

**For Office Use Only:**

File Number  
Related File Number  
Pre-consultation Meeting  
Application Submitted  
Complete Application

BNPL2020082

April 23, 2020

Application Fee

\$3301.00

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

Michael Higgins

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**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**

SAM

Address

Town and Postal Code

Phone Number

Cell Number

Email

**RECEIVED**

APR 16 2020

**Norfolk** NORFOLK COUNTY  
COUNTY Langton Administration Building

Revised December 2018  
Committee of Adjustment Development Application  
Page 1 of 12

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 WALSINHAM Con 1 Pt, LOT 24

LP 37 R 6335 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:

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### 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<sup>2</sup> 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

\_\_\_\_\_

7.11 m

Front yard

\_\_\_\_\_

4.52 m

Rear yard

\_\_\_\_\_

1.67 m

Left Interior side yard

\_\_\_\_\_

4.60 m

Right Interior side yard

\_\_\_\_\_

Exterior side yard (corner lot)

\_\_\_\_\_

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

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

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#### 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: 345-040-02300-0000

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: 160 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:

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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 SEWERANCE.

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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.

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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 BULERS on NORTH S,OE,

**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

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## 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

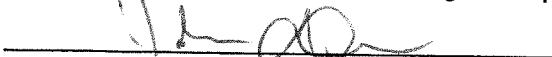
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

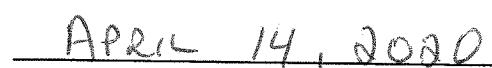
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### 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



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.

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Owner

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Date

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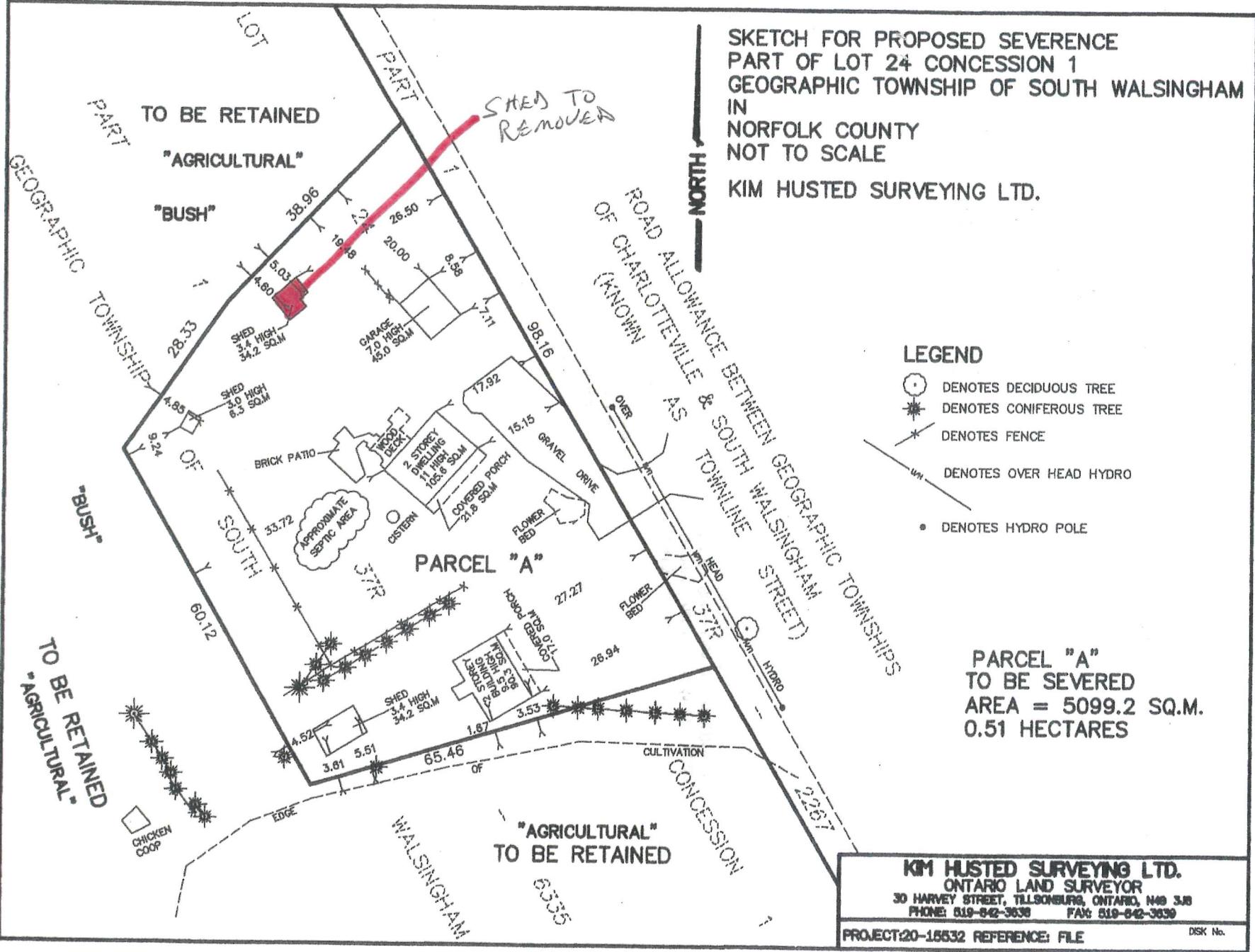
Owner

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Date







SKETCH FOR PROPOSED SEVERENCE  
PART OF LOT 24 CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF SOUTH WALSINGHAM  
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

**KIM HUSTED SURVEYING LTD.**  
**ONTARIO LAND SURVEYOR**  
30 HARVEY STREET, TILSONBURG, ONTARIO, N4G 3A6  
PHONE 519-842-3530 FAX 519-842-3530

PROJECT:20-15532 REFERENCE: E E

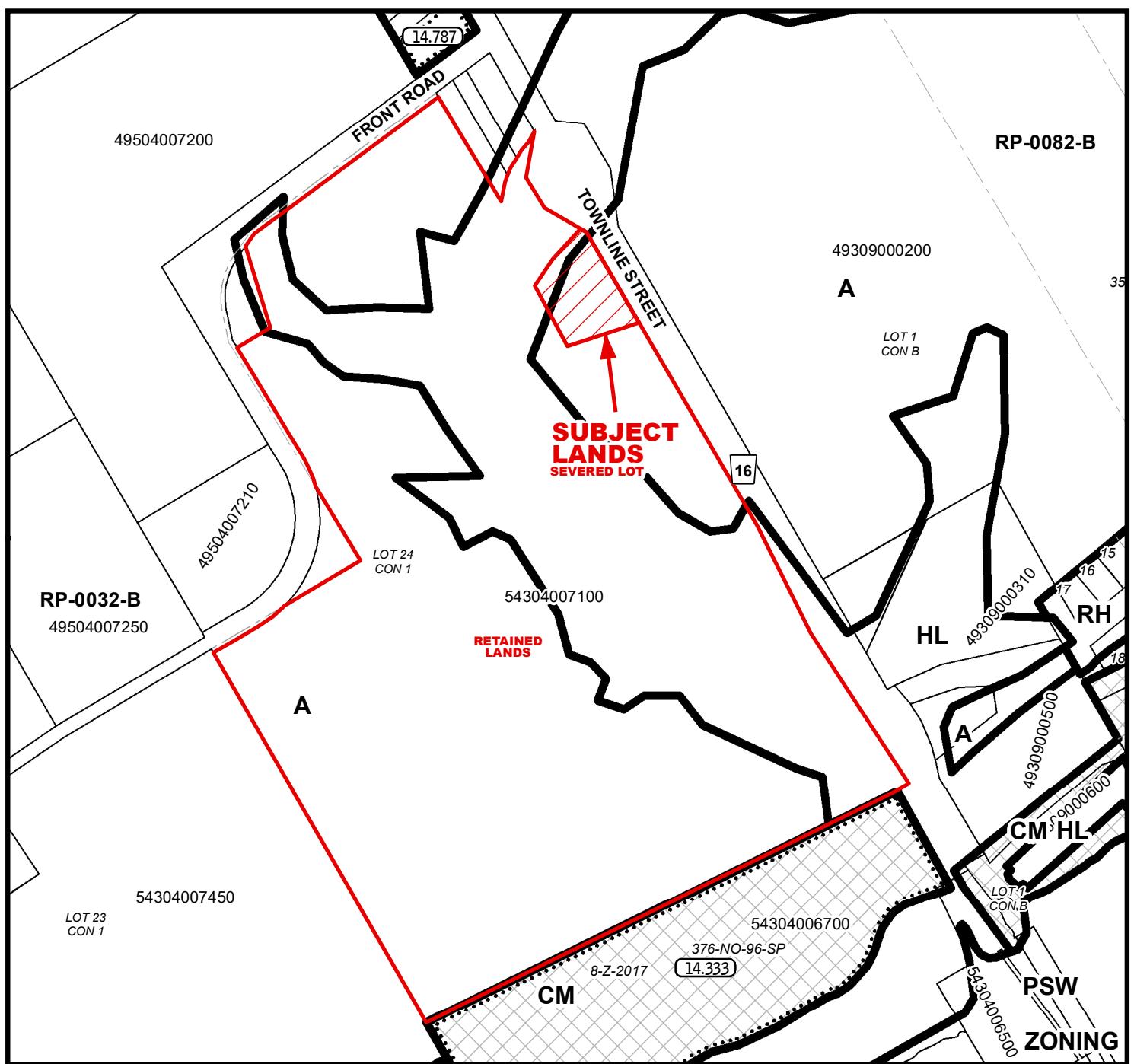
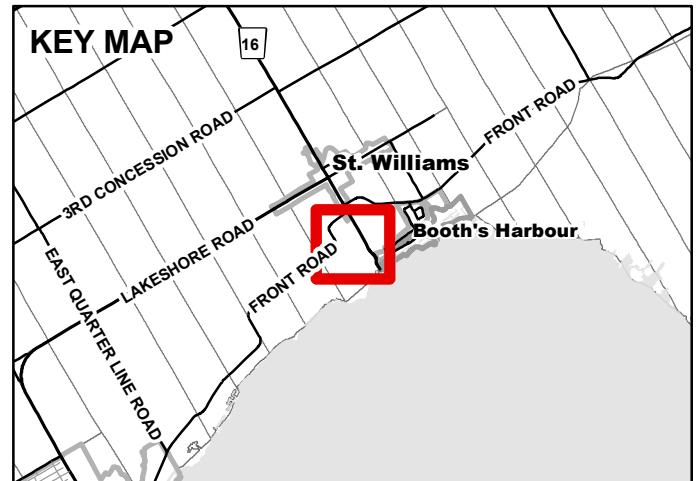
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**MAP 1**  
**File Number: BNPL2020082**  
 Geographic Township of  
**SOUTH WALSHINGHAM**

N  
 W E  
 S

1:5,000

40 20 0 40 80 120 160 Meters

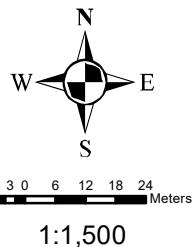


2020-07-13

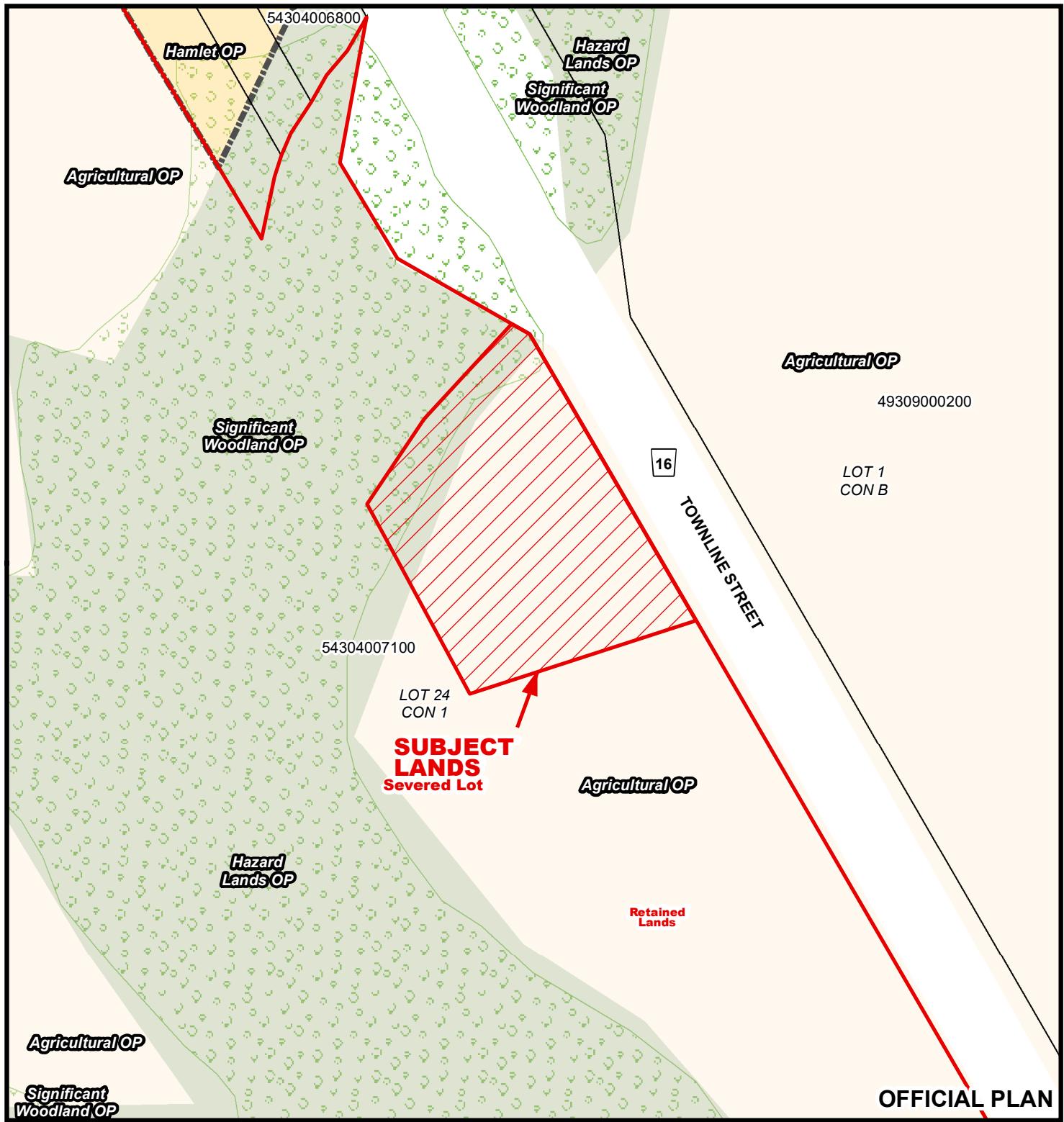
## MAP 2

File Number: BNPL2020082

Geographic Township of SOUTH WALSINGHAM



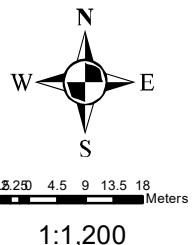
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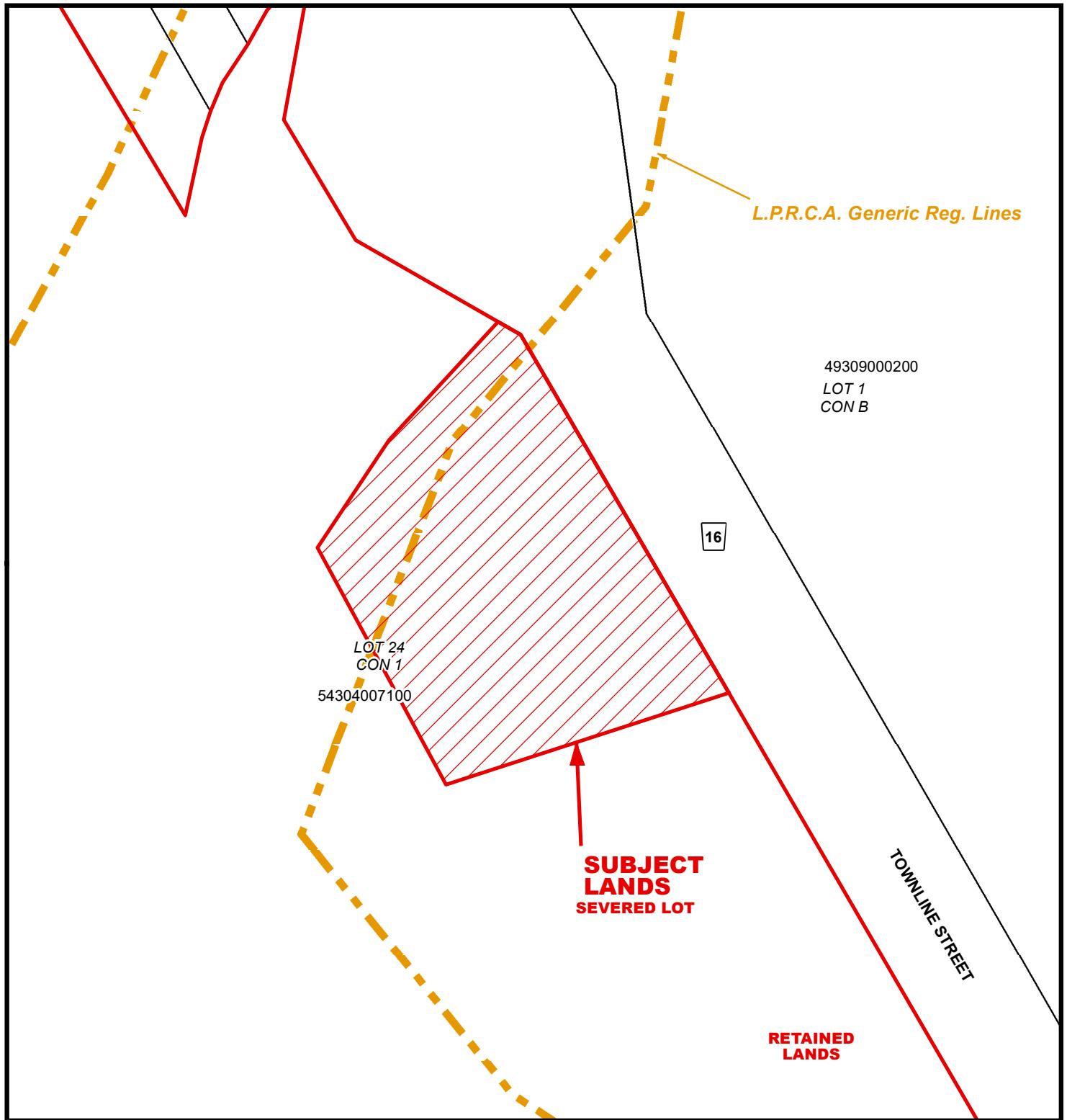
# MAP 3

File Number: BNPL2020082

Geographic Township of SOUTH WALSINGHAM



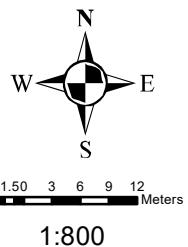
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## MAP 4

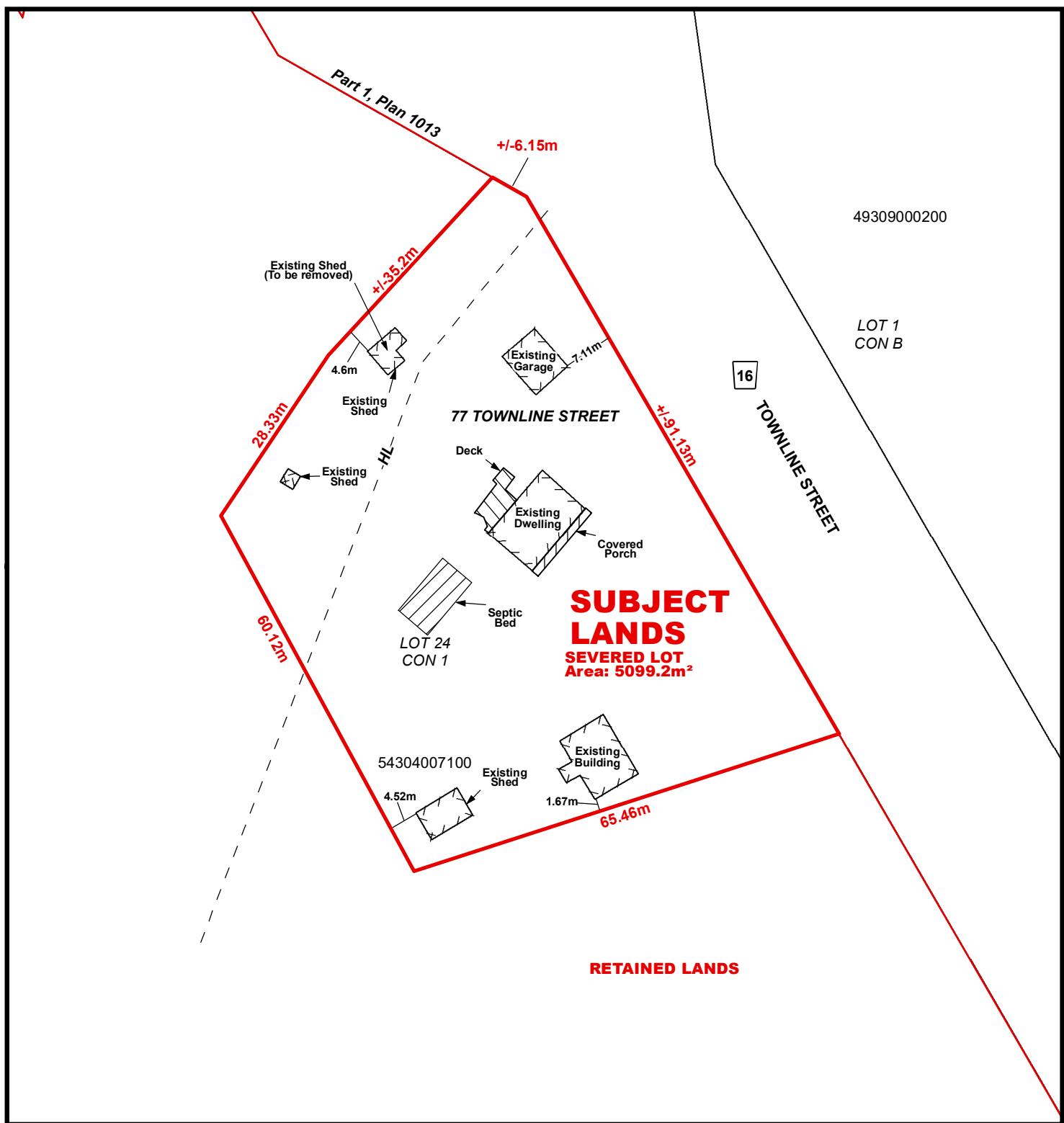
File Number: BNPL2020082

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

1:800

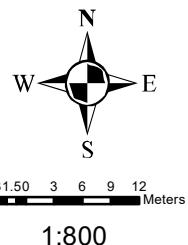


2020-07-13

# LOCATION OF LANDS AFFECTED

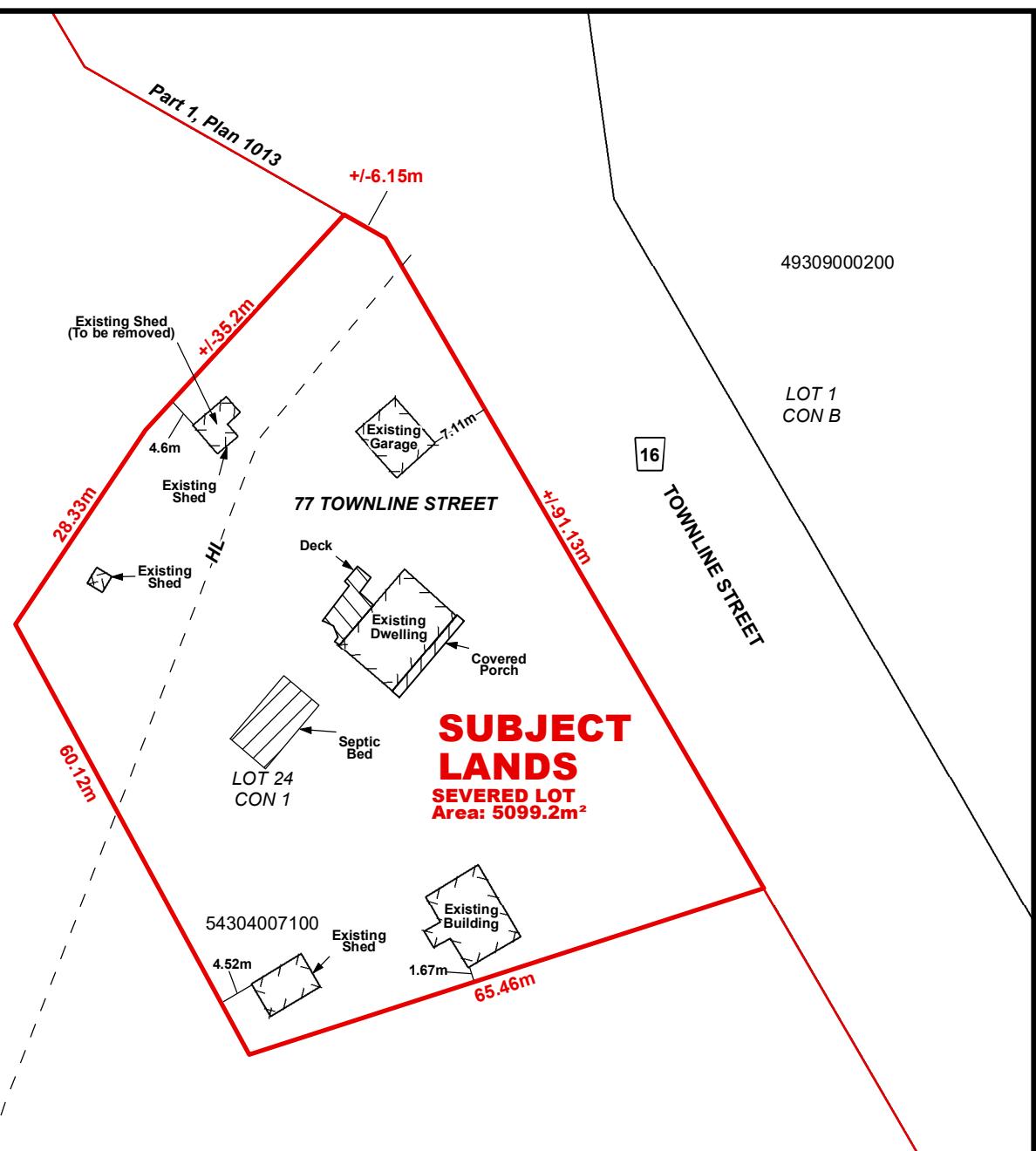
File Number: BNPL2020082

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

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RETAINED LANDS

2020-07-13