

For Office Use Only:

File Number

BNPL2020082

Related File Number

Pre-consultation Meeting

Application Submitted

April 23, 2020

Complete Application

Application Fee

\$3301.00

Conservation Authority Fee

OSSD Form Provided

Planner

Michael Higgins

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: 543 -040-07100-0000

A. Applicant Information

Name of Owner

JOHN ALTON

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

845 LAKESHORE RD.

Town and Postal Code

PORT BURWELL NOJ 1T0

Phone Number

519 875 1181

Cell Number

519 550 2362

Email

sandhill@kwic.com

Name of Applicant

SAME

Address

Town and Postal Code

Phone Number

Cell Number

Email

RECEIVED

APR 16 2020

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 agent noted above.

☒ Owner ☐ Agent ☐ Applicant

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

BANK OF NOVA SCOTIA.
ATTENTION: DENNIS CATT dennis.catt@scotiabank.com

B. Location, Legal Description and Property Information

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

SOUTH WALSHINGHAM CON 1 Pt, LOT 24
RP 37R6335 Pt PART 1 IRREG.

Municipal Civic Address: 77 TOWNLINE ST. ST. WILLIAMS

Present Official Plan Designation(s): _____

Present Zoning: AGRICULTURAL

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:

RENTAL HOUSE, CASH CROPS

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:

EXISTING STRUCTURES TO BE RETAINED INCLUDE
HOUSE, BARN, GARAGE AND 3 SHEDS

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.

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:

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:

AGRICULTURAL AND RESIDENTIAL

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

98.16 m

Lot depth

67.29 m NORTH SIDE = 65.46 m

Lot width

60.12 m SOUTH SIDE

Lot area

5099.2 SQ. M.

Lot coverage

Front yard

7.11 m

Rear yard

4.52 m

Left Interior side yard

1.67 m

Right Interior side yard

4.60 m

Exterior side yard (corner lot)

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

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

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

Frontage:

98.16 m

Depth:

67.29 m NORTH SIDE (RIGHT) 65.46 m SOUTH SIDE (LEFT)

Width:

60.12 m

Lot Area:

5099.2 SQ. M.

Present Use:

RESIDENTIAL AGRICULTURAL (RENTAL HOUSE)

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: _____

Depth: _____

Width: _____

Lot Area: 65.22 ACRES

Present Use: AGRICULTURE

Proposed Use: AGRICULTURE -

Buildings on retained land: NONE -

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

Frontage: _____

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: JOHN ACTON

Roll Number: 545-040-02300-0000,

Total Acreage: 50 AC

Workable Acreage: 30 AC

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

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1854

Owners Name: JOHN ALTON
Roll Number: 545-040-02400-0000
Total Acreage: 100 AC.
Workable Acreage: 35 AC
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: JOHN ALTON, DOROTHY ALTON
Roll Number: 545-040-08400-0000
Total Acreage: 100 AC
Workable Acreage: 16 AC
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: JOHN ALTON, DOROTHY ALTON
Roll Number: 545-040-04100-0000
Total Acreage: 100
Workable Acreage: 27 AC
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
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

Owners Name: JOHN ACTON, SHARON ACTON
Roll Number: 545-040-18600-0000
Total Acreage: 48.09 AC
Workable Acreage: 45 AC
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
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

Owners Name: JOHN ALTON, DOROTHY ALTON
Roll Number: 545-040-21500-0000
Total Acreage: 100 AC
Workable Acreage: 25.3
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1880's

Owners Name: JOHN ALTON, DOROTHY ALTON
Roll Number: 545-040-21400-0000
Total Acreage: 97.51 AC
Workable Acreage: 56 AC
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: JOHN ALTON, ZACHARIAH ALTON
Roll Number: 545-030-00400-0000
Total Acreage: 88.63 AC
Workable Acreage: 65 AC
Existing Farm Type: (for example: corn, orchard, livestock) CASH CROP
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:

KNOWLEDGE OF THE FARM & AREA IN QUESTION.
AGRICULTURAL USES ONLY

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:

NO SITE ALTERATION IS BEING CONSIDERED
ONLY SEVERANCE.

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:

TOWN WATER IS AVAILABLE AT THIS LOCATION.

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 NO

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance 1 m BULEARS ON NORTH SIDE

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance NO

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance NO

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☒ within 500 meters – distance 300m

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

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

Erosion

☐ On the subject lands or ☐ within 500 meters – distance NO

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance NO

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water ☐ Communal wells
☐ Individual wells ☐ Other (describe below)
-

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

TOWN LINE 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.

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 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

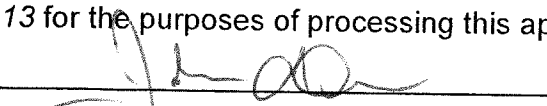
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

APRIL 14, 2020

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 for site plan approval.

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

K. Declaration


I, JOHN ACTON of HOUGHTON CENTRE

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:

HOUGHTON CENTRE


Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 14 day of APRIL






A.D., 2020

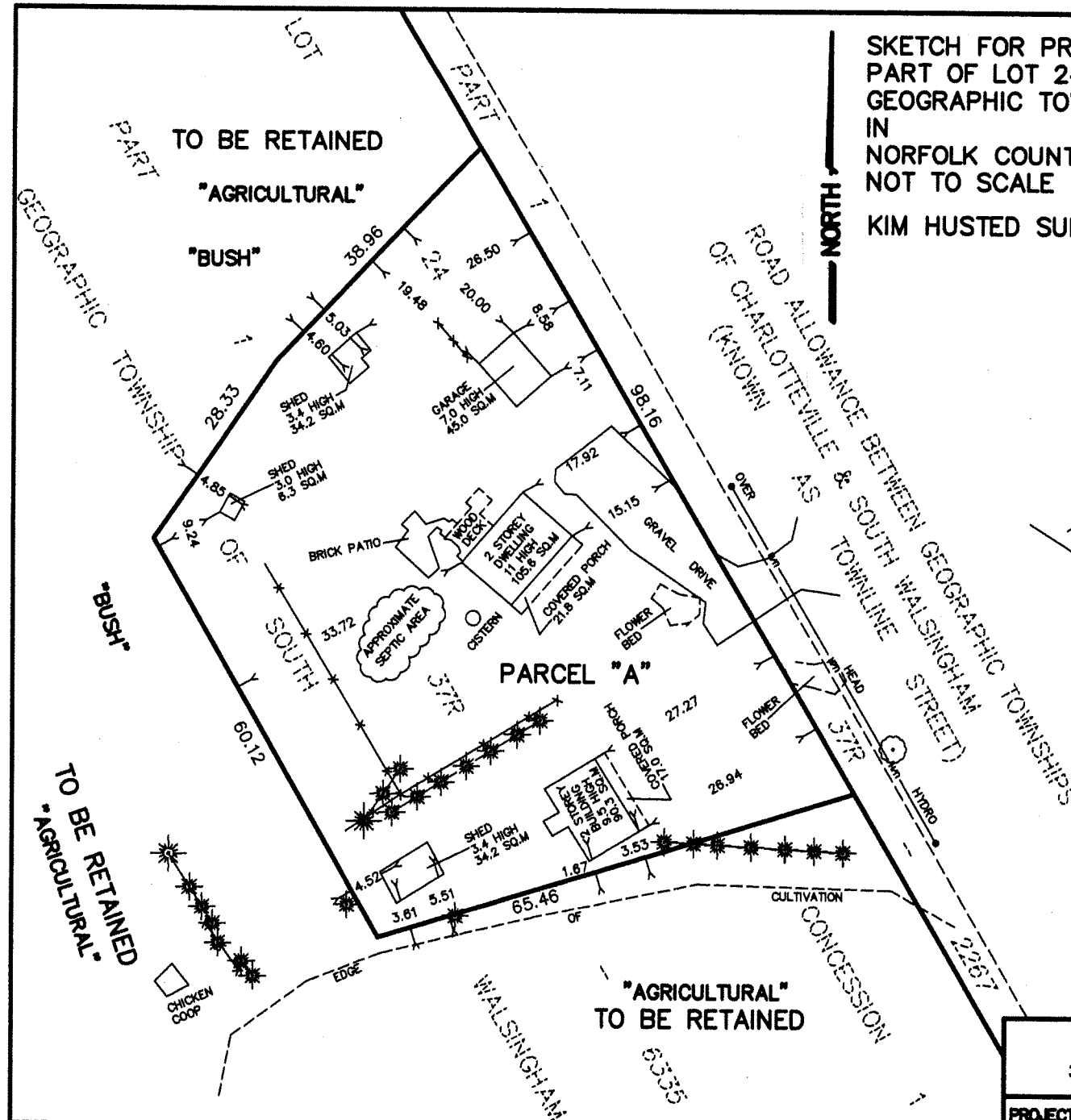
Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
~~for the Corporation of Norfolk County.~~
Expires January 5, 2023.
A Commissioner, etc.



SKETCH FOR PROPOSED SEVERENCE
 PART OF LOT 24 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF SOUTH WALSHINGHAM
 IN
 NORFOLK COUNTY
 NOT TO SCALE
 KIM HUSTED SURVEYING LTD.

LEGEND

-  DENOTES DECIDUOUS TREE
-  DENOTES CONIFEROUS TREE
-  DENOTES FENCE
-  DENOTES OVER HEAD HYDRO
-  DENOTES HYDRO POLE



PARCEL "A"
 TO BE SEVERED
 AREA = 5099.2 SQ.M.
 0.51 HECTARES

OWNER JOHN ALTON






John Alton

KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILLSBURG, ONTARIO, N4B 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 20-15532 REFERENCE: FILE

DISK No.

KIM HUSTED SURVEYING LTD.

 DENOTES DECIDUOUS TREE
 DENOTES CONIFEROUS TREE
 DENOTES FENCE
 DENOTES OVER HEAD HYDRO
 DENOTES HYDRO POLE

PARCEL "A"
TO BE SEVERED
AREA = 5099.2 SQ.M.
0.51 HECTARES

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSBURG, ONTARIO, N4B 3J8
PHONE: 519-642-3638 FAX: 519-642-3639

PROJECT:20-15532 REFERENCE: FILE

DISK No.

MAP 2

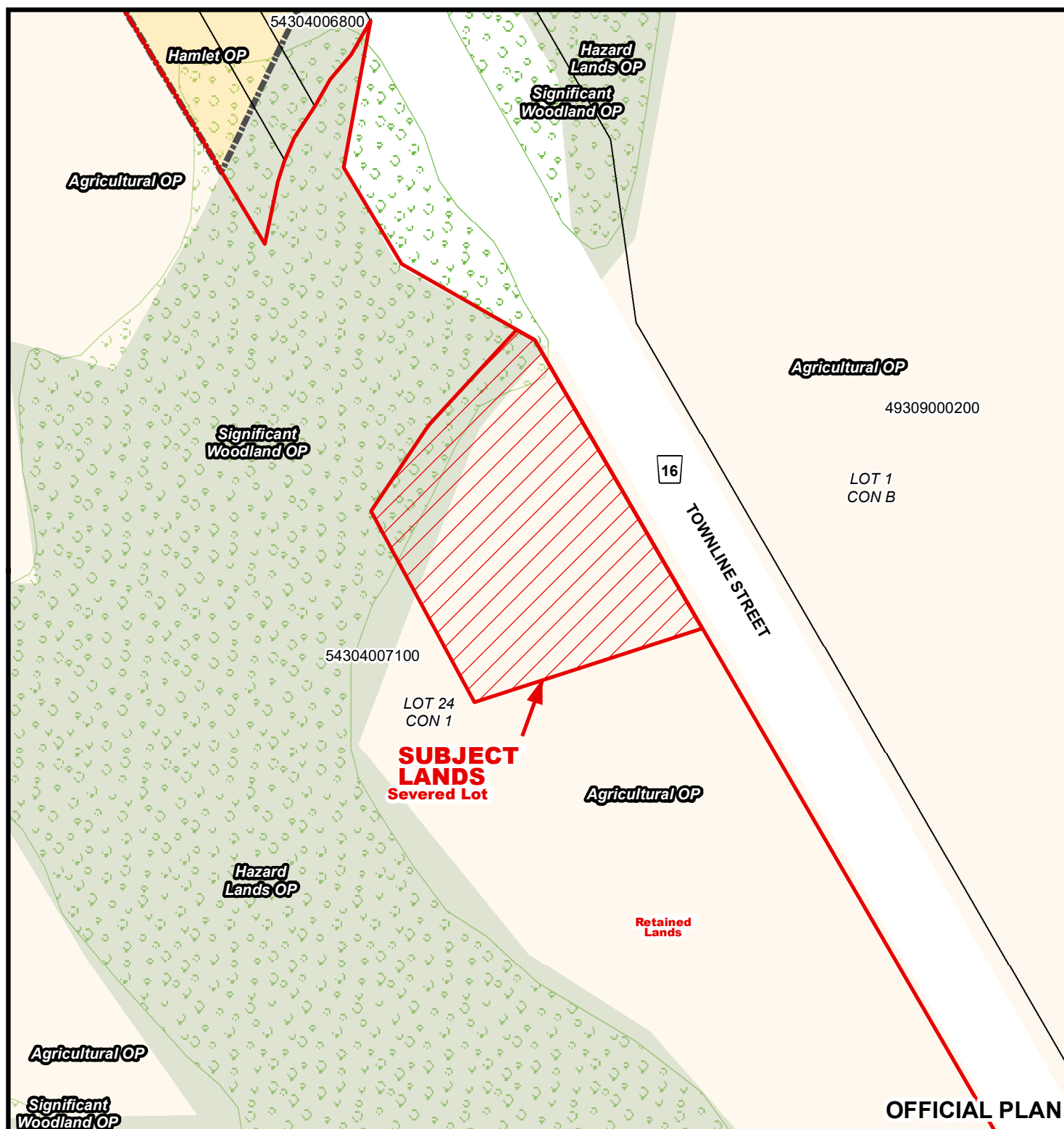
File Number: BNPL2020082

Geographic Township of SOUTH WALSINGHAM



6 3 0 6 12 18 24 Meters

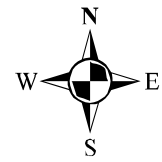
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MAP 3

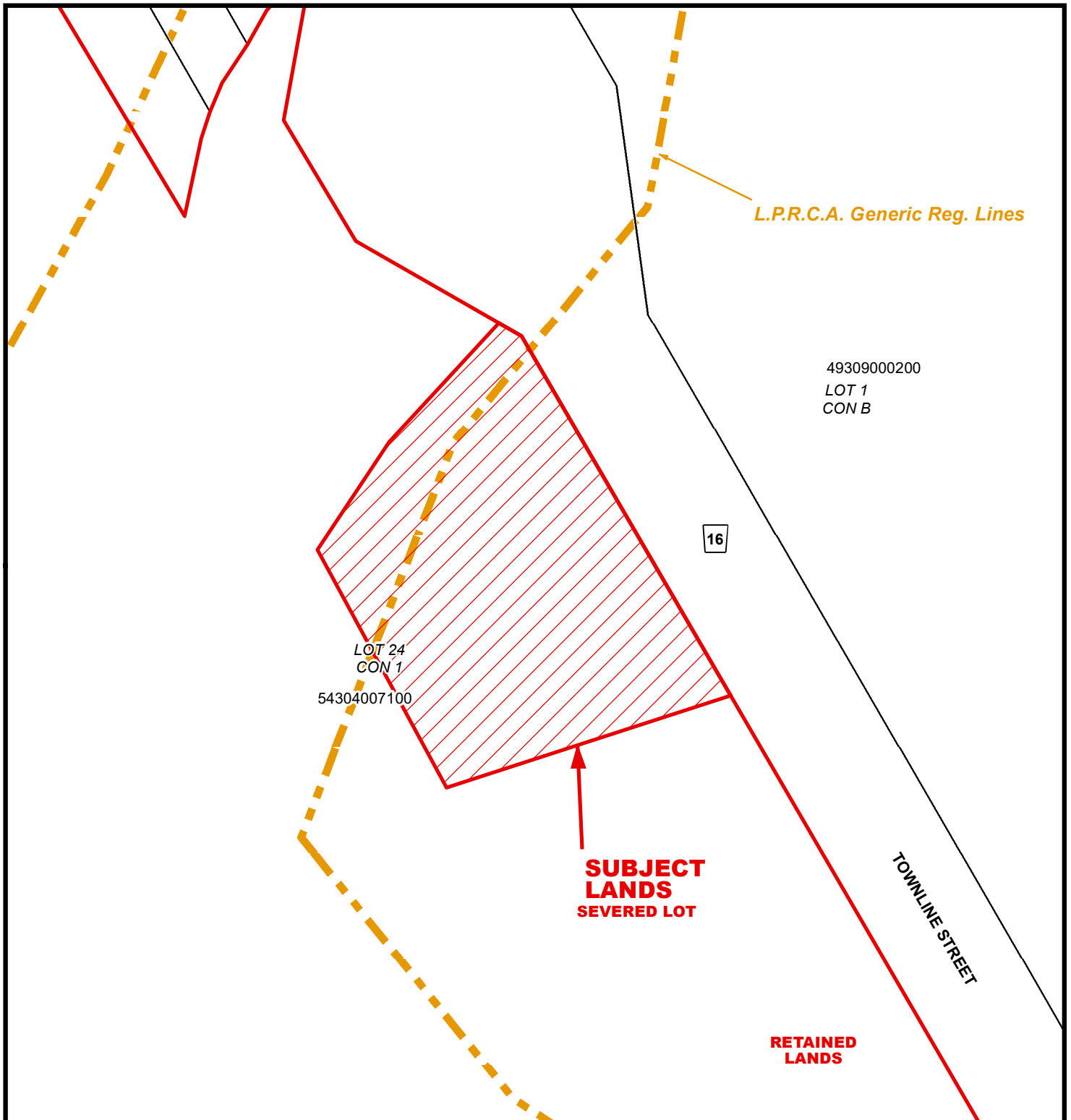
File Number: BNPL2020082

Geographic Township of SOUTH WALSINGHAM



4.5 9 13.5 18 Meters

1:1,200



MAP 4

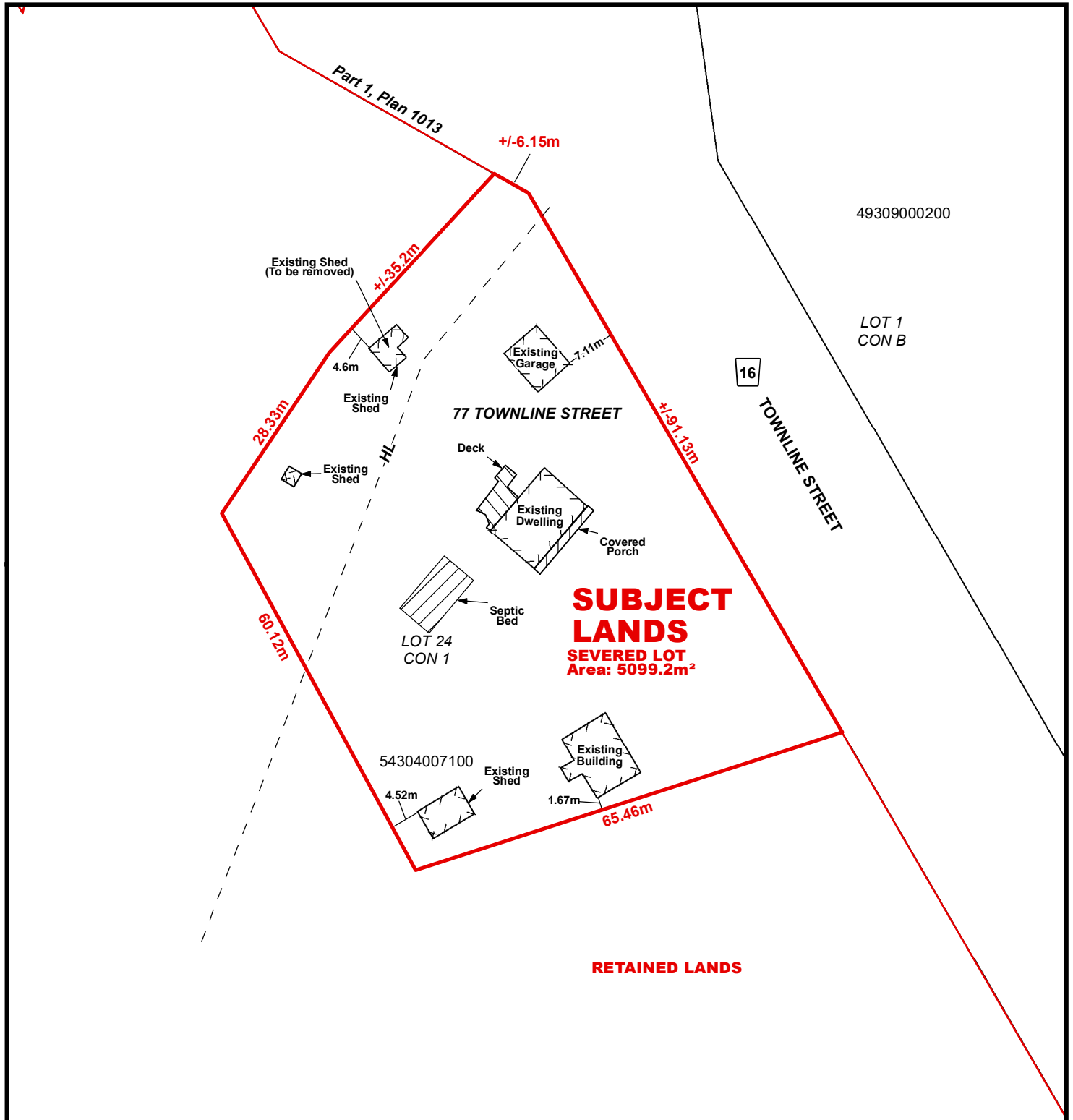
File Number: BNPL2020082

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

1:800



LOCATION OF LANDS AFFECTED

File Number: BNPL2020082

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

1:800

