

For Office Use Only:

File Number	<u>BNPL2019300</u>	Application Fee	<u>\$2710.00</u>
Related File Number		Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u>08/23/2019</u>	Well & Septic Info Provided	<u>yes</u>
Application Submitted	<u>08/27/2019</u>	Planner	<u>Colin</u>
Complete Application	<u>08/27/2019</u>	Public Notice Sign	<u>yes</u>

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:

~~33104 91003 25000 0000 (616)~~
33104 91003 24000 0000 (632)

A. Applicant Information

Name of Owner

MARTIN & CECILE WYLIE

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

616 BURFORD DELHI TOWNLINE ROAD

Town and Postal Code

SCOTLAND ON NOE 1R0

Phone Number

519 - 446 - 0092

Cell Number

519 - 761 - 1278

Email

mwylie@xplornet.com

Name of Applicant

MARTIN & CECILE WYLIE

Address

616 BURFORD DELHI TOWNLINE ROAD

Town and Postal Code

SCOTLAND ON NOE 1R0

Phone Number

519 - 446 - 0092

Cell Number

519 - 761 - 1278

Email

mwylie@xplornet.com

Name of Agent

GRAEME WYLIE

Address

616 BURFORD DELHI TOWNLINE RD

Town and Postal Code

SCOTLAND ON NOE 1R0

Phone Number

519 446 0092

Cell Number

wgrdeme98@gmail.com

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 agent noted above.

☒ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

NIL

B. Location, Legal Description and Property Information

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

TOWNSHIP OF DELHI (WINDHAM)
CONCESSION 1 LOT 17 (PART)

Municipal Civic Address: 632 BURFORD DELHI TOWNLINE ROAD

Present Official Plan Designation(s): AGRICULTURE

Present Zoning: AGRICULTURE

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:

SINGLE FAMILY RESIDENCE - RENTAL UNIT

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:

APPENDIX D - EXISTING STRUCTURES
APPENDIX A-2 - SUPPORT NOTES

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:

APPENDIX E - PLANNED STRUCTURES
APPENDIX A-3 - SUPPORT NOTES

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:

1947

9. Existing use of abutting properties: ① EAST - RIGHT OF WAY FOR 632A B-DTLN
② SOUTH / WEST - FARMING ③ NORTH - BURFORD DELHI TLN. RD.

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, for example: m, m² or %

Lot frontage	45.72 m (150')	60.96 m (200')
Lot depth	30.5 m (100')	64. m (210')
Lot width	45.72 m (150')	60.96 m (200')
Lot area	1394 m ² (15000ft ²)	3901 m ² (42000ft 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:	15.24 m (50')
Depth:	64. m (210')
Width:	60.96 m (200')
Lot Area:	2507 m ²
Present Use:	FARMING / GARDEN / LAWN
Proposed Use:	RESIDENTIAL
Proposed final lot size (if boundary adjustment):	60.96 m x 64 m

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

MARTIN & CELILE WYLIE

3310 491 003 24000 0000

Description of land intended to be retained in metric units:

Frontage: 300 m

Depth: 660 m

Width: 300 m

Lot Area: 19.8296 HA (49 AC)

Present Use: FARMING

Proposed Use: FARMING

Buildings on retained land: 1 HOUSE 3 BARNs, 1 DRIVESHED
1 SHOP 1 GRAIN BIN 1 OUTBUILDING

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: MARTIN WYLIE

Roll Number: 33 10491 003 25000

Total Acreage: 19.8296 HA (49 AC)

Workable Acreage: 17 HA (42 AC)

Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built N 1880

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 _____

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 _____

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 _____

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 (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:
• SERVICE ONTARIO LAND REGISTRY OFFICE #37
• PERSONAL KNOWLEDGE | LOCAL HISTORY

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:

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:

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:

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. 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 100m (CURRENTLY NON OPERATIONAL)

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance 60m

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 300 m

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

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

- ☐ Storm sewers
☒ Other (describe below)
- ☐ Open ditches
- FIELD TILE + CATCH BASIN
-

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)
- Name of road/street:
-

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.

APPENDIX A - PREAMBLE | SUPPORT NOTES

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 — APPENDIX C — LAYOUT PLAN
2. All measurements in metric ✓ E — PLANNED STRUCTURES
3. Existing and proposed easements and right of ways APPENDIX C
4. Parking space totals – required and proposed N/A
5. All dimensions of the subject lands — APPENDIX C + D
6. Dimensions and setbacks of all buildings and structures — APPENDIX C + D
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures — APPENDIX D
8. Names of adjacent streets — APPENDIX C
9. Natural features, watercourses and trees — APPENDIX D + B

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 (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

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

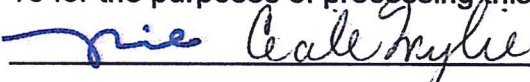
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


Owner/Applicant/Agent Signature


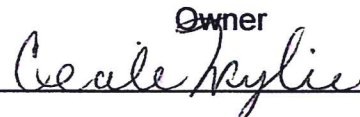
2019-08-26
Date

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 MARTIN & CELILE WYLIE am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize GRAEME WYLIE 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

Owner

2019-08-26
Date
2019-08-26
Date

K. Declaration

I, MARTIN WYLIE of SCOTLAND ON

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

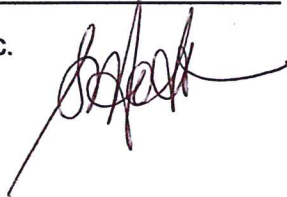
In ONTARIO

This 27th day of August

A.D., 20 19

SHERRY ANN MOTT, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 6, 2020.

A Commissioner, etc.



Appendix A - Preamble and Support Notes

Preamble – Rationale for Request for Boundary Adjustment

It is our tentative plan to retire to a smaller property with a smaller house with living space on the ground level. The application also seeks to ensure the septic system for 632 Burford Delhi Townline Road is properly located within its boundaries. It is our intention to:

- Stay close to our farm and community in Norfolk County
- Retain our vegetable garden
- Build an appropriately sized work shop for hobbies
- Retain proximity to familiar flora and fauna

Request - Application Details

We are asking to increase the size of the property at 632 Burford Delhi Townline Road from .14 ha (.34 ac) to .39 ha (.96 ac). We do this to

- Conform closer to the Planning Act of Ontario and Norfolk Official Plan.
- Ensure the septic system for 632 is properly located within the proper boundaries.
- Retain our garden, allow for more space, have adequate room for septic and workshop.
- Add value to the property.

Option A,

Demolish the current rental house and garage and build a single story bungalow (approximately 158 sq. m.) and workshop (approximately 112 sq. m.)

Option B

Renovate and expand the current house and add a 112 sq. m. workshop.

Appendix A(2) – Support Notes

Section 4, Question #4 – Existing Structures

Structure #1 – Single Story House (Source MPAC) - Appendix D

- Single family detached (Residential)
- 902 sq. ft. (83.8 sq. m.)
- Lot is 150 (45.72m) feet frontage X 100 (30.5 m) feet depth
- Built 1947
- One story with unfinished basement
- Exterior is vinyl siding with metal roof

Setbacks – see Appendix D

Ground floor area – 902 sq. ft. (83 sq. m)

Lot coverage – 6%

Number of Stories – 1

Width – 25 ft. (7.62 m)

Length – 40 ft. (12.2 m)

Structure #2 – Detached Garage

Setbacks – see Appendix D

Ground floor area – 240 sq ft (22.3 sq m)

Lot coverage – 2 %

Number of Stories – 1

Width – 12 ft (3.7 m)

Length – 20 ft (6.2)

Siding and metal roof construction

Appendix A(3) – Support Notes

Section B, Question #6 – Proposed Structures

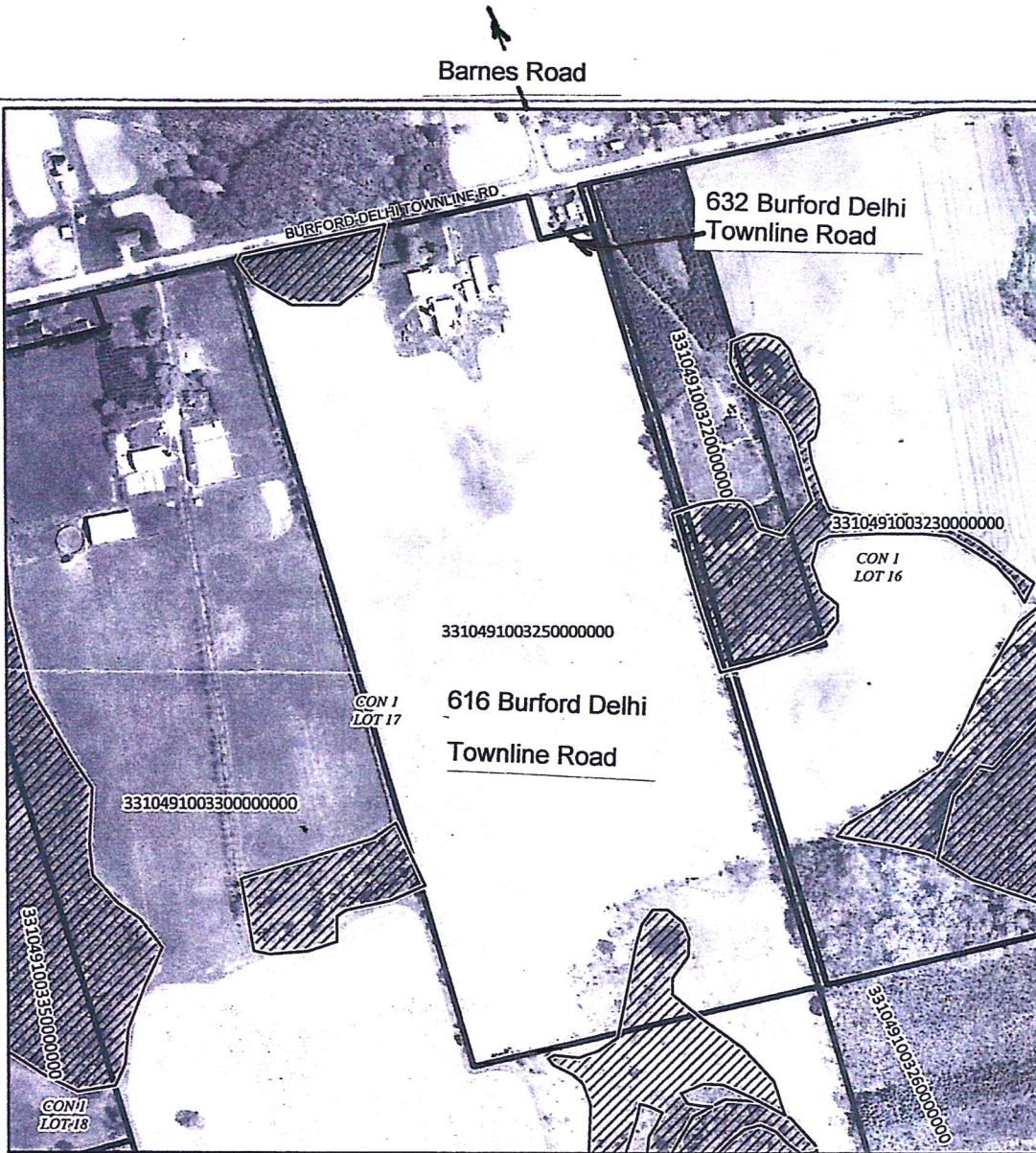
Proposed Structure #1 - House

- Single Family Detached
- Foot print 14m front X 18.3 m
- Living space on main floor – 158 sq m
- Two bedroom main floor
- Option of finished basement with additional bedroom

Proposed Structure #2 – Workshop

- Framed workshop
- 9.1 m X 12.2 m = 110.9 sq m
- Exterior siding with stone base to match house

Appendix B – Air Photo of Subject and Retained Lands



Tax Roll Number:
3310491003250000000

Legal Description:
WDM CON 1 PT LOT 17
REG
49.00AC FR D



0 20 40 60 80 Meters

 Area Proposed to be Rezoned

 **Planning Together**
Norfolk County
Zoning By-law Project

PART 1, PT. OF LOT 17, CONC. 1, PART

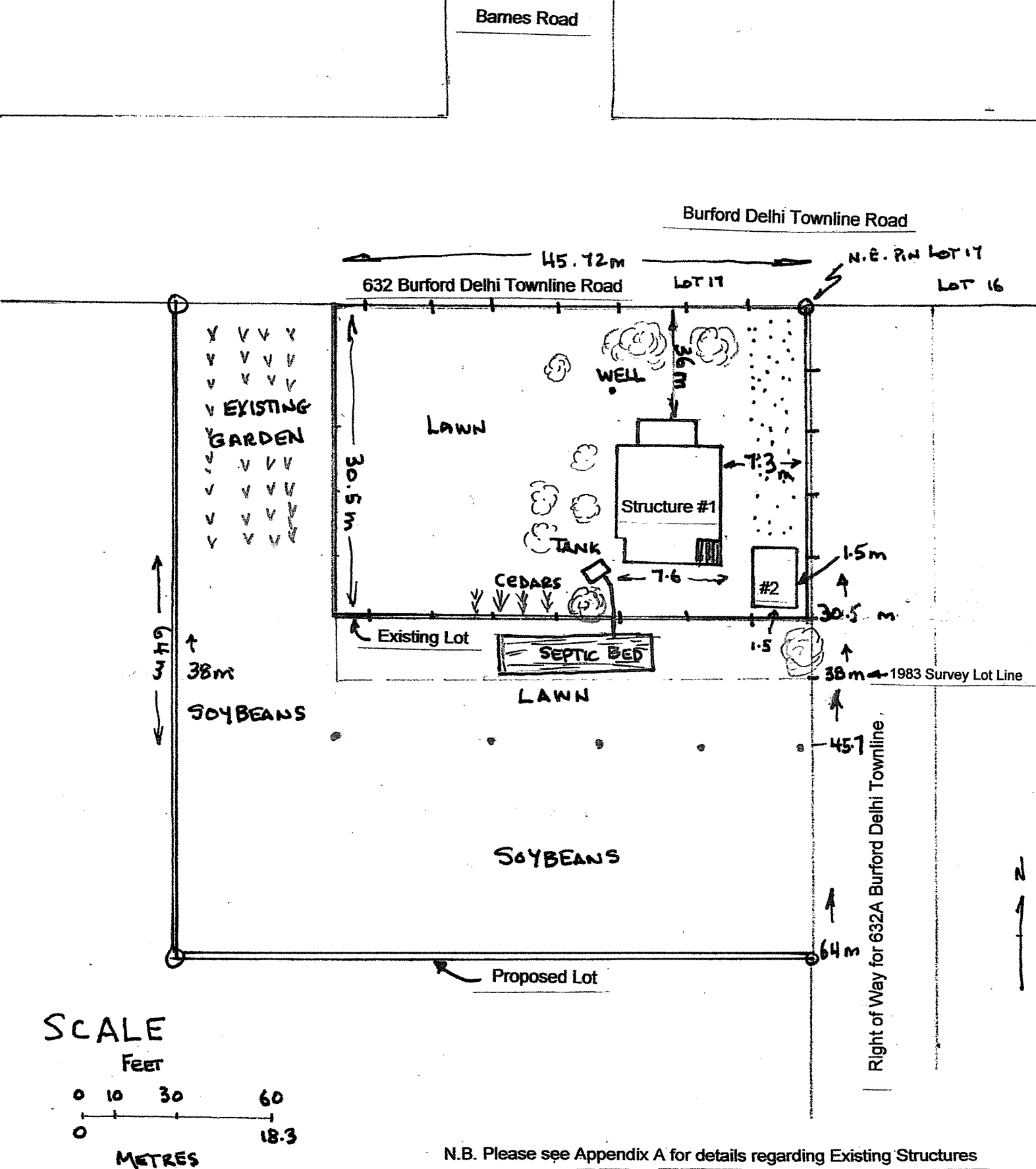
N
↑

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN CONFORM WITH THE SURVEYS ACT, 1881 AND THE REGULATIONS MADE THEREUNDER.
- 2) THE SURVEY WAS COMPLETED ON 21st JANUARY 2011.

DATED THIS 21st JANUARY 2011.

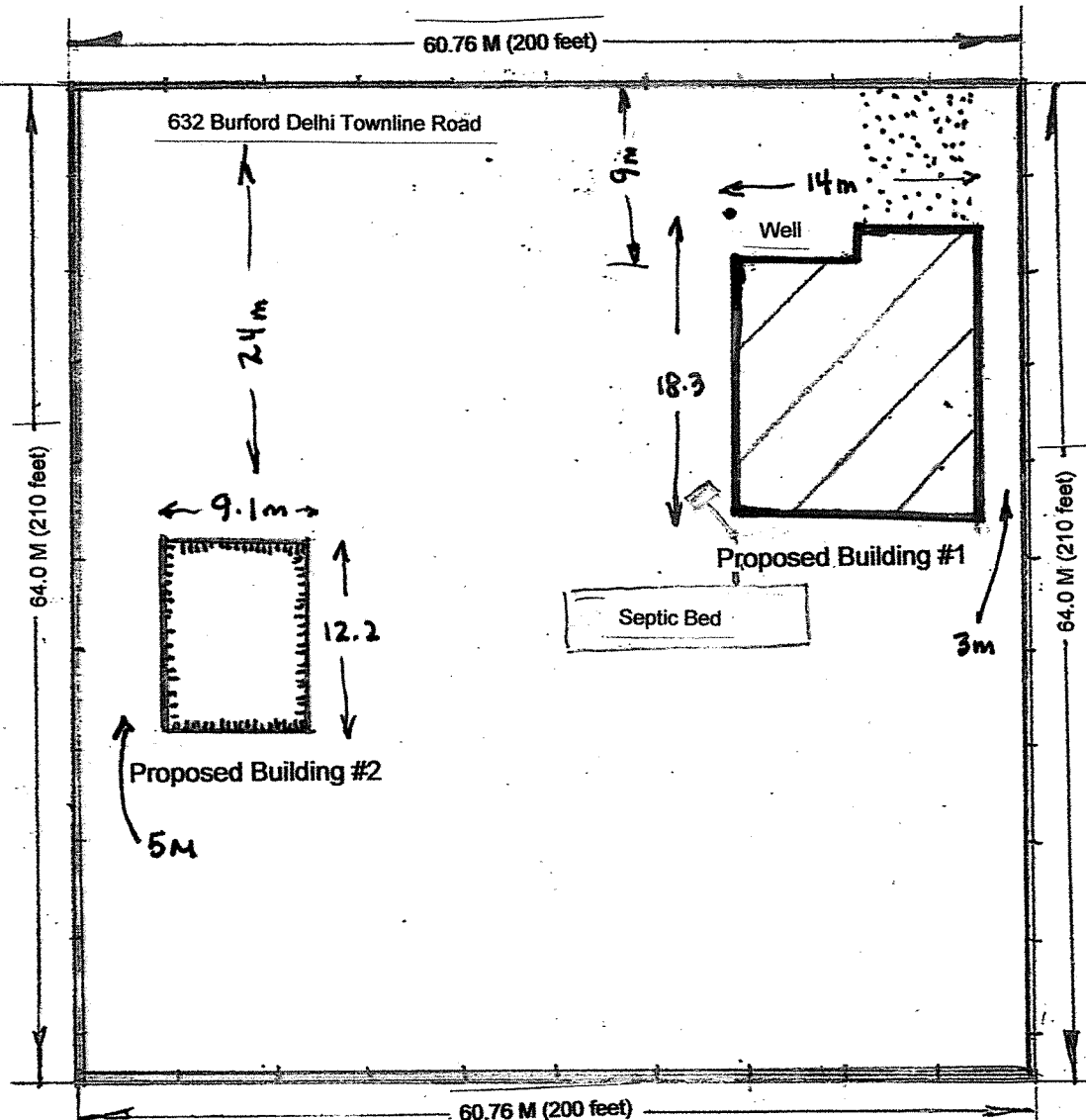
Appendix D – Existing Structures



Appendix E – Planned Structures

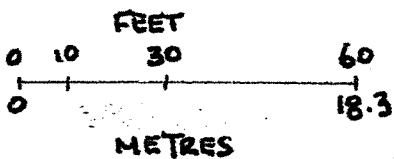
Barnes Road

Burford Delhi Townline Road



Right of Way for 632A Burford Delhi Townline Road

SCALE



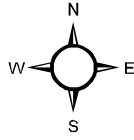
N.B. Please see Appendix A for details regarding Tentative Structures.

MAP 1

File Number: BNPL2019300

Geographic Township of

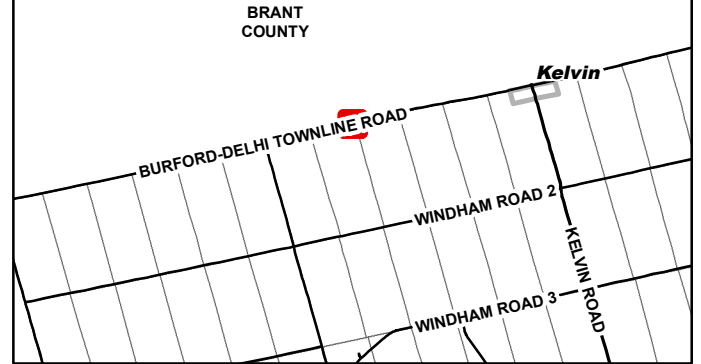
WINDHAM



1:1,300

10 5 0 10 20 30 40 Meters

KEY MAP



BRANT COUNTY

BURFORD-DELHI TOWNLINE ROAD

49100324000

**SUBJECT
LANDS**
**SEVERED
LANDS**

A

LOT 17
CON 1

49100325000

**RETAINED
LANDS**

49100323000

LOT 16
CON 1

49100322000

49100326000

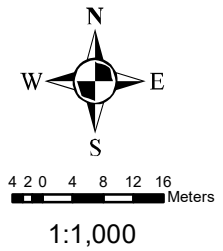
ZONING

8/30/2019

MAP 2

File Number: BNPL2019300

Geographic Township of WINDHAM



BRANT COUNTY

BURFORD-DELHI TOWNLINE ROAD

49100324000

**SUBJECT
LANDS**

**SEVERED
LANDS**

Agricultural OP

LOT 17
CON 1

49100325000

**RETAINED
LANDS**

LOT 16
CON 1
49100322000

Significant Woodland OP

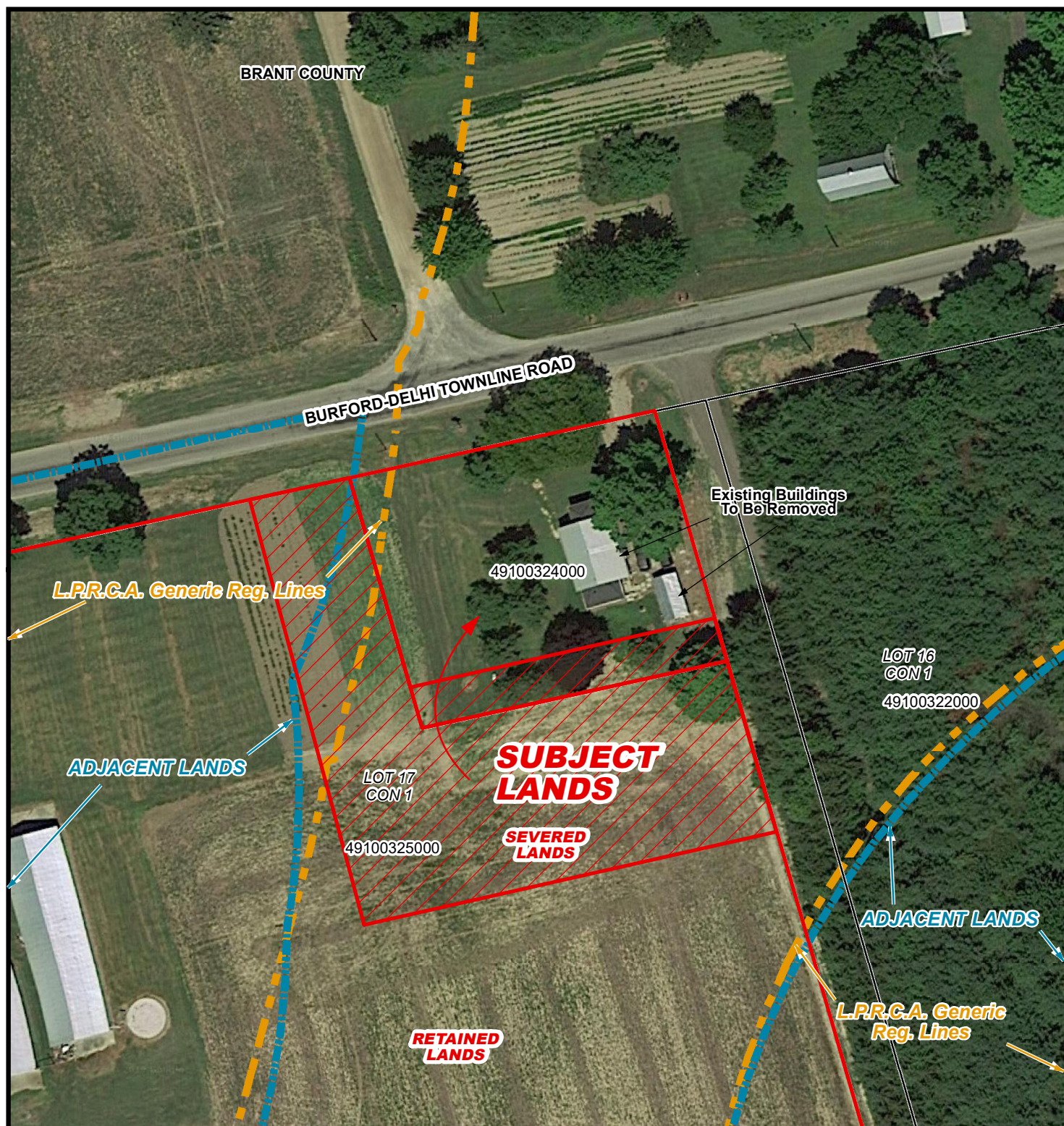
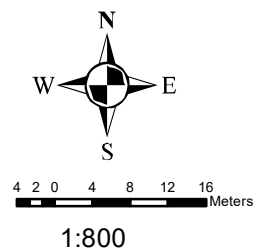
OFFICIAL PLAN

8/30/2019

MAP 3

File Number: BNPL2019300

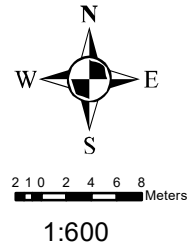
Geographic Township of WINDHAM



MAP 4

File Number: BNPL2019300

Geographic Township of WINDHAM



BRANT COUNTY

BURFORD-DELHI
TOWNLINE ROAD

632 BURFORD-DELHI
TOWNLINE ROAD

9.0m

Well

Proposed
Single Storey
Dwelling

49100324000

Existing Dwelling
To Be Removed

3.0m

1.50m

Existing Garage
To Be Removed

49100322000

LOT 16
CON 1

15.24m

30.50m

Existing
Garden

64.0m

Proposed
Shop

LOT 17
CON 1

MPAC Boundary

Plan 37R-02522 Boundary

45.72m

1.50m

7.60m

25.90m

60.96m

**SUBJECT
LANDS**

SEVERED LANDS
Area as per MPAC Boundary: 2506.98m²
Area as per 37R-02522: 2159.51m²

RETAINED LANDS

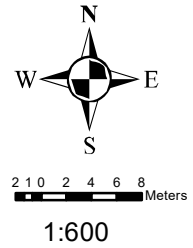
Edge of Cultivation

Edge of Cultivation

LOCATION OF LANDS AFFECTED

File Number: BNPL2019300

Geographic Township of WINDHAM



BRANT COUNTY

BURFORD-DELHI
TOWNLINE ROAD

632 BURFORD-DELHI
TOWNLINE ROAD

49100324000

Existing Dwelling
To Be Removed

Well

Proposed
Single Storey
Dwelling

Existing Garage
To Be Removed

49100322000

LOT 16
CON 1

45.72m

LOT 17
CON 1

MPAC Boundary
Plan 37R-02522 Boundary

Tile Bed

1.50m

7.60m

25.90m

Edge of Cultivation

60.96m

**SUBJECT
LANDS**

SEVERED LANDS

Area as per MPAC Boundary: 2506.98m²
Area as per 37R-02522: 2159.51m²

RETAINED LANDS

49100325000

5.0m

Existing
Garden

15.24m

30.50m

64.0m

Edge of Cultivation