

For Office Use Only:

File Number BNPL2019300
 Related File Number 08/23/2019
 Pre-consultation Meeting 08/27/2019
 Application Submitted 08/27/2019
 Complete Application 08/27/2019

Application Fee \$2710.00
 Conservation Authority Fee _____
 Well & Septic Info Provided yes
 Planner Colin
 Public Notice Sign yes

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

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

Property Assessment Roll Number:

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 N0E 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 N0E 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 N0E 1R0

Phone Number

519 446 0092

Cell Number

wgraeeme98@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-D TLN**
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, m ² 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 m²

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 & CECILE 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 DRIVE SHED
1 SHOp 1 GRAIN BIN 1 OUT BUILDING

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.

Graeme Call Wylie

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 & CEILE 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.

Graeme

Owner
Ceile Wylie

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

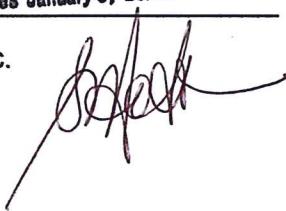
In ONTARIO

This 27th day of August

A.D., 2019

SHERRY ANN MOTT, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 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

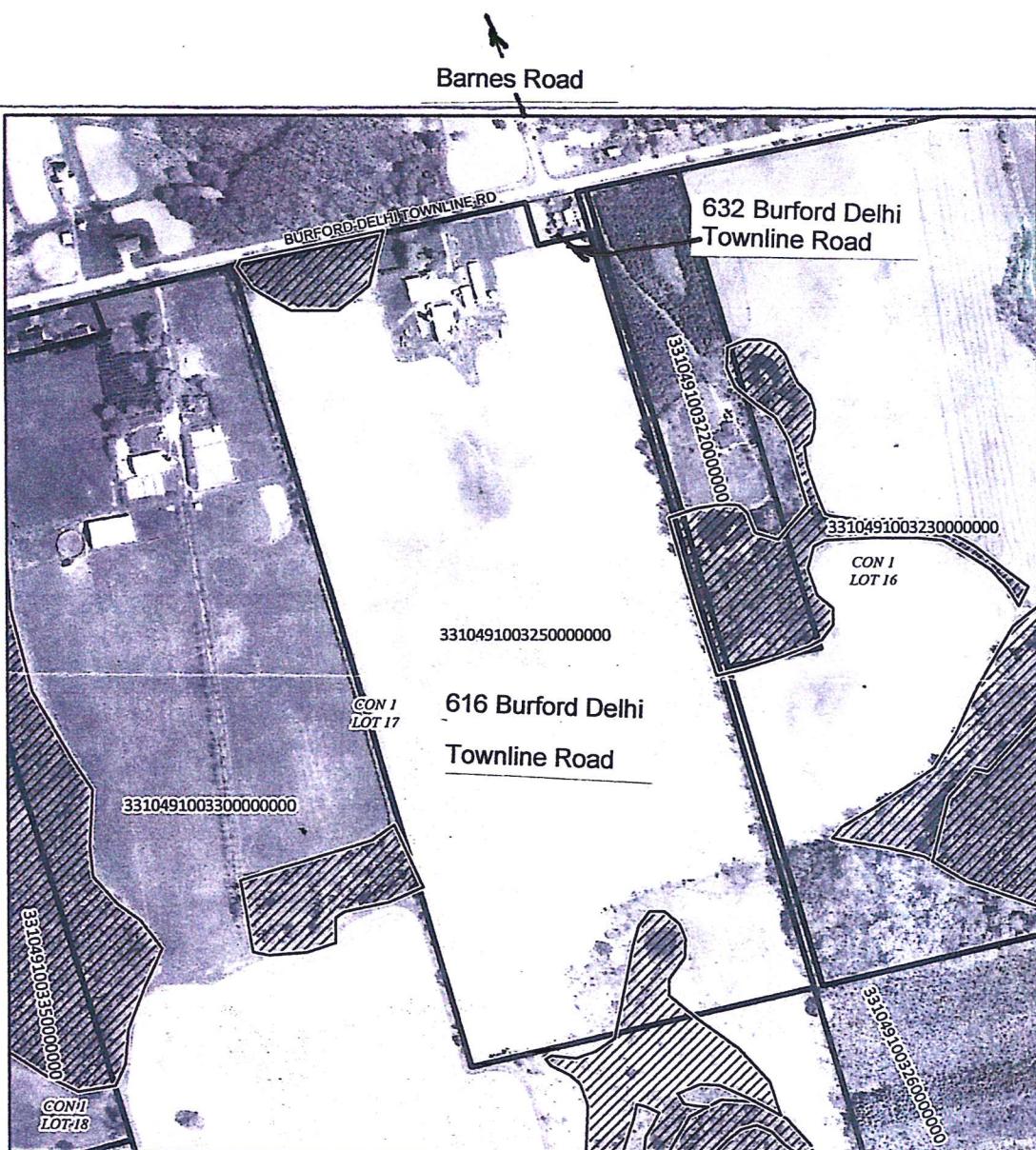
Proposed Structure #1 - House

- 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

Meters
0 10 20 40 60 80

Area Proposed to be Rezoned

Planning
Together
Norfolk County
Zoning By-law Project



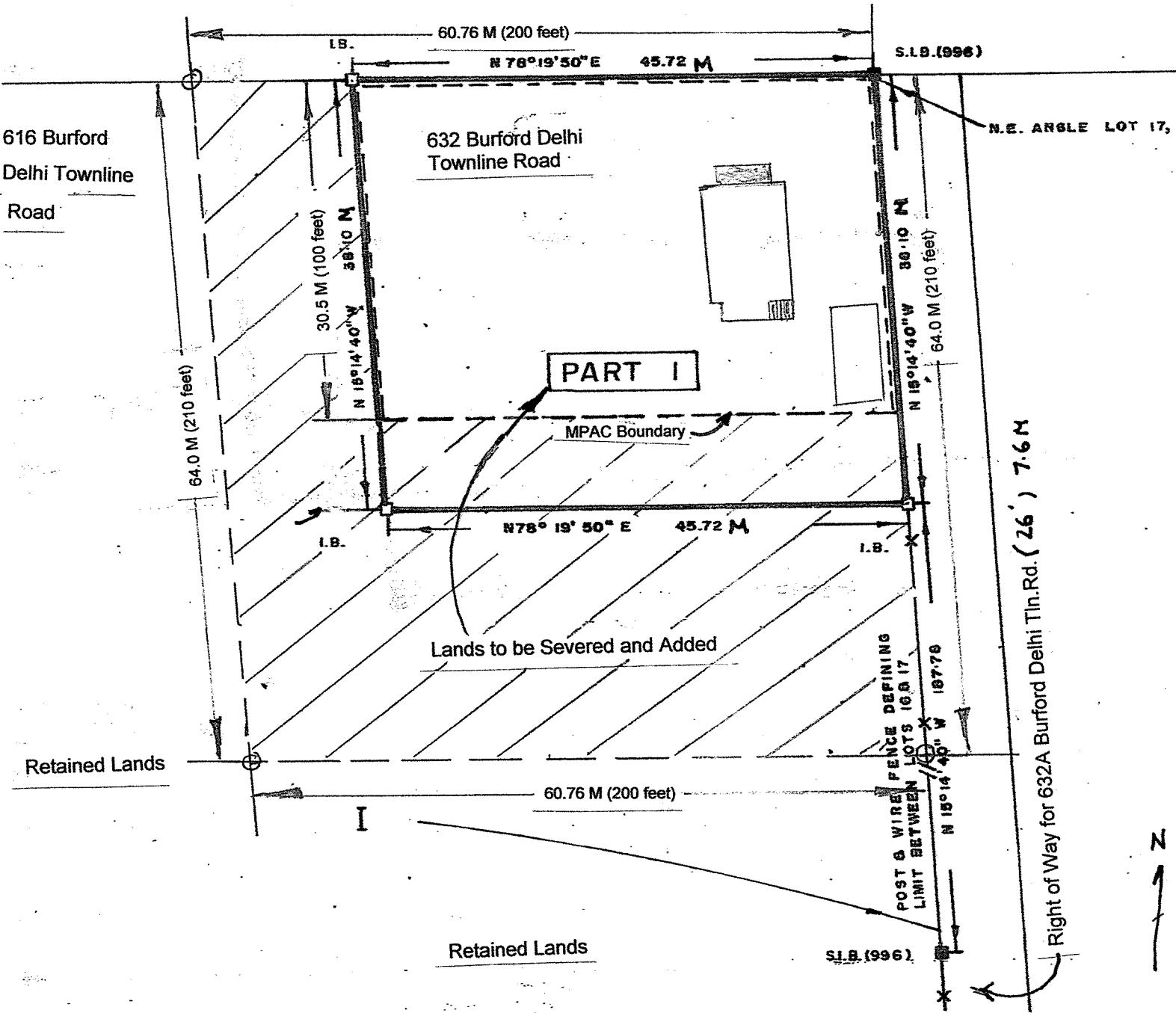
Appendix C – Layout Plan

Barnes Road

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

Burford Delhi Townline Road

BETWEEN THE TOWNSHIPS OF SURFORD AND WINDHAM



SOURCE :

LOT 17 CONC. BLK. R.P. AREA
17 1 1738-54

1983 REGISTERED
SURVEY by
JOHN B DODD LTD.

FEET BY DIVIDING BY 0.3048.

MAKING ACT

PLAN OF SURVEY
SHOWING PART OF
LOT 17, CONCESSION I
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF
WINDHAM
COUNTY OF NORFOLK
NOW IN THE
TOWNSHIP OF DELHI
REGIONAL MUNICIPALITY OF
HALDIMAND - NORFOLK

SURVEYOR'S
I CERTIFY THAT:
1) THIS SURVEY AND PL
WITH THE SURVEYS
THE REGULATIONS
2) THE SURVEY WAS C
JANUARY
DATED THIS
JANUARY 21 th

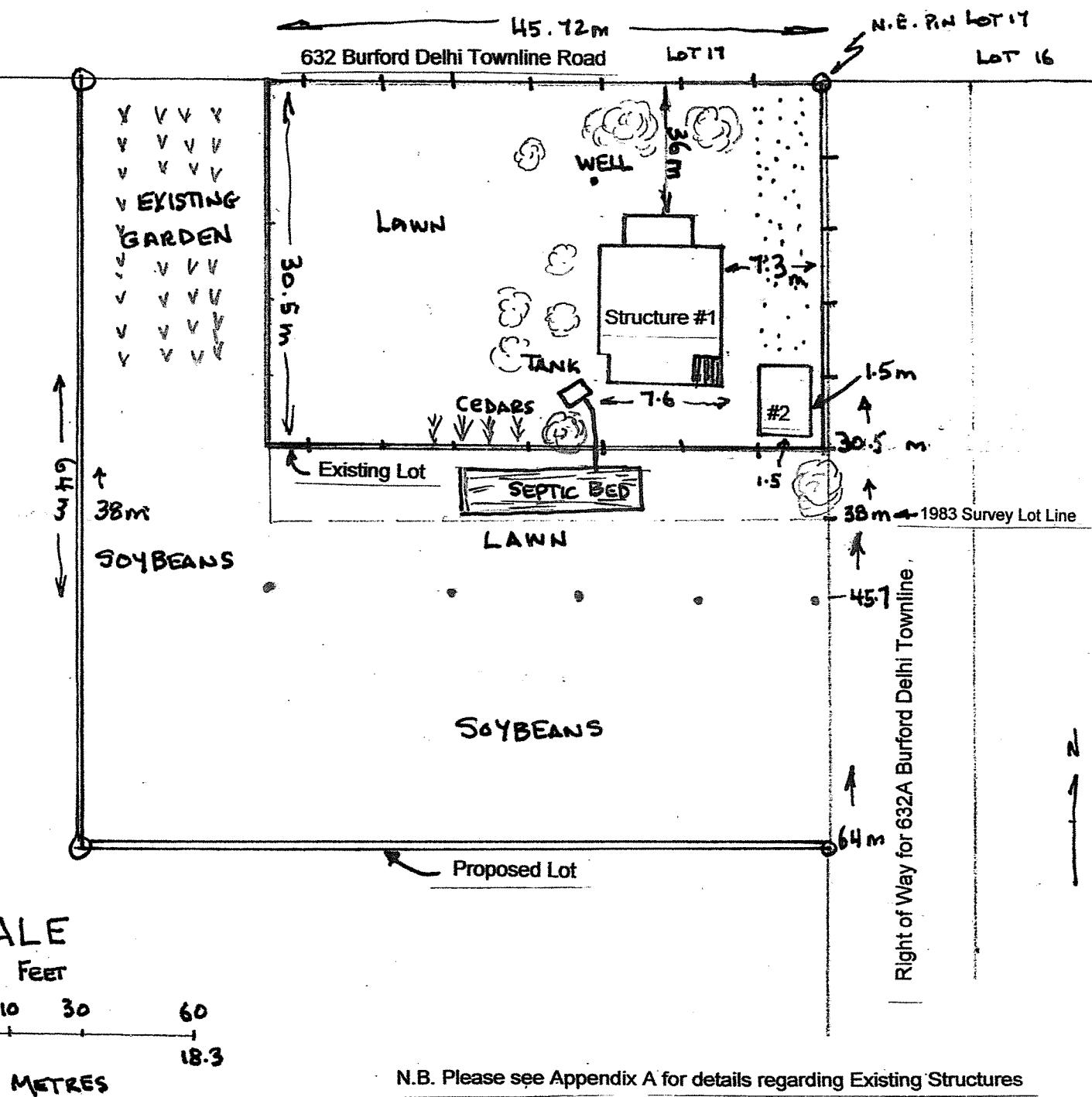
N
1

JO
CO

Appendix D – Existing Structures

Barnes Road

Burford Delhi Townline Road



SCALE

FEET

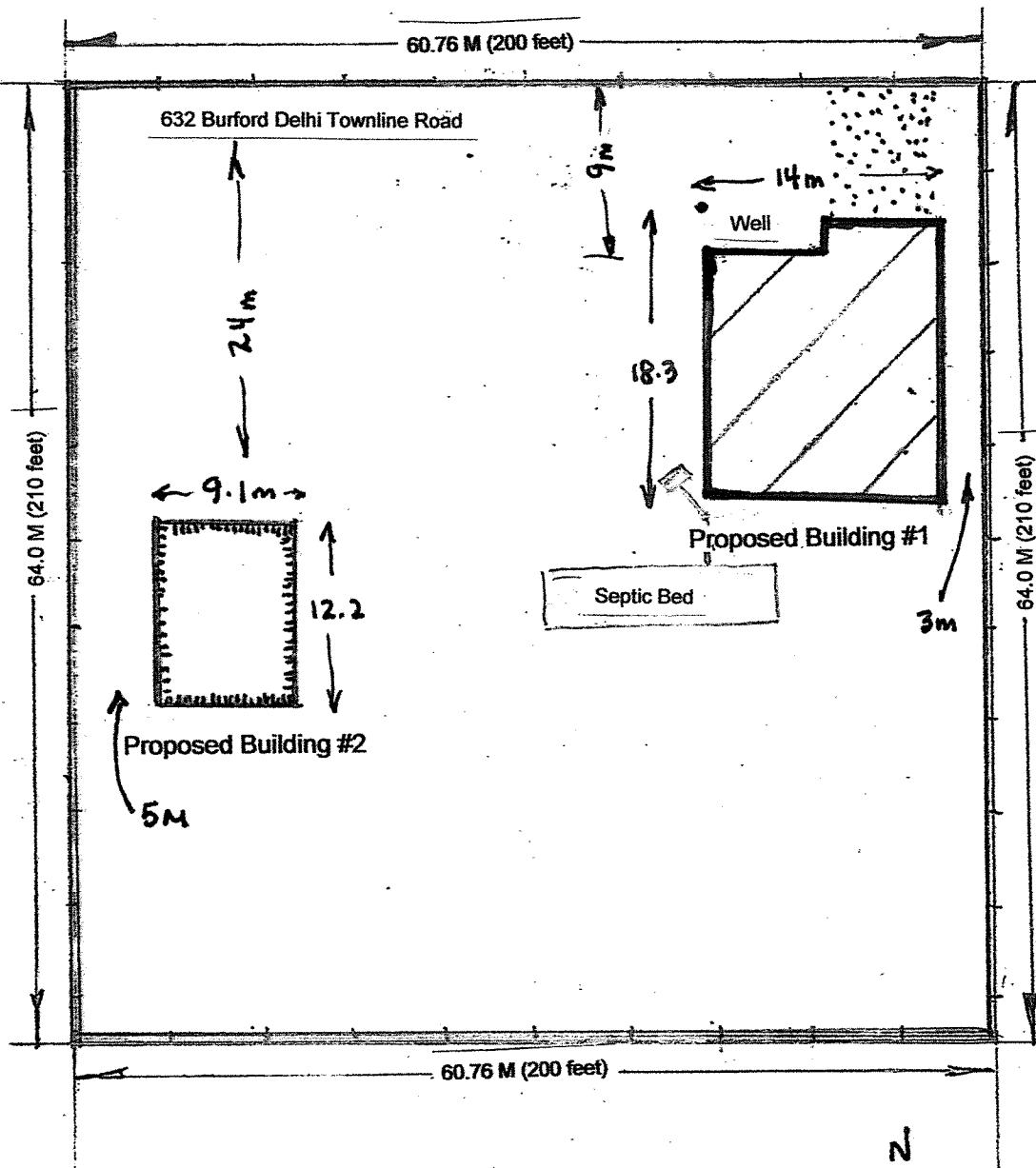
A horizontal number line with tick marks at 0, 10, 30, and 60. The segment from 0 to 18.3 is highlighted with a bracket below the line, and the text "18.3 METRES" is written below the bracket.

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

Appendix E – Planned Structures

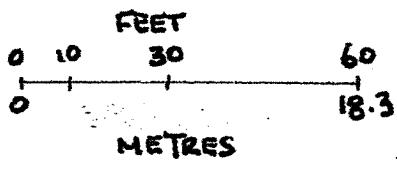
Barnes Road

Burford Delhi Townline Road



Right of Way for 632A Burford Delhi Townline Road

SCALE

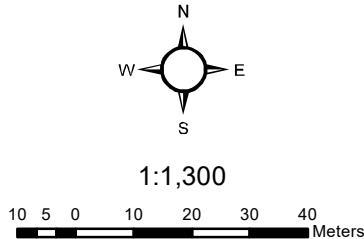


N.B. Please see Appendix A for details regarding Tentative Structures.

MAP 1

File Number: BNPL2019300

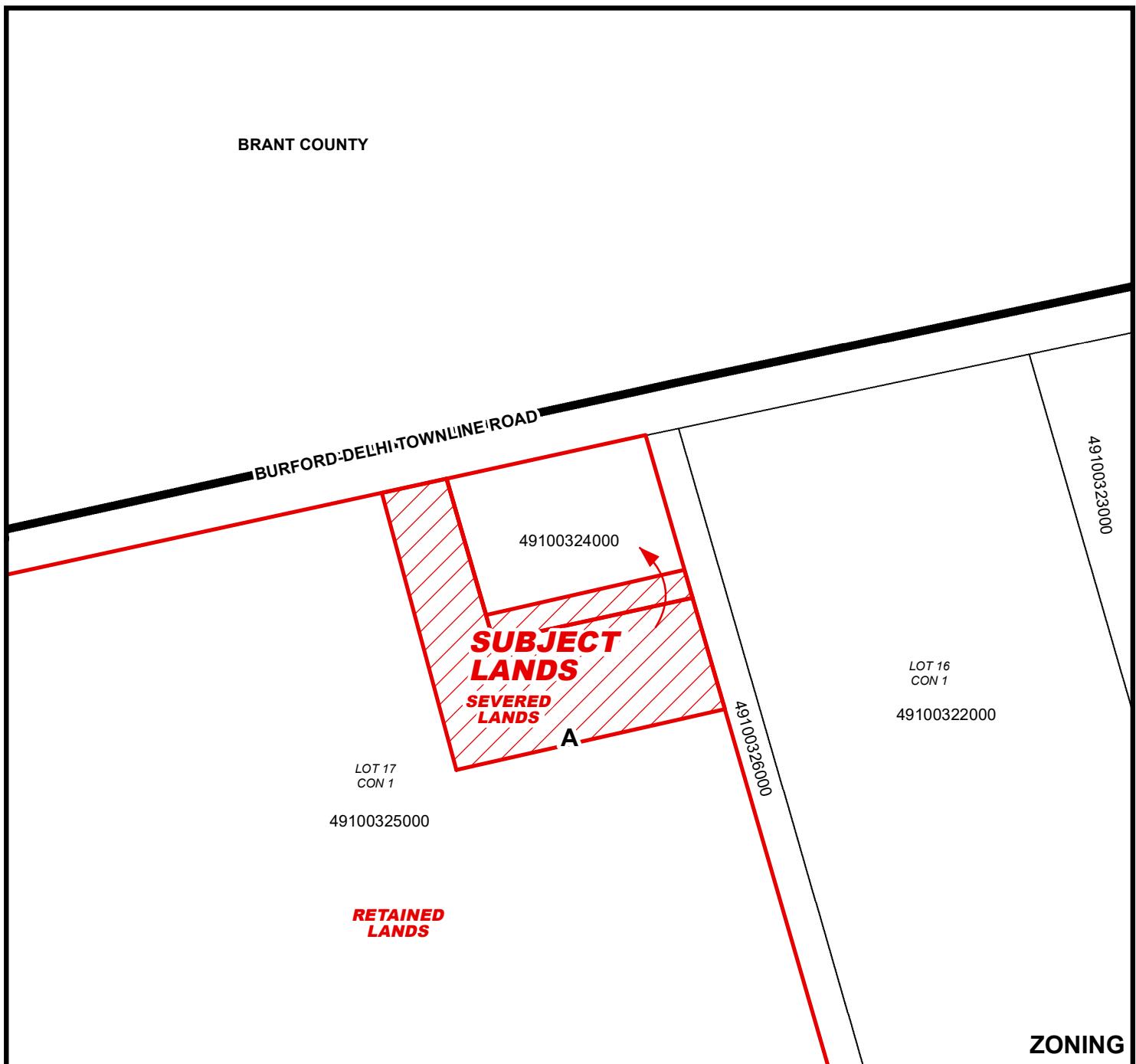
Geographic Township of
WINDHAM



KEY MAP



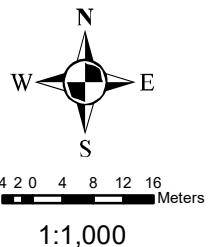
BRANT COUNTY



MAP 2

File Number: BNPL2019300

Geographic Township of WINDHAM



1:1,000

BRANT COUNTY

BURFORD-DELHI TOWNLINE ROAD

LOT 17
CON 1

49100324000

**SUBJECT
LANDS**

**SEVERED
LANDS**

Agricultural OP

49100325000

**RETAINED
LANDS**

LOT 16
CON 1
49100322000

Significant Woodland OP

OFFICIAL PLAN

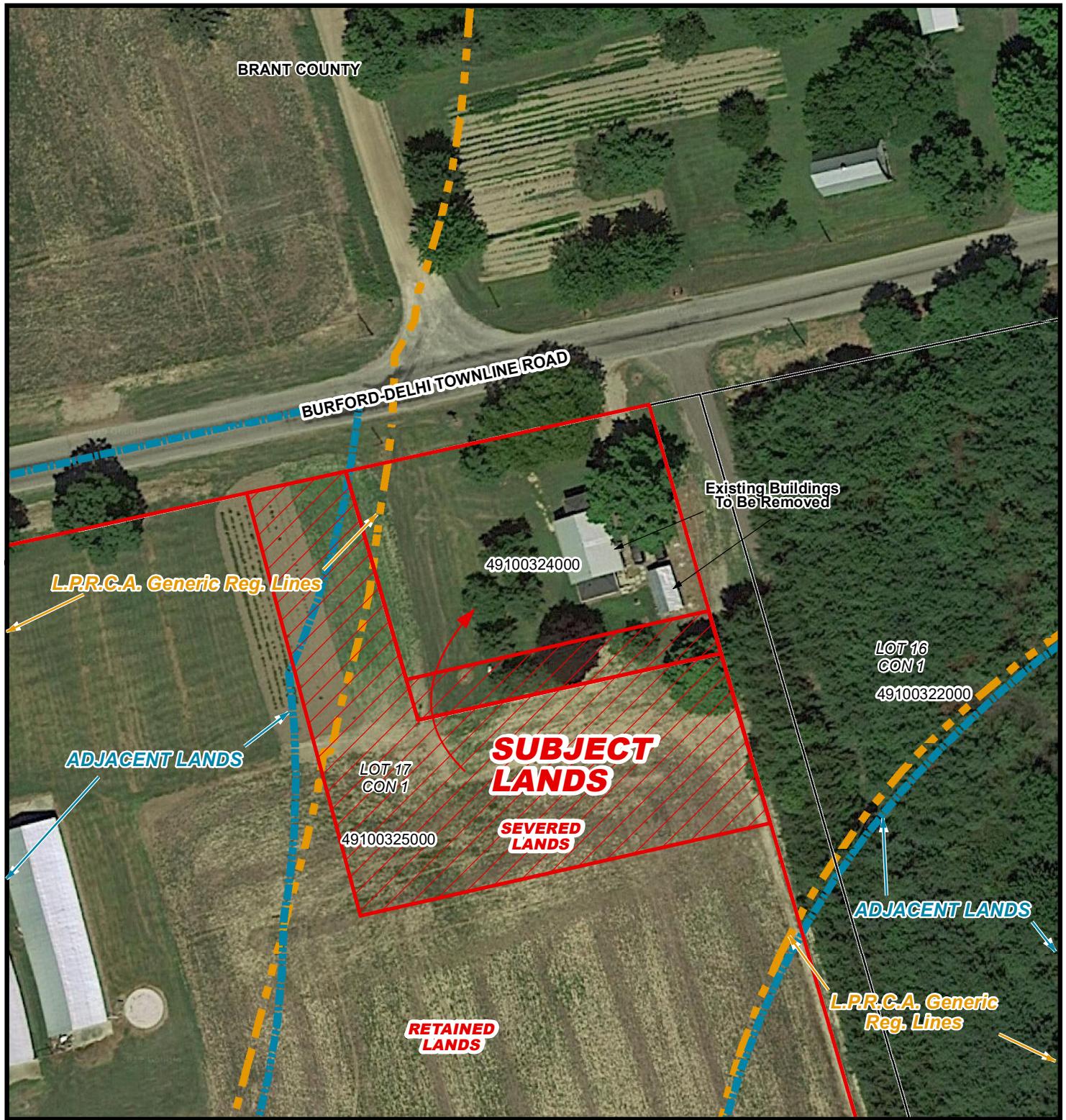
MAP 3

File Number: BNPL2019300

Geographic Township of WINDHAM



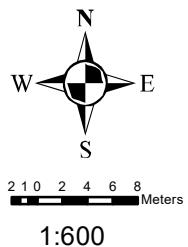
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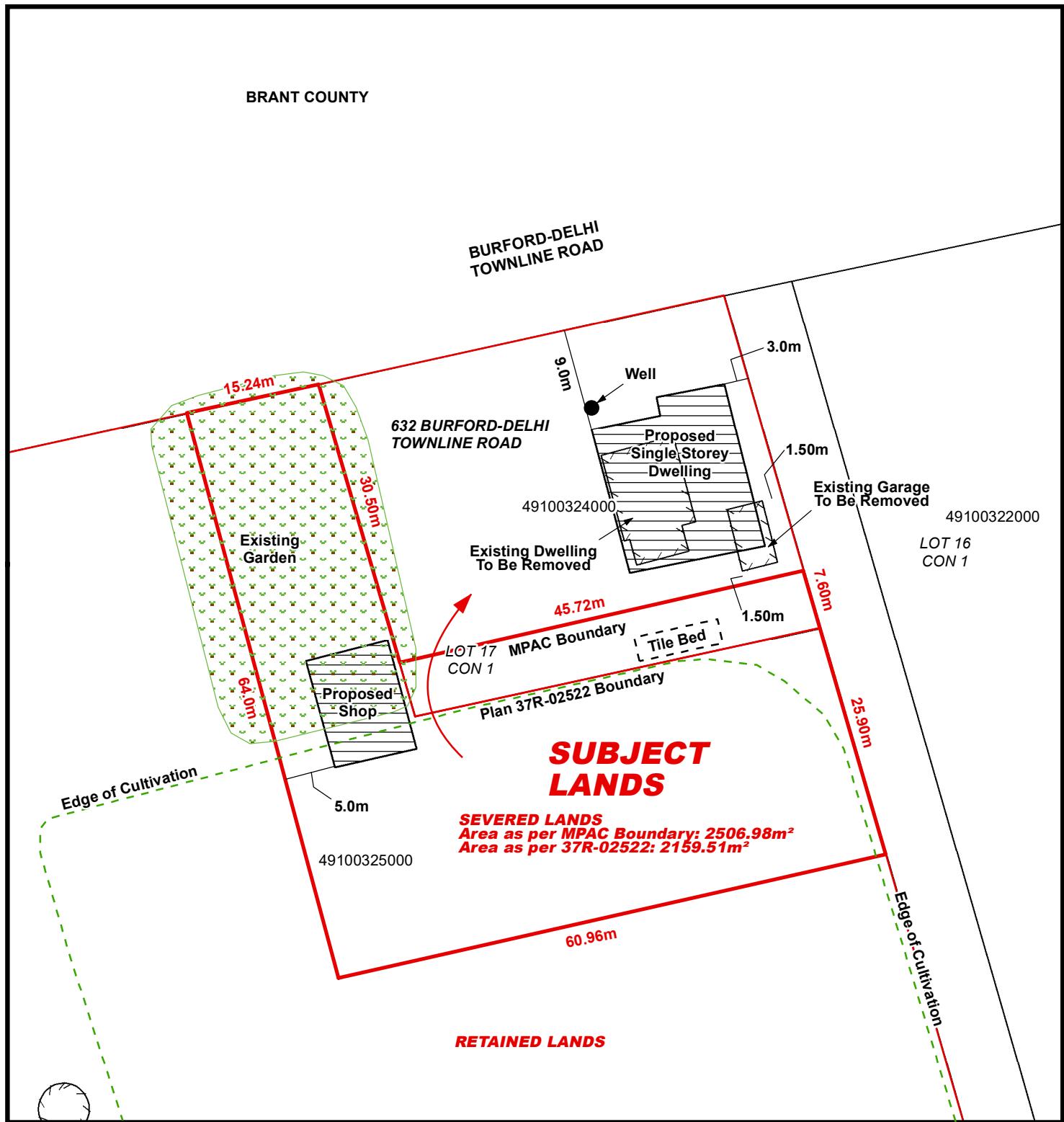
MAP 4

File Number: BNPL2019300

Geographic Township of WINDHAM



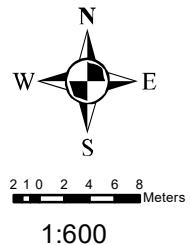
BRANT COUNTY



LOCATION OF LANDS AFFECTED

File Number: BNPL2019300

Geographic Township of WINDHAM



BRANT COUNTY

