

For Office Use Only:

File Number	<u>BNPL2017273</u>	Application Fee	<u>1842.00</u>
Related File Number	<u>OPNPL2017271</u>	Conservation Authority Fee	<u>-</u>
Pre-consultation Meeting	<u>Nov 17 2017</u>	OSSD Form Provided	<u>N/A</u>
Application Submitted	<u>Nov 20 2017</u>	Planner	<u>Phr</u>
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: 3310491005150000000

A. Applicant Information

Name of Owner Dierick Farms Ltd. & Francis Gerald Dierick

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 2021 Brantford Road
Town and Postal Code Vanessa, ON N0E 1V0
Phone Number _____
Cell Number 519-429-4608
Email _____

Name of Applicant same as owner
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
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
 ☐ Applicant

Names and addresses of any holder of any mortgagees, 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):

Plan 49B, Block 3, Part Lot 3, Vanessa

Municipal Civic Address: 1541 Norfolk County Road 19 West
 Present Official Plan Designation(s): Hamlet
 Present Zoning: HR (h)

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:

Agricultural , cash crop - beans

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

Vacant

5. 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.

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

Propose to sever 4 building costs each will have a house on them

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:

9. Existing use of abutting properties:

North - Agricultural, South - Church, East - Agricultural, West - Residential and Agri

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.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, i.e. m, m ² or %, etc.		
Lot frontage	141.403m	
Lot depth	209.65m	
Lot width	varies	
Lot area	24417.8m ²	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

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:	32.474m (Lot 2)
Depth:	138.335m
Width:	varies
Lot Area:	6796.3m ²
Present Use:	Agricultural - beans
Proposed Use:	Residential
Proposed final lot size (if boundary adjustment):	

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

Description of land intended to be retained in metric units:

Frontage: 113.83m (Lots 3 & 4)

Depth: varies

Width: varies

Lot Area: 10553.7m²

Present Use: Agricultural - beans

Proposed Use: Residential

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

Frontage: n/a

Depth:

Width:

Area:

Proposed use:

6. 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:

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: _____

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: _____

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. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
owner's 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. 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:

n/a

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:

n/a

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 50m

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) |
-

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) |
-

Storm Drainage

- | | |
|---|------------------------------------|
| <input type="radio"/> Storm sewers | <input type="radio"/> Open ditches |
| <input checked="" type="radio"/> Other (describe below) | <input type="radio"/> |
- self contained slow impact development (LID) proposed
-

2. Existing or proposed access to subject lands:

- | | |
|---|--|
| <input checked="" type="radio"/> Municipal road | <input type="radio"/> Provincial highway |
| <input type="radio"/> Unopened road | <input type="radio"/> Other (describe below) |

Name of road/street:

Brantford Road - Norfolk Road 19 West

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.
-

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

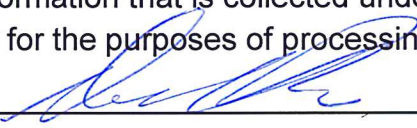
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

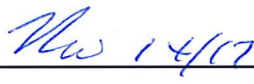
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant/Agent Signature



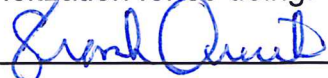
Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Dierick Farms Ltd. Francis Dierick 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.



Oct 30/17

I have power to ~~Owner~~ Bind the corporation



Date

Oct 30/17

Owner

Date

K. 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:

Langton


Owner/Applicant/Agent Signature

In Norfolk County

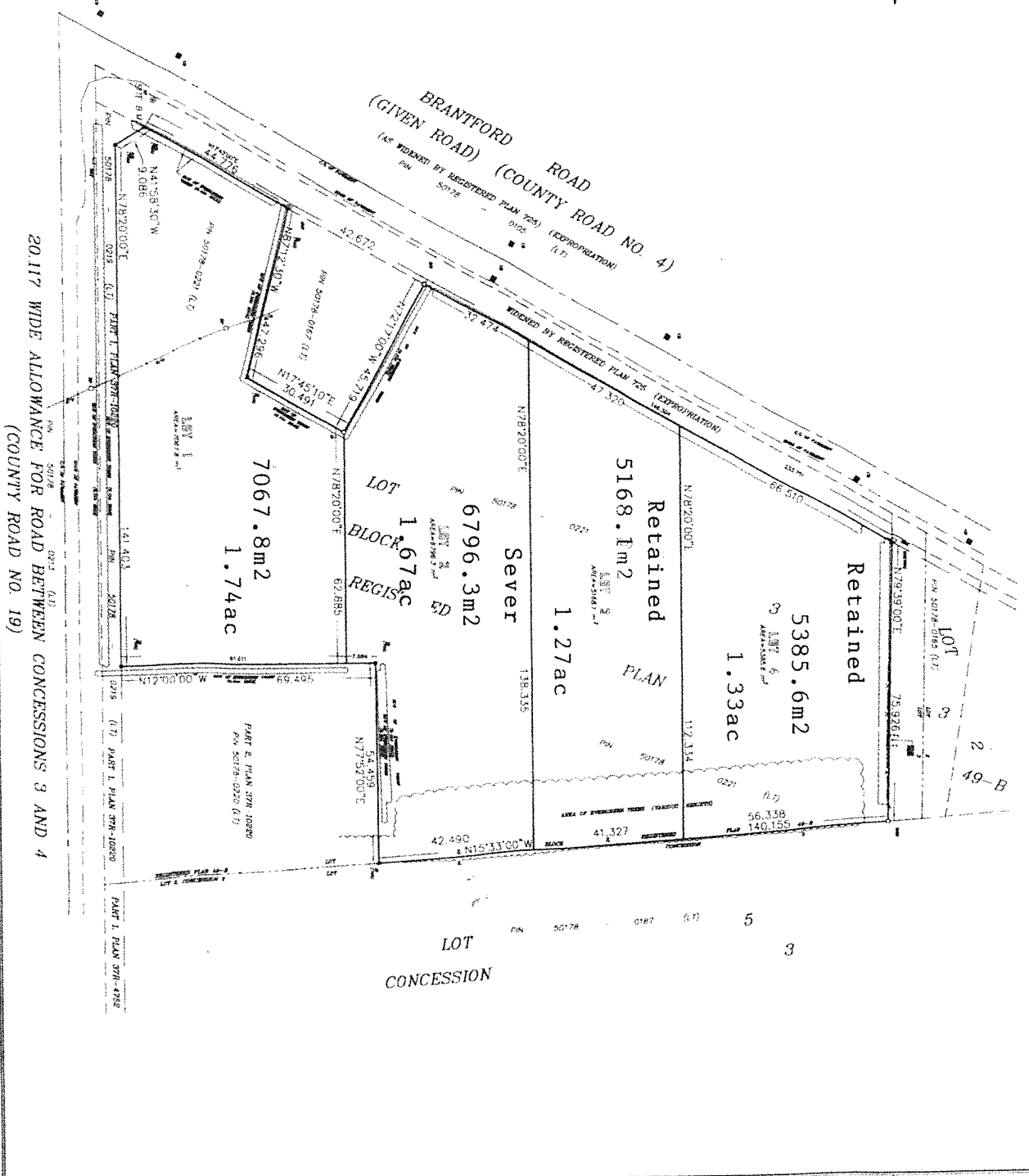
This 15 day of November

A.D., 20 17



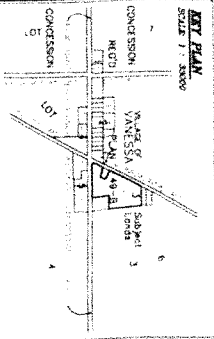
A Commissioner, etc.

MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County
Expires September 21, 2018.



Total Area - 24,417.8m² 6.03ac

DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT 3, BLOCK 3
REGISTERED PLAN 48-B
IN THE CASSIOPE
TOWNSHIP OF WINDHAM
NORFOLK COUNTY
SCALE 1:1,000



LEGEND
1. Lot 3, Block 3, as shown on the plan, is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.
2. The land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.
3. The land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.
4. The land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.
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6. The land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.
7. The land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.
8. The land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.
9. The land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.
10. The land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.

OWNER'S CERTIFICATE
I, the undersigned, being the owner of the land shown on the plan, do hereby certify that the land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.

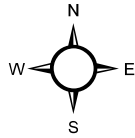
SECTION 91 (1) PLANNING ACT R.S.O. 1990
I, the undersigned, being the owner of the land shown on the plan, do hereby certify that the land shown on the plan is a portion of the land shown on the plan, and is shown as a portion of the land shown on the plan.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
S.E.L. CHARTERED SURVEYORS, REG. NO. 448
(IN PART 1980)
PHONE (416) 496-0841 FAX (416) 496-1041
F. MAIL SURVEYORS@JEWITTANDDIXON.COM
P.O. BOX 117-2
RICHMOND HILL, ONT. L4B 1N1

MAP 1

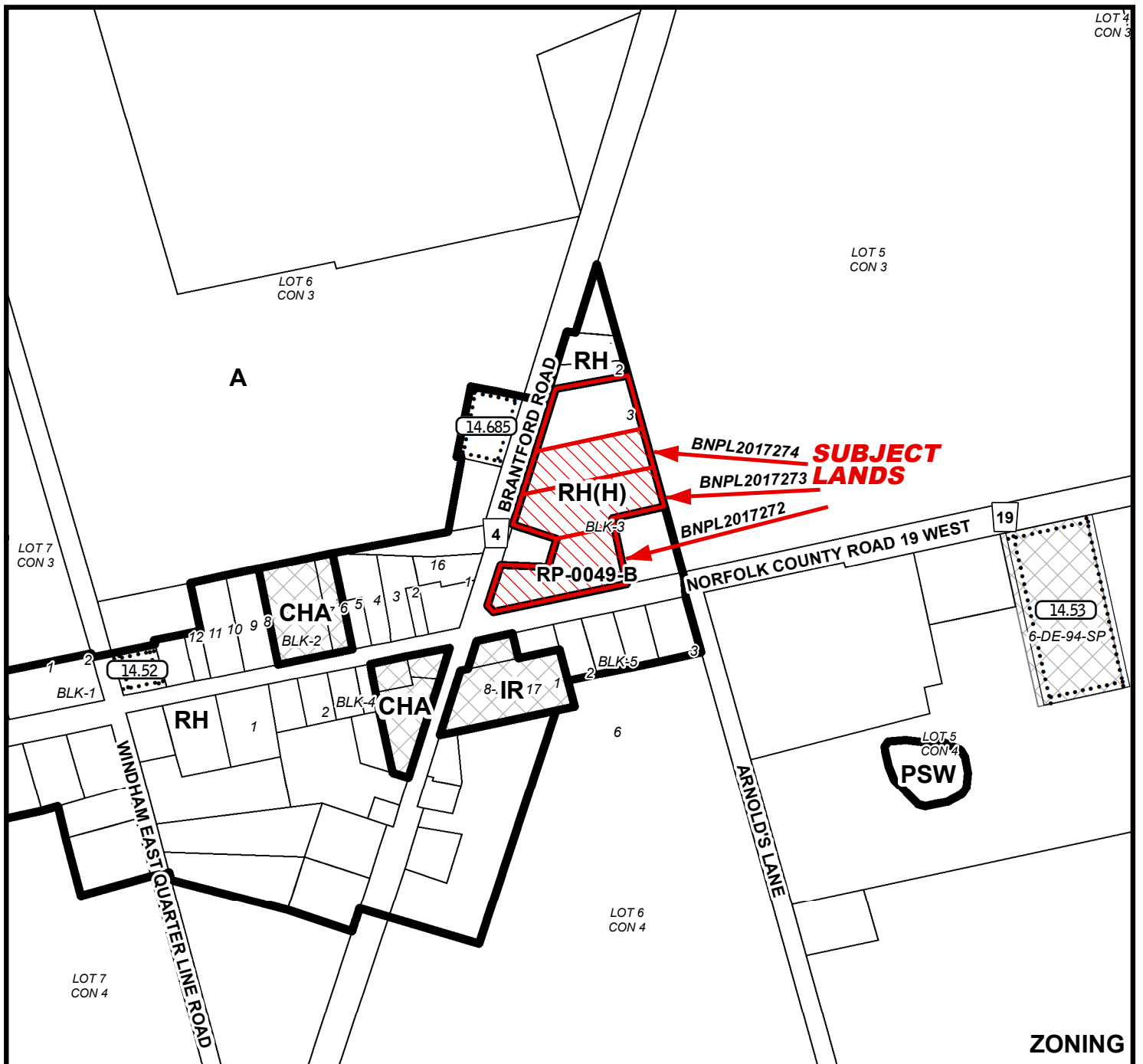
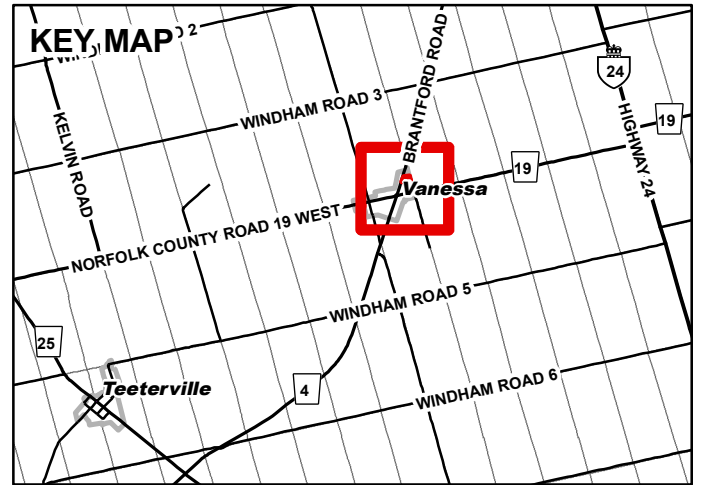
File Number: BNPL2017272
BNPL2017273
BNPL2017274

Geographic Township of
WINDHAM



1:6,000

40 20 0 40 80 120 160
Meters



ZONING

4/24/2018

MAP 2

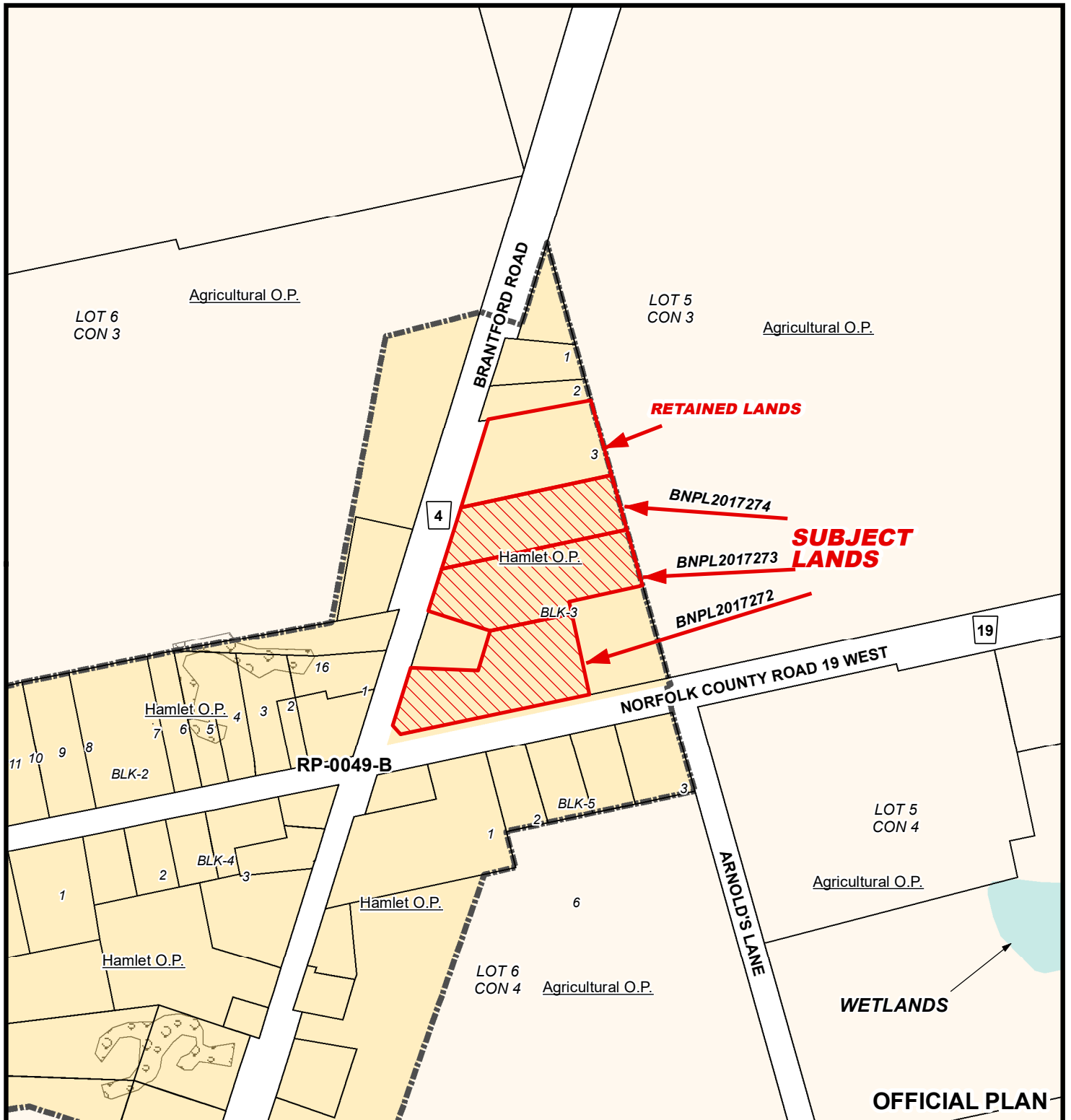
File Number: BNPL2017272, BNPL2017273, BNPL2017274

Geographic Township of WINDHAM



105.0 10 20 30 40 Meters

1:4,000



MAP 3

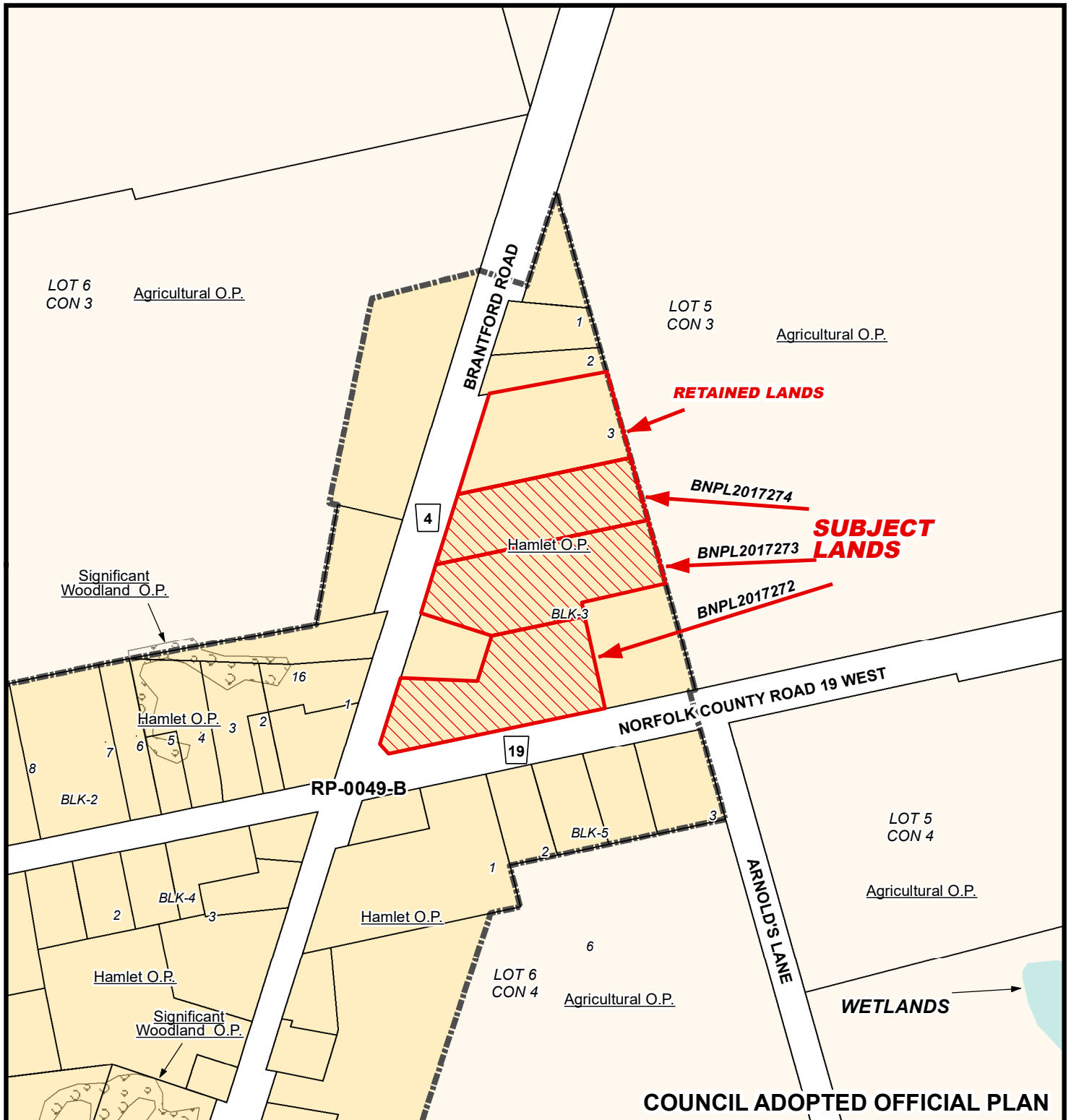
File Number: BNPL2017272, BNPL2017273, BNPL2017274

Geographic Township of WINDHAM



105 0 10 20 30 40 Meters

1:3,500



MAP 4

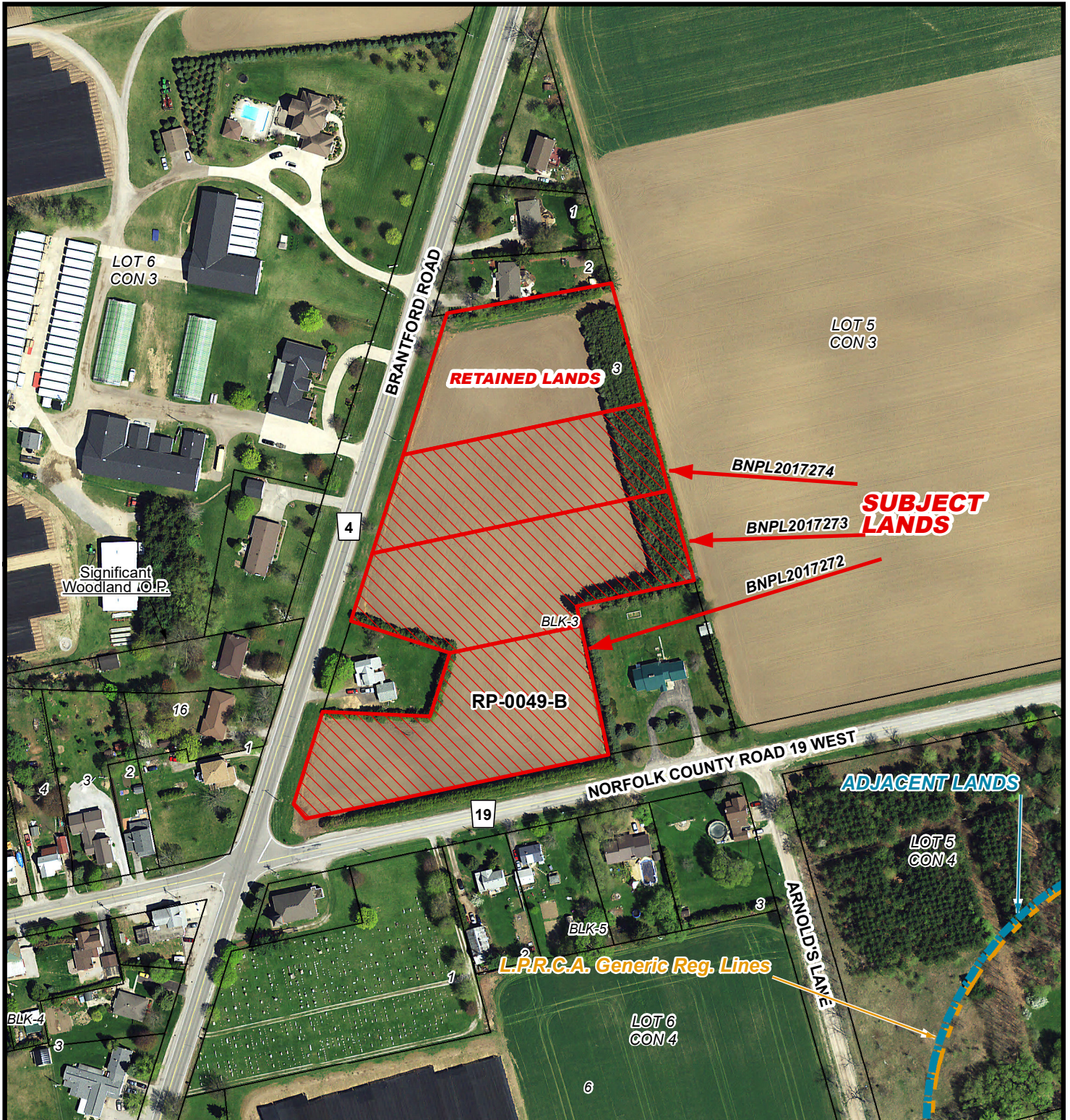
File Number: BNPL2017272, BNPL2017273, BNPL2017274

Geographic Township of WINDHAM



10 5 0 10 20 30 40 Meters

1:2,500



Map 5

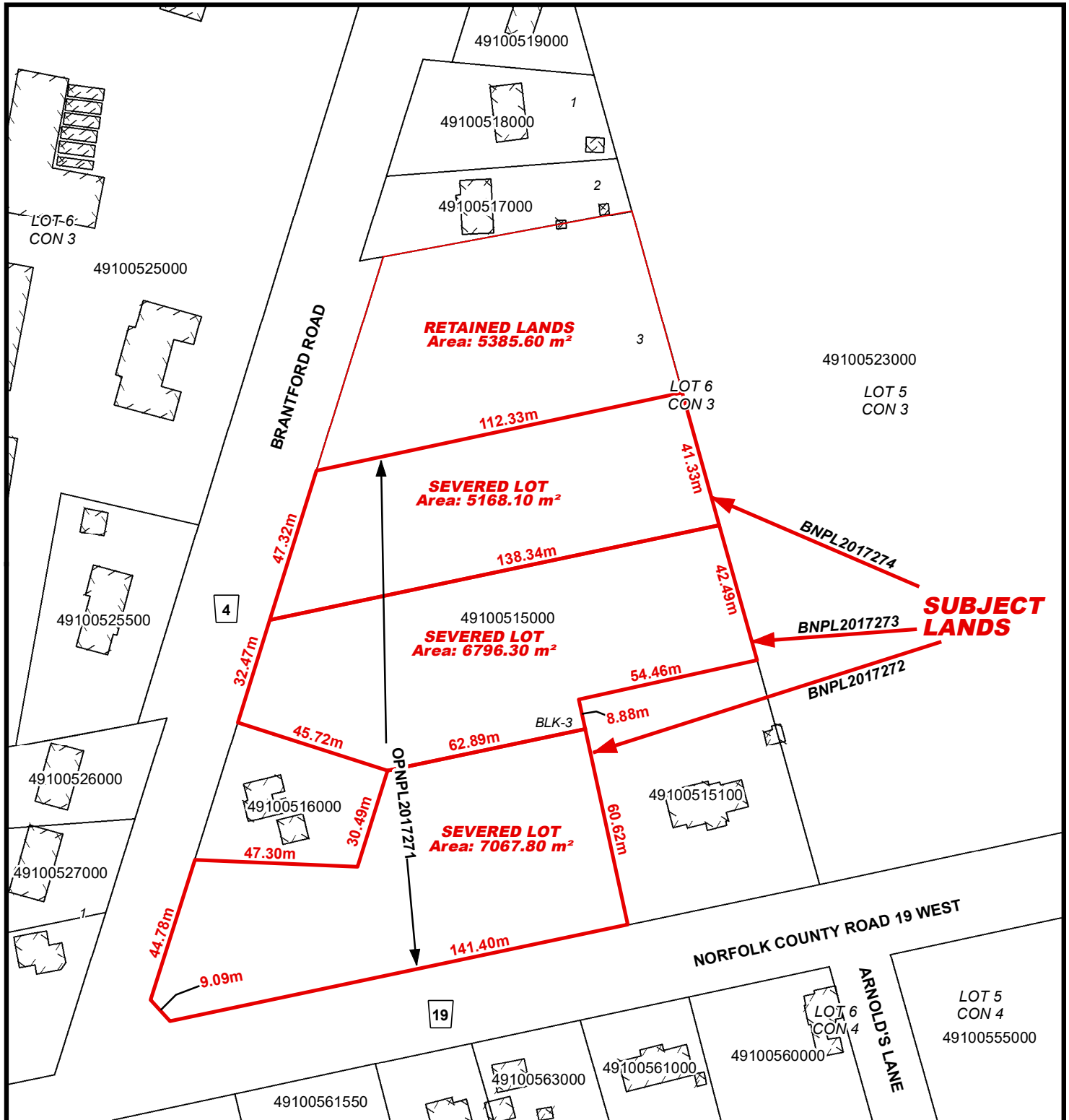
File Number: BNPL2017272, BNPL2017273, BNPL2017274

Geographic Township of WINDHAM



6.3 250 6.5 13 19.5 26 Meters

1:1,650



Geographic Township of WINDHAM



6.3.250 6.5 13 19.5 26
Meters

1:1,650

