n/a	

Front yard	n/a	
Rear yard	n/a	
Left Interior side yard	n/a	
Right Interior side yard	n/a	
Exterior side yard (corner lot)	n/a	

2. Please outline the relief requested (assistance is available):
n/a

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

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

Frontage: n/a See #5

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

Description of land intended to be retained in metric units:

Frontage: n/a See # 5

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

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

Frontage: 6.103m
Depth: 53.38m
Width: 6.1m
Area: 325.5m²
Proposed use: existing gas line which services adjacent farm property

6. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

Ross and Robbie Jamieson - Roll # 542 040 02100 0000 adjacent property

7. 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: (i.e., corn, orchard etc)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built

Owners Name: n/a
Roll Number:
Total Acreage:
Workable Acreage:
Existing Farm Type: (i.e., corn, orchard etc)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built

Owners Name:
Roll Number: n/a
Total Acreage:
Workable Acreage:
Existing Farm Type: (i.e., corn, orchard etc)
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built



Owners Name: n/a
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (i.e., corn, orchard etc) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (example: gas station, petroleum storage, etc.): _____
2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☐ No ☒ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions:
Knowledge of owner _____
5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

E. Provincial Policy

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

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

If no, please explain:

no change in use proposed

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:

n/a

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|---|--|
| <input type="radio"/> Municipal piped water | <input type="radio"/> Communal wells |
| <input checked="" type="radio"/> Individual wells | <input type="radio"/> Other (describe below) |
| no well presently on property | |
-

Sewage Treatment

- | | |
|---|--|
| <input type="radio"/> Municipal sewers | <input type="radio"/> Communal system |
| <input checked="" type="radio"/> Septic tank and tile bed | <input type="radio"/> Other (describe below) |
| no septic system presently on property | |
-

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Forestry Farm Road

G. 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.



NORFOLK COUNTY
COMMUNITY
PLANNING
DEVELOPMENT AND CULTURAL SERVICES

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. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

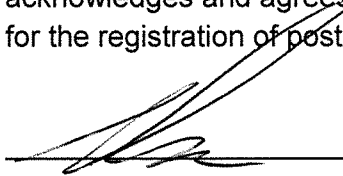
- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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.



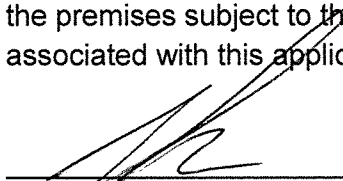
Owner/Applicant Signature



Date

J. 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.



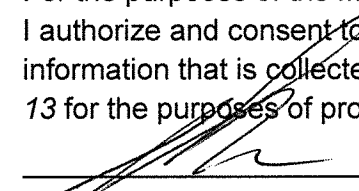
Owner/Applicant Signature



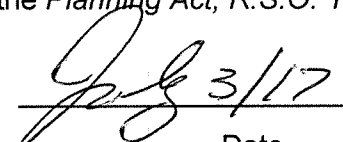
Date

K. 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 Signature



Date

L. 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 Lu Ann Hantz am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize David Roe 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.

Lu Ann Hantz
Owner

07/03/17
Date

Owner

Date

M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

Applicant Signature

[Signature]
Agent Signature

Date

[Signature] 3/17
Date

N. Declaration

I, David Roe of Norfolk County

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:

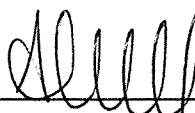
185 Robinson St


Owner/Applicant Signature

In Simcoe, ON

This 3rd day of July

A.D., 20 17


A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County
Expires April 28, 2019.

MAP NORFOLK - Community Web Map

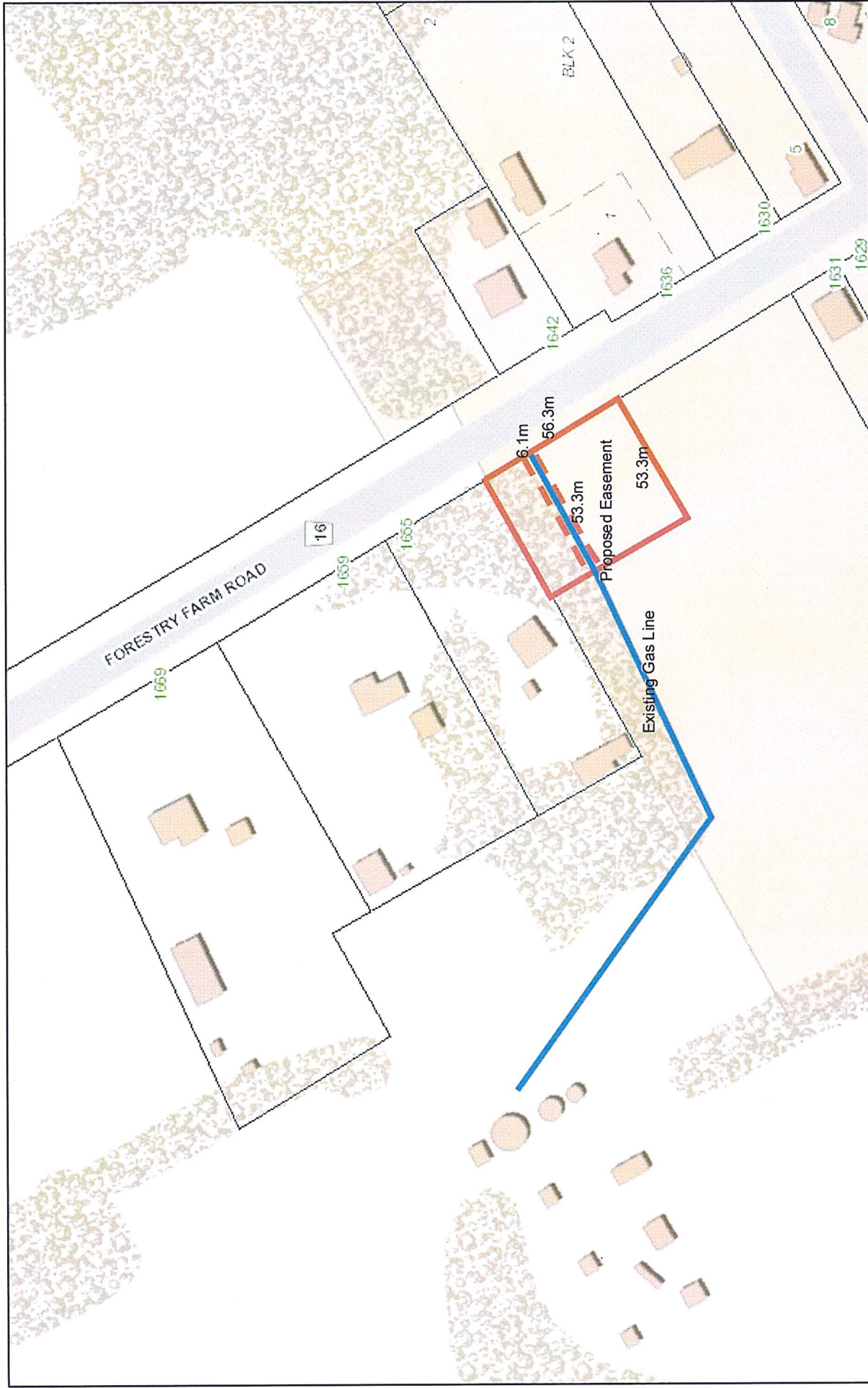


June 30, 2017

- Land Parcels
- Plan Lines

1:2,000
0 0.015 0.03 0.055 0.11 km
0 0.0275 0.055 0.11 mi
Queen's Printer for Ontario
Norfolk GIS

MAP NORFOLK - Community Web Map



June 30, 2017

- Land Parcels
- Plan Lines

1:2,000

0 0.015 0.03 0.055 0.06 mi

0 0.0275 0.055 0.11 km

Norfolk GIS

COORDINATE SCHEDULE

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET WORK, UTM, ZONE 17 (81 WEST LONGITUDE) HAD03 (CSNS) (1997.0)

COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10

POINT	NORTHING	EASTING
A	4733810.185	542168.875
B	4733836.650	542213.163

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON PLAN

1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT				
DATE		JUNE 2, 2017		
RECEIVED AND DEPOSITED				
DATE		JUNE 14, 2017		
PLAN 37R-10989				
"B. McGILL"				
REPRESENTING FOR THE LAND RESISTANCE FOR THE LAND TILES DIVISION OF NORFOLK (NO. 3)				
PART SCHEDULE				
PART	LOT	CON	P.L.N.	AREA
1	PART OF 24	10	PART OF 50131-0175	323.5 SQUARE METRES

PLAN OF SURVEY OF
PART OF LOT 24
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF NORTH WALSHINGHAM
IN
NORFOLK COUNTY

SCALE -- 1: 250

0 5 10 15 METERS

METRIC

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

SURVEYOR'S CERTIFICATE

(1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM

(2) - THIS SURVEY WAS COMPLETED ON THE 18th DAY OF MAY, 2017

DATE JUNE 2, 2017

D. J. [Signature]
KIA HUSTED
ON RABO LAND SURVEYOR

NOTES

- (1) - BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE WEST LIMIT OF COUNTY ROAD 16 HAVING A BEARING OF N 31° 21' 50" W AS SHOWN ON DEPOSITED PLAN 378-6242
- (2) - TO CORNER BEINGS SHOWN ON THIS PLAN TO CORNER BEINGS SHOWN ON DEPOSITED PLAN 378-6242
- AND 00° 25' 28" TO THE NORTHWEST BEARINGS
- (3) - DISTANCES SHOWN ON THIS PLAN ARE METRIC GROUND DISTANCES AND CAN BE CONVERTED TO METRIC AND DISTANCES BY MULTPLYING BY 0.999862525
- (4) - THE LOCATION OF PART 1 WAS SET BY PROPERTY OWNER ON SITE MAY 16, 2001

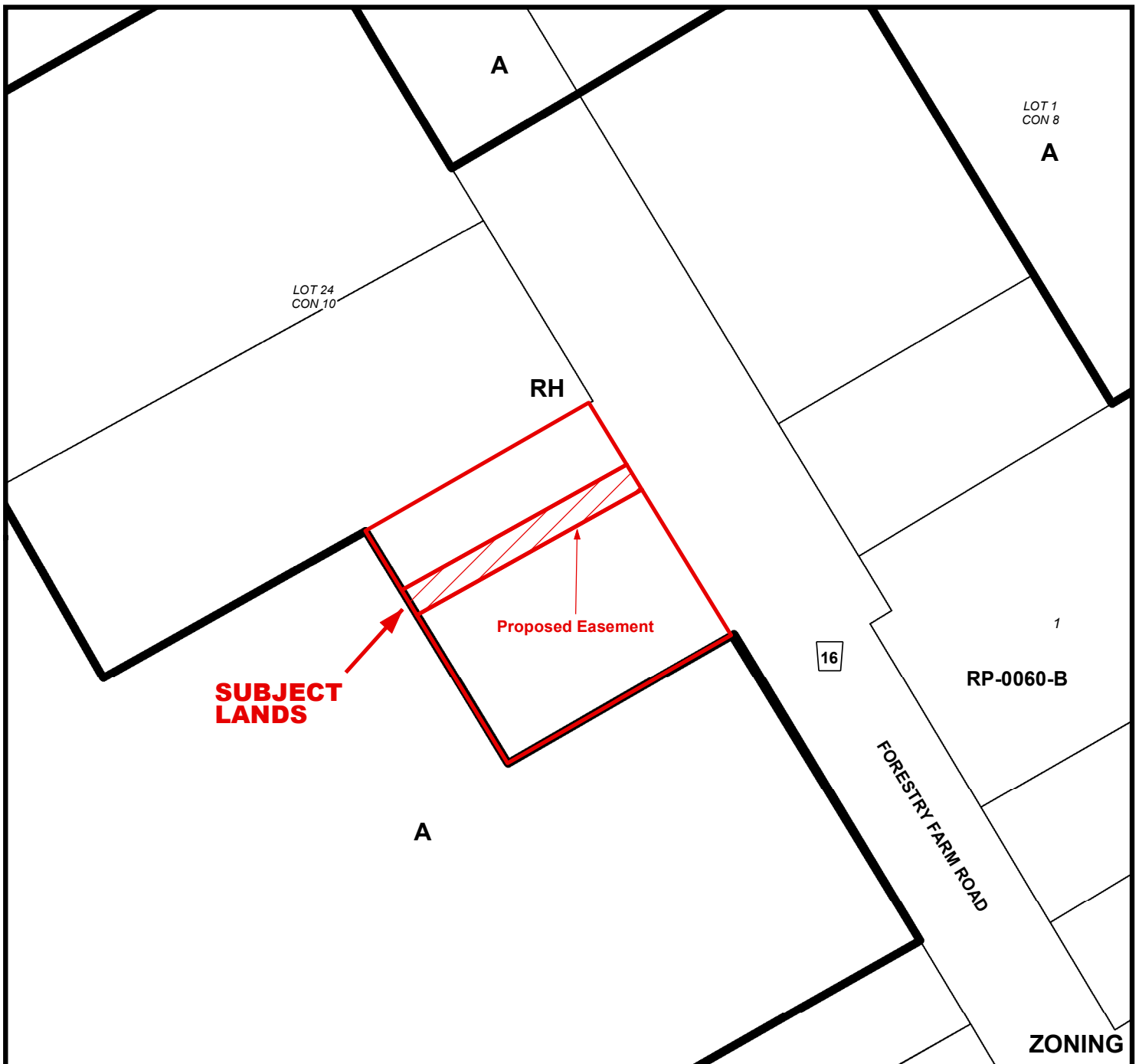
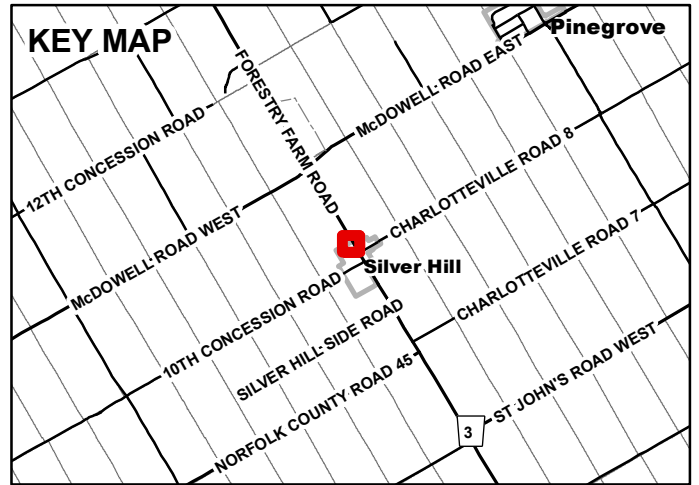
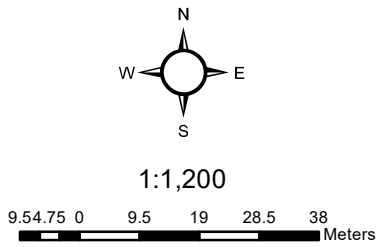
LEGEND

- | | | |
|----|----------|--|
| 1 | DEPOSITS | SURVEY MONUMENT FOUND |
| 2 | DEPOSITS | SURVEY MONUMENT SET |
| 3 | DEPOSITS | IRON BAR |
| 4 | DEPOSITS | IRON BAR |
| 5 | DEPOSITS | ROUND IRON BAR |
| 6 | DEPOSITS | ROUND IRON BAR |
| 7 | DEPOSITS | DEPOSITED PLAIN 37X-62X |
| 8 | DEPOSITS | DEPOSITED PLAIN 37X-62X |
| 9 | DEPOSITS | FIELD NOTES ON HASTED SURVEYING DATED MAY 10, 2017 |
| 10 | DEPOSITS | H.V. ASHT O.L.S. |
| 11 | DEPOSITS | H.V. ASHT O.L.S. |
| 12 | DEPOSITS | H.V. ASHT O.L.S. |
| 13 | DEPOSITS | H.V. ASHT O.L.S. |
| 14 | DEPOSITS | SET TOWER |
| 15 | DEPOSITS | PROPERTY OWNER NUMBER |

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSBURGH ONTARIO, N4G 3A6
PHONE 519-642-3838 FAX 519-642-3839

PROJECT: 17-13046 REFERENCE: F76 DSR: 444
DWC: 023
SNO: BY

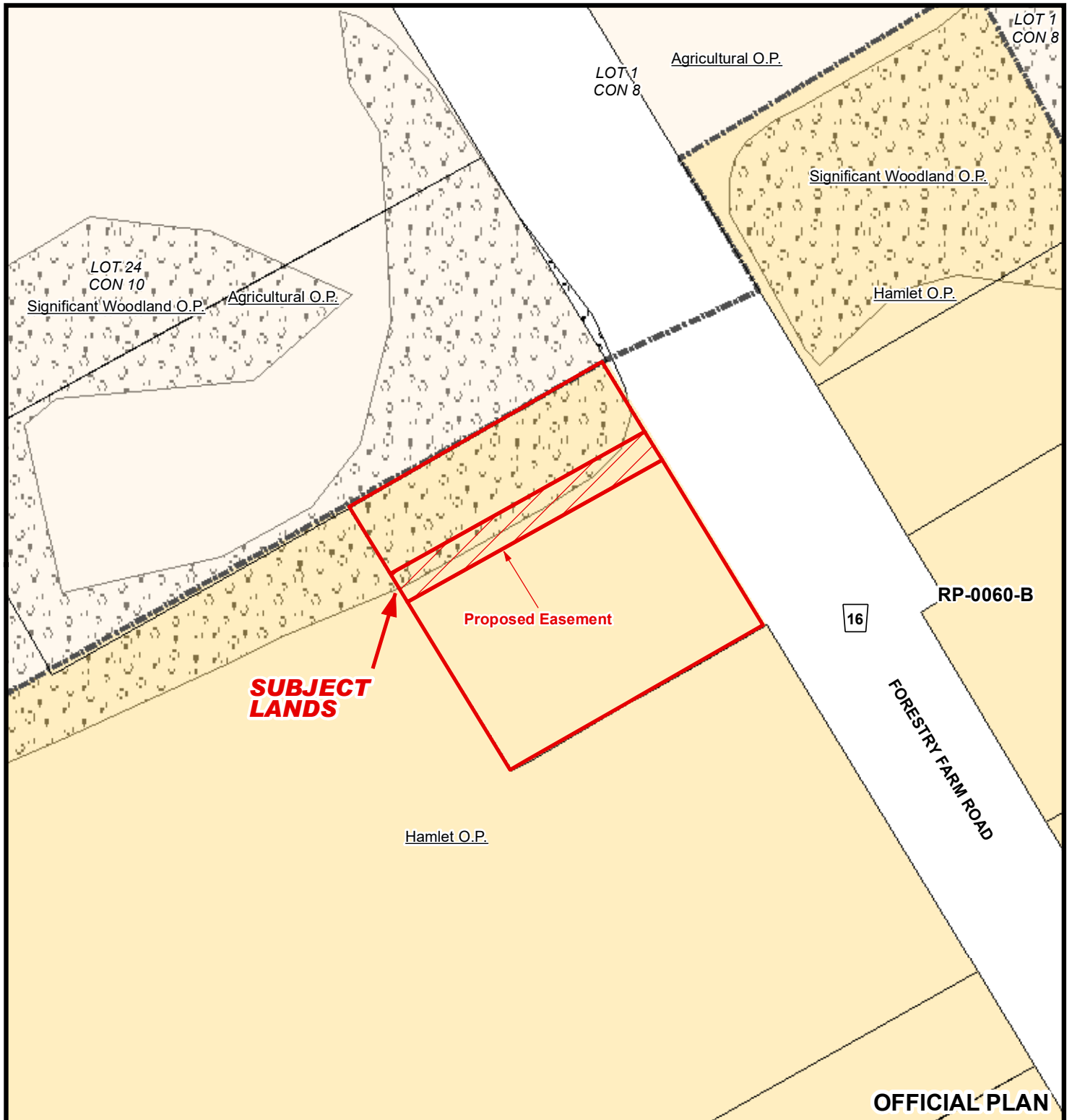
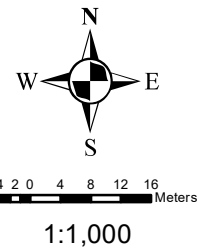
MAP 1
File Number: BNPL2017133
Geographic Township of
NORTH WALSLINGHAM



MAP 2

File Number: BNPL2017133

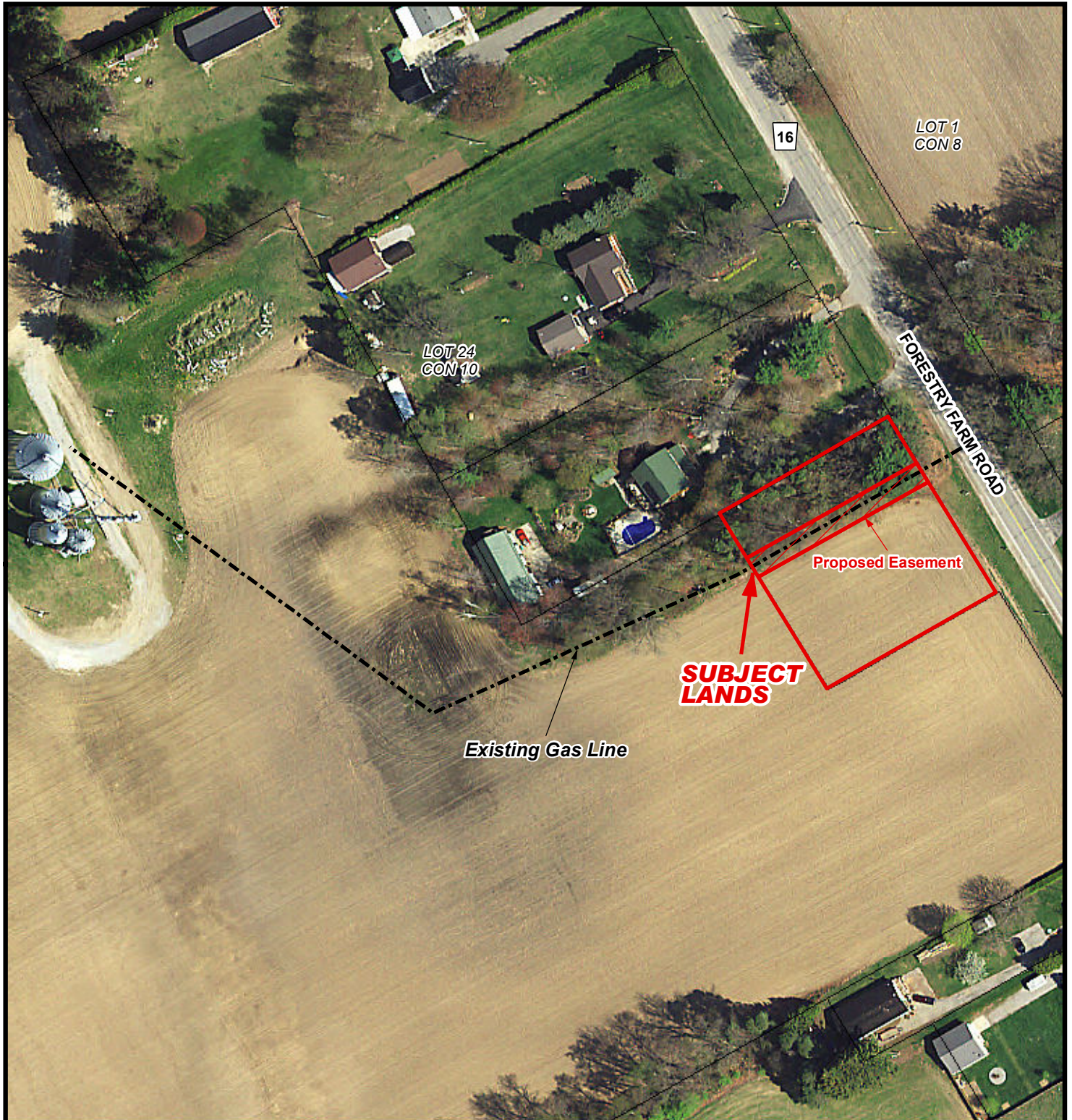
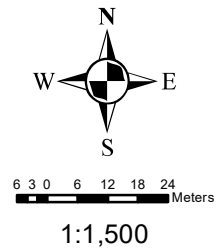
Geographic Township of NORTH WALSINGHAM



MAP 3

File Number: BNPL2017133

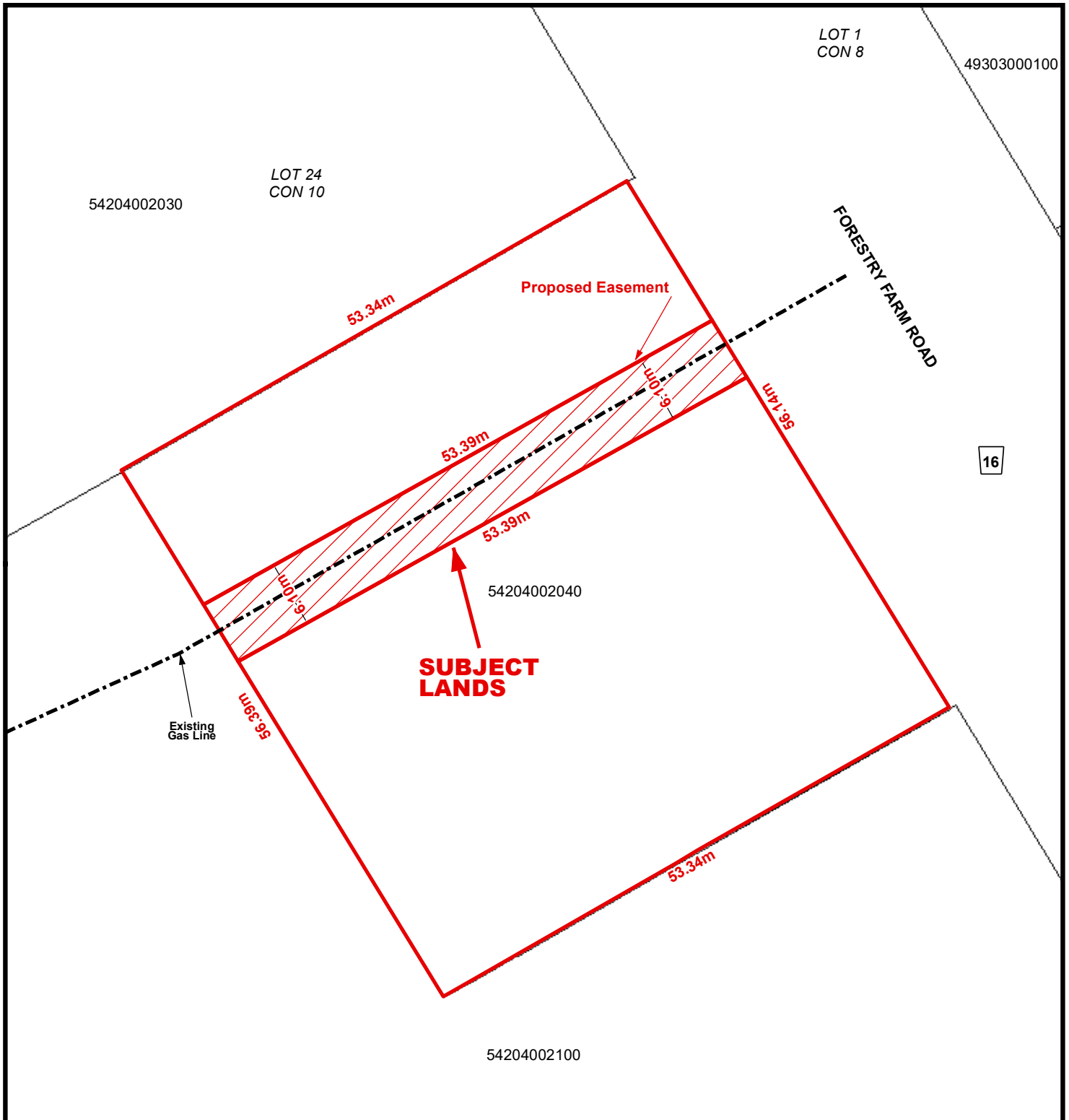
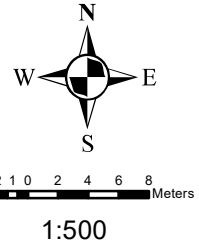
Geographic Township of NORTH WALSINGHAM



MAP 4

File Number: BNPL2017133

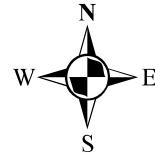
Geographic Township of NORTH WALSINGHAM



LOCATION OF LANDS AFFECTED

File Number: BNPL2017133

Geographic Township of NORTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:500

