

For Office Use Only:

File Number	BNPL2021267	Application Fee	\$2816
Related File Number	N/A	Conservation Authority Fee	\$502
Pre-consultation Meeting	N/A	Well & Septic Info Provided	Yes
Application Submitted	February 7, 2022	Planner	Hanne Yager
Complete Application	February 22, 2022	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: 33601035900

A. Applicant Information

Name of Owner Danny Pettitt

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 108 Norfolk County Road 19 E

Town and Postal Code Wilsonville ON N0E 1Z0

Phone Number 519-443-5089

Cell Number 519-758-6841

Email pdpettitt@execulink.com

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email



Name of Agent	David Roe , Civic Planning Solutions Inc.
Address	61 Trailview Dr.
Town and Postal Code	Tillsonburg, ON N4G 0C6
Phone Number	
Cell Number	519-983-8154
Email	civicplanningsolutions@nor-del.com

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:

none

B. Location, Legal Description and Property Information

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

Part Lot 2, Concession 4 (Townsend)

Municipal Civic Address: 108 Norfolk County Road 19 E

Present Official Plan Designation(s): Agricultural and Hazard Land

Present Zoning: A & HL

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 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:

Dwelling, garage, 2 sheds and barn (See sketch for details)

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:

Nothing proposed

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

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:
Hydro Easement

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	447.8m	
Lot depth	521m	
Lot width	524.5m	
Lot area	63.4 ac	
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):

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: 66.03m

Depth: 78.32m

Width: 66.03m

Lot Area: 5055m² (1.25ac)

Present Use: Agricultural

Proposed Use: Agricultural

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: 381.77m

Depth: 521m

Width: 524.5m

Lot Area: 63.15ac (25.55ha)

Present Use: Agricultural

Proposed Use: Agricultural

Buildings on retained land: Shed

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: Danny Pettitt

Roll Number: 33601035900

Total Acreage: 63.4ac

Workable Acreage: 52.6ac

Existing Farm Type: (for example: corn, orchard, livestock) Cash crop

Dwelling Present?: Yes No If yes, year dwelling built 1950's

Owners Name: Pettitt Farms Inc.
Roll Number: 33603062100
Total Acreage: 46.5ac
Workable Acreage: 42ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash crop
Dwelling Present?: Yes No If yes, year dwelling built _____

Owners Name: Timothy Pettitt
Roll Number: 49100401000
Total Acreage: 38.9ac
Workable Acreage: 28ac
Existing Farm Type: (for example: corn, orchard, livestock) Cash crop
Dwelling Present?: Yes No If yes, year dwelling built _____
Owners Name: Timothy and Brenda Pettitt
Roll Number: 49100512000
Total Acreage: 44.33ac
Workable Acreage: 31ac
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 owner



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 change in land use

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:

not within a source water protection area

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 _____

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 _____

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)

A new well is required to be located on severed parcel

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

2. Existing or proposed access to subject lands

Municipal road
 Unopened road

Provincial highway
 Other (describe below)

Name of road/street:

Norfolk County Road 19 E

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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (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

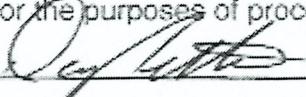
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



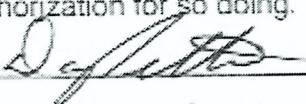
Date

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 Danny Pettitt am/are the registered owner(s) of the lands that is the subject of this application.

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.



Owner



Date

Owner

Date

K. Declaration

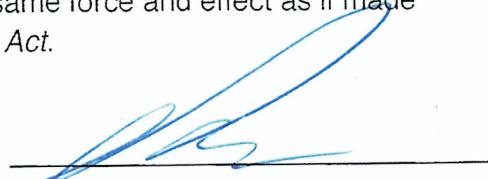
I, David Roe of Oxford County

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:

Delhi



Owner/Applicant/Agent Signature

In Norfolk County

This 19th day of July

A.D., 2021



Elizabeth Ann Catarino

A Commissioner, etc.

Elizabeth Ann Catarino, a Commissioner, etc.
Province of Ontario
for John R. Hanselman, Barrister and Solicitor
Expires December 19, 2021



**SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 2, CONCESSION 4
TOWNSHIP OF TOWNSEND
IN
NORFOLK COUNTY**

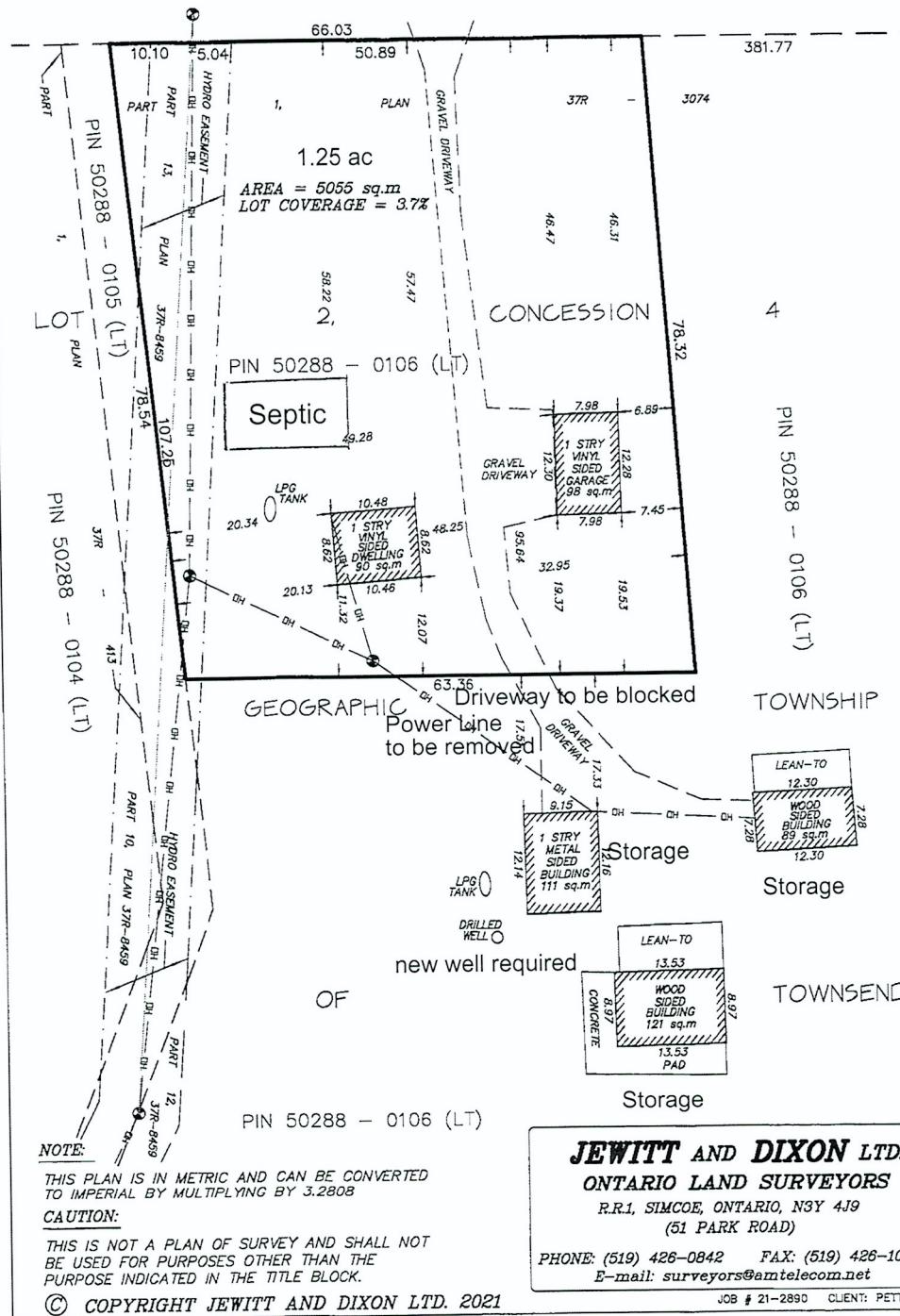
#108 NORFOLK COUNTY ROAD 19 EAST

SCALE 1 : 600

JEWITT AND DIXON LTD.

JULY 12, 2021

COUNTY ROAD NO. 19 EAST



JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R. 1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 21-2890 CLIENT: PETTIT

MAP NORFOLK - Community Web Map

2/7/2022, 9:47:11 AM

Land Parcels

Plan Lines

63.15ac
Retained
CON 4

Revised Feb 7, 2022

106.03m NORFOLK COUNTY ROAD 381.77m

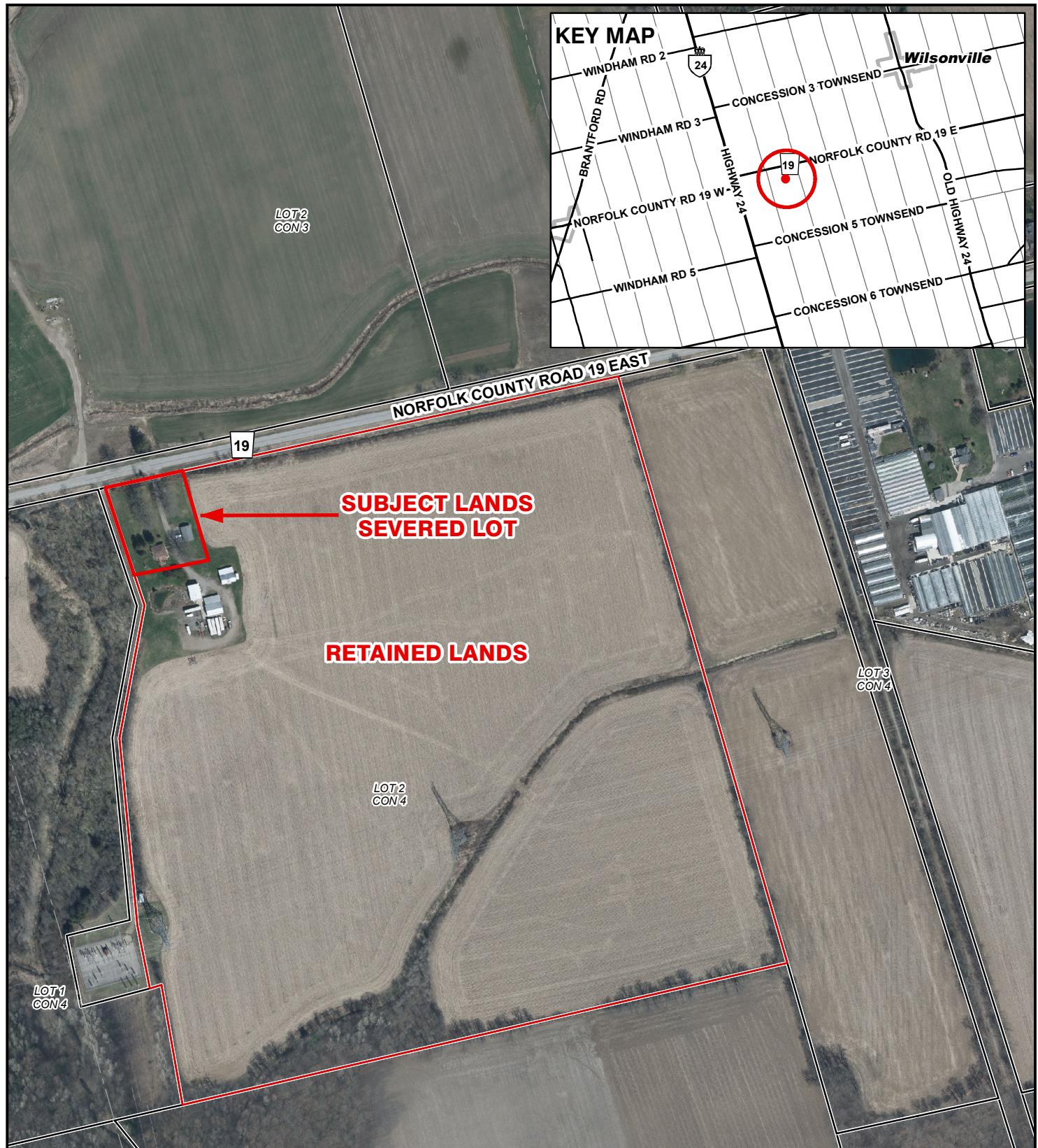
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6.
Reta
CON
LOT 21

© Norfolk County GIS

CONTEXT MAP

Geographic Township of TOWNSEND

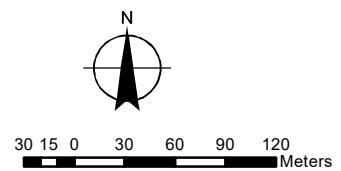


Legend

- Subject Lands
- Lands Owned

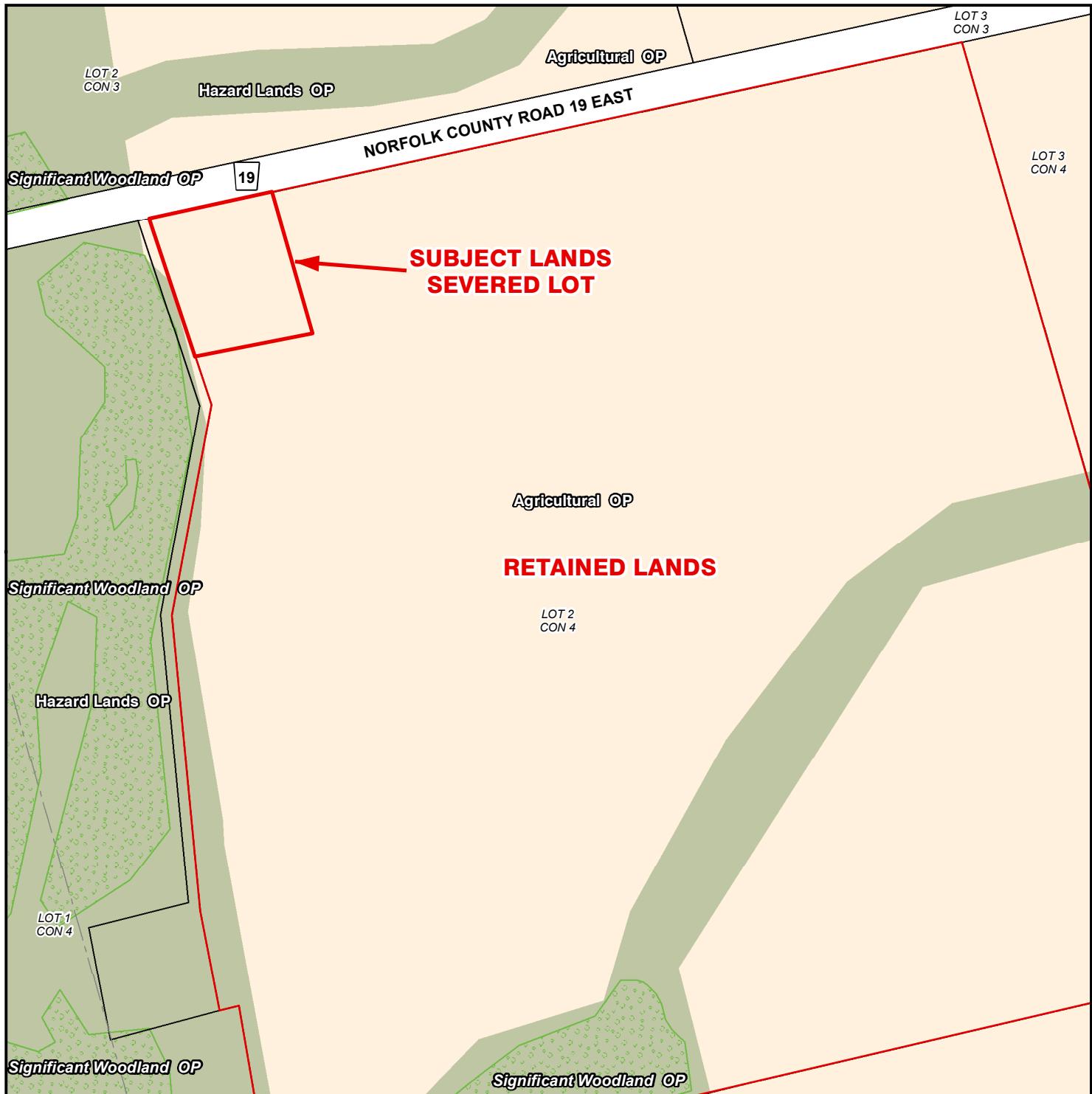
2020 Air Photo

2/24/2022



OFFICIAL PLAN MAP

Geographic Township of TOWNSEND

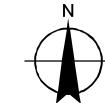
**Legend**

- Subject Lands
- Lands Owned

Official Plan Designations

- Agricultural
- Hazard Lands
- Significant Woodland

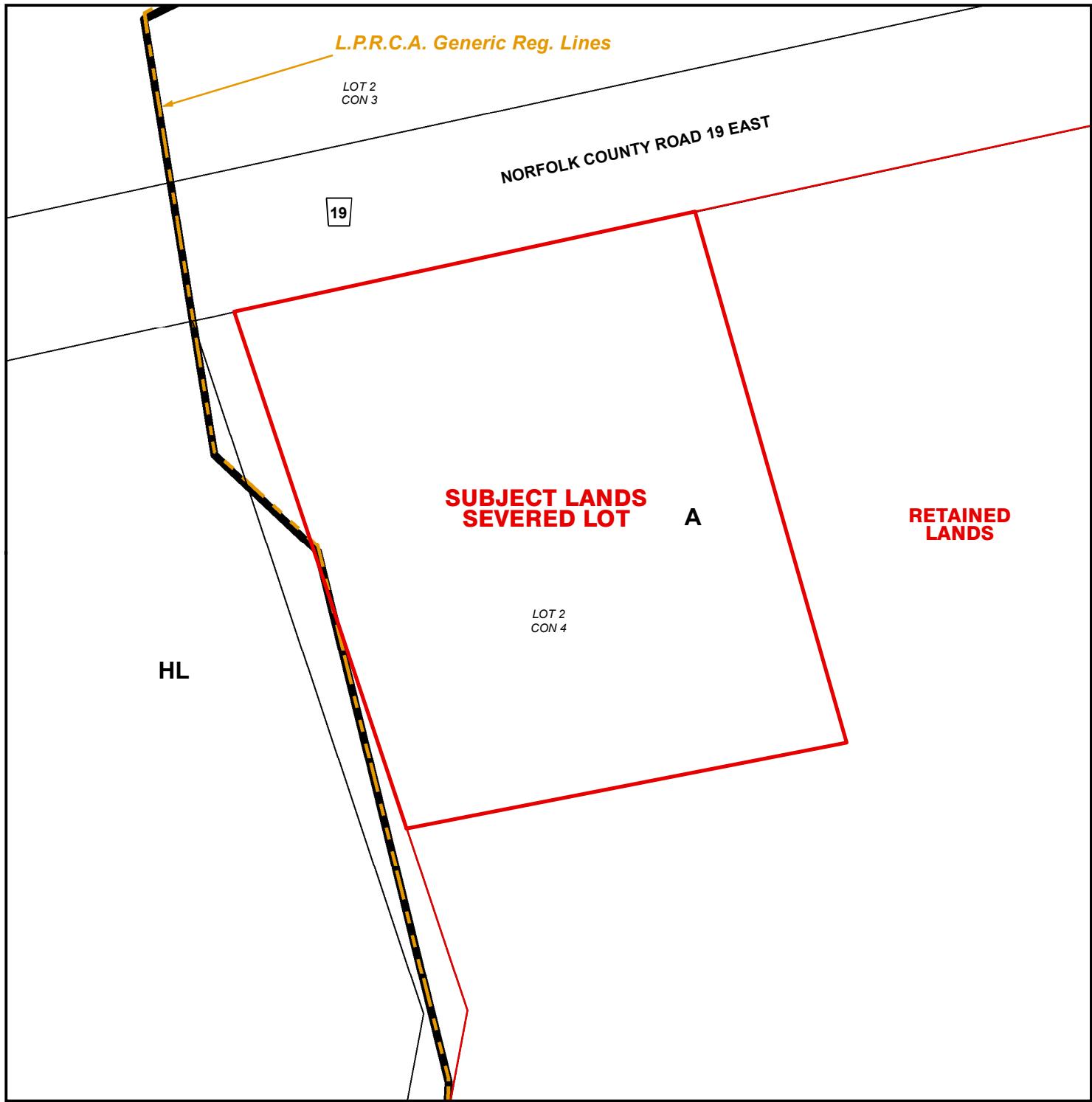
2/24/2022



20 10 0 20 40 60 80 Meters

ZONING BY-LAW MAP

Geographic Township of TOWNSEND



2/24/2022

LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

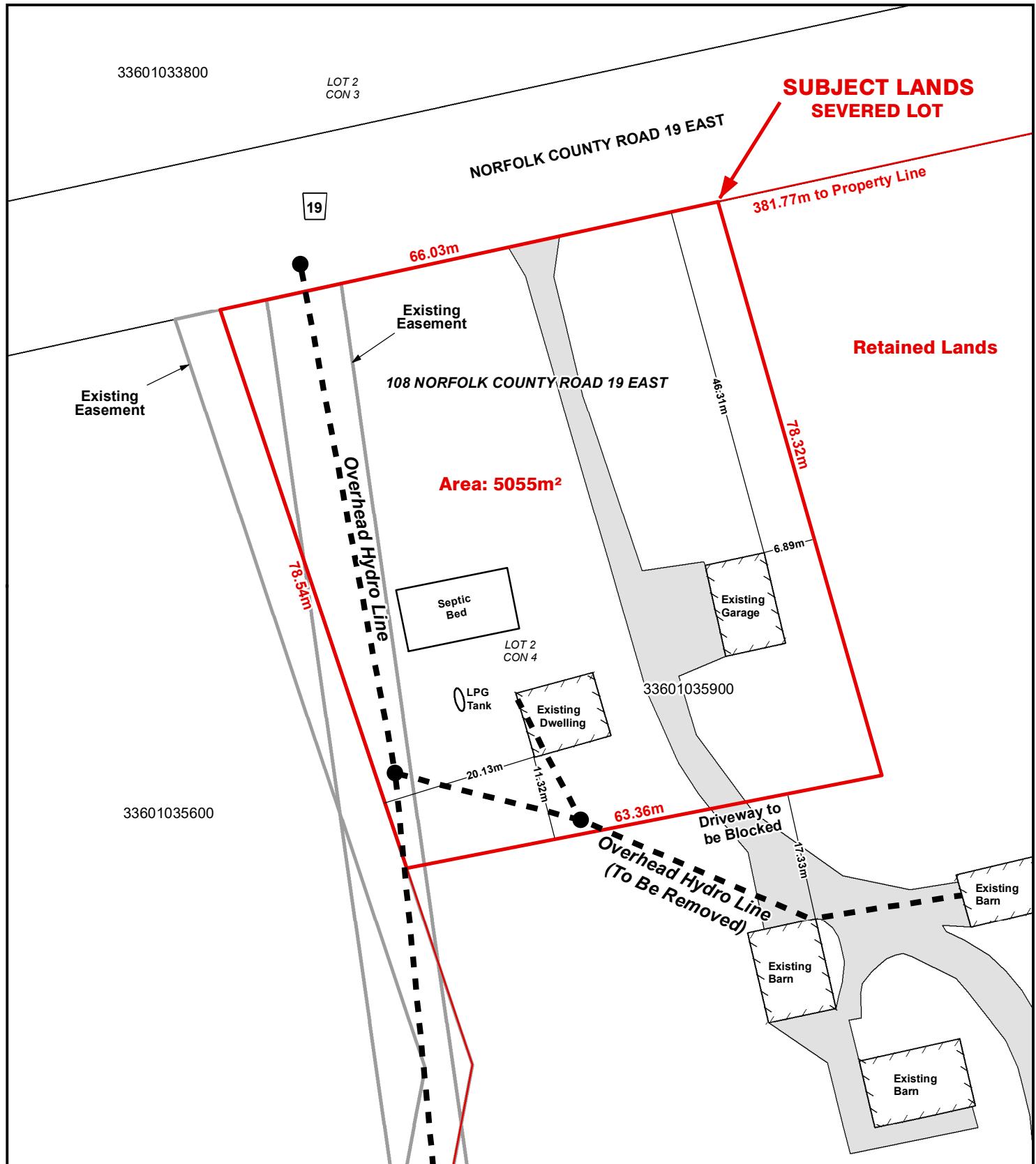
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



6.53.25 0 6.5 13 19.5 26 Meters

CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

2/24/2022

Subject Lands Easements Hydro Line
Lands Owned Hydro Pole



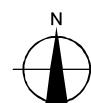
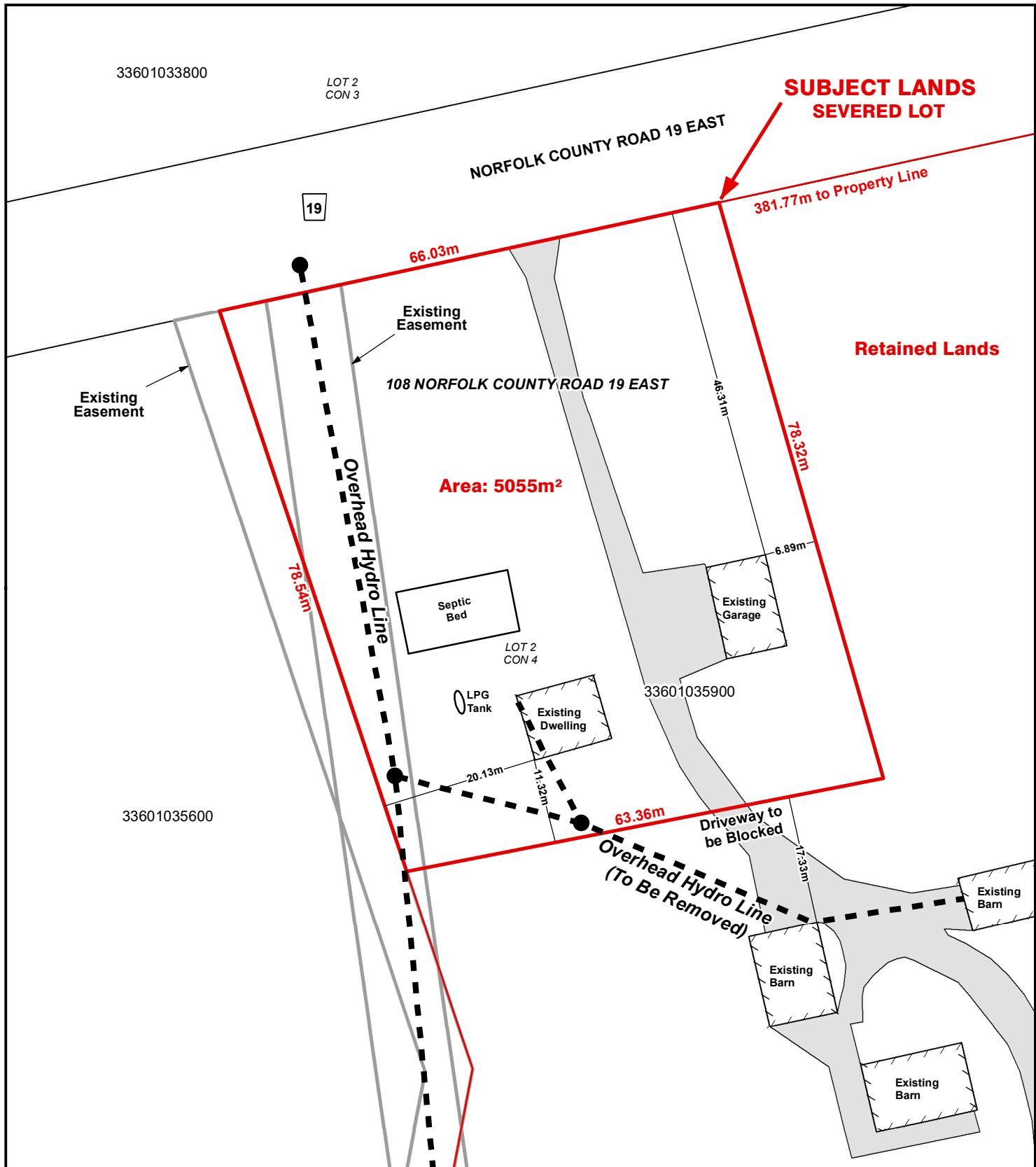
6 3 0 6 12 18 24 Meters

LOCATION OF LANDS AFFECTED

BNPL2021267

CONCEPTUAL PLAN

Geographic Township of TOWNSEND



6 3 0 6 12 18 24 Meters