

For Office Use Only:

File Number	BNPL2022158	Application Fee	\$2886.00
Related File Number	BNPL2022156 & 157	Conservation Authority Fee	N/A
Pre-consultation Meeting	ZNPL2022048 OPNPL2022047	Well & Septic Info Provided	N/A
Application Submitted	May 25, 2022	Planner	Hanne Yager
Complete Application	May 30, 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: 54102053500

A. Applicant Information

Name of Owner Roman Catholic Episcopal Corporation of the Diocese of London in Ontario

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	1070 Waterloo St.
Town and Postal Code	London ON N6A 3Y2 Att. David Savel
Phone Number	
Cell Number	226-378-0122
Email	dsavel@dol.ca

Name of Applicant	Hendrik Scholten
Address	P.O. Box 491
Town and Postal Code	Courtland, ON N0J 1E0
Phone Number	
Cell Number	226-231-7046
Email	hendrik@colvoy.com

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):

Middleton Con STR, Part Lot 162, 37R10738 Part 8

Municipal Civic Address: Not assigned

Present Official Plan Designation(s): Urban Residential

Present Zoning: IN

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:

Cemetery

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:

vacant

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:

new dwellings to be built in future

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:

Residential and Institutional

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:

Easement for access to lands from Talbot St.

PIN 50152 - 0146 LT

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	76.8m	
Lot depth	168.28m	
Lot width	112.38m	
Lot area	16846.7m 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):

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: Parcel C

Frontage: 25.602m

Depth: 72.5m

Width: 25.602m

Lot Area: 1850.4m²

Present Use: Vacant Cemetery Lands

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: NIL

Depth: 95.78m

Width: 112.38m

Lot Area: 11295.3m²

Present Use: Cemetery

Proposed Use: Cemetery

Buildings on retained land: None

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: _____ n/a

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: _____ n/a

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: _____ n/a

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: _____ n/a

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:

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:

Grassed open area

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)

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:

St. Ladislas 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. 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

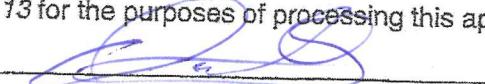
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

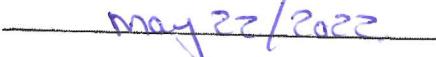
Permission to Enter Subject Lands

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

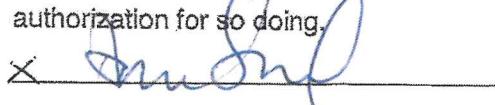

Date

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 Roman Catholic Episcopal Corporation of the Diocese of London in Ontario am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Hendrik Scholten and 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
I have power to bind the corporation


Date

Owner

Date



K. Declaration

I, Hendrik Scholten of Norfolk County

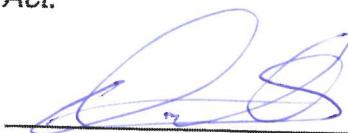
solemnly declare that:

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:

Norfolk County

In Province of Ontario



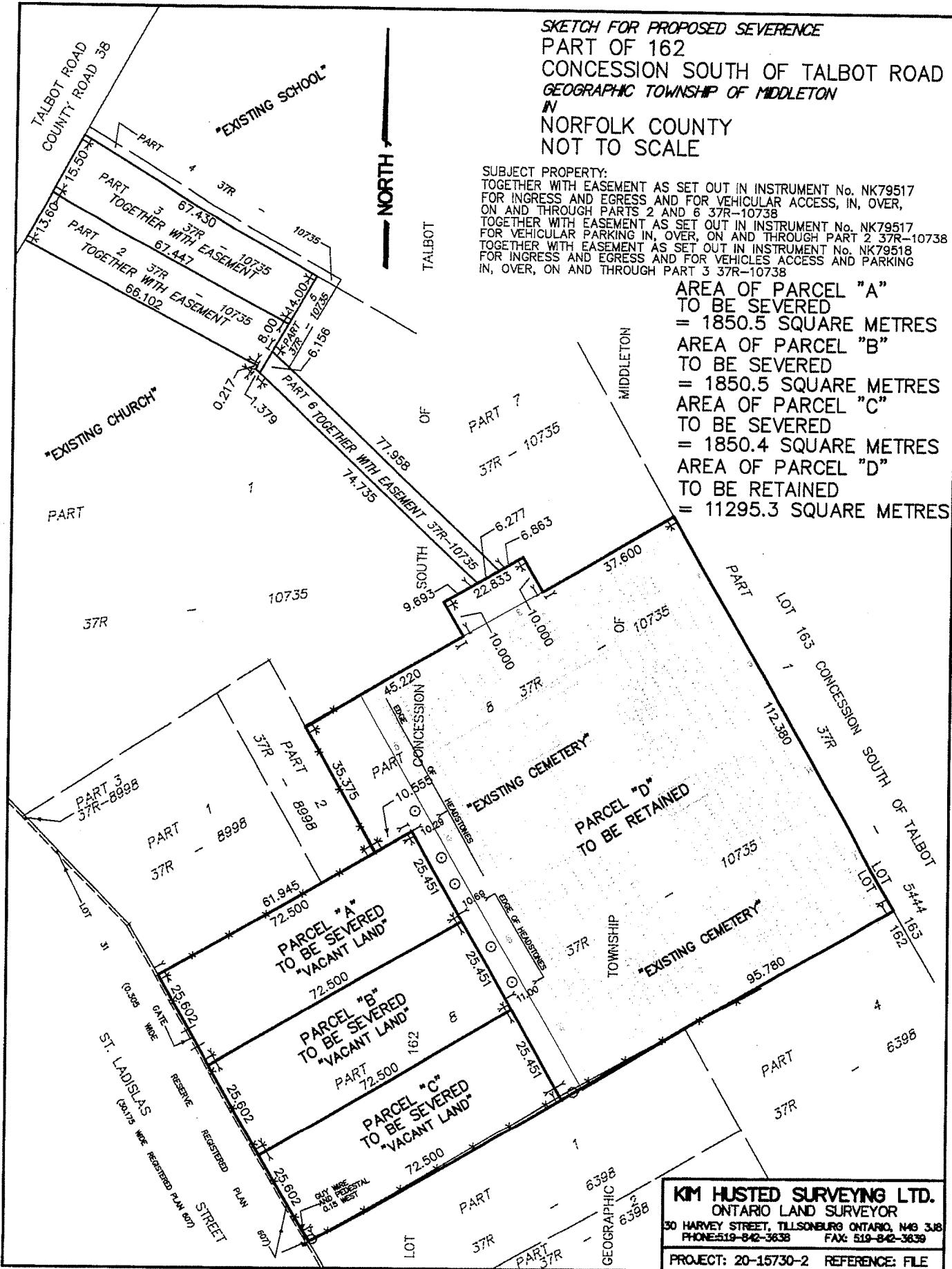
Owner/Applicant/Agent Signature

This 25th day of MAY

A.D., 20 22

Mohammad Ariful Alam, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 2, 2024.

A Commissioner, etc.



MAP A

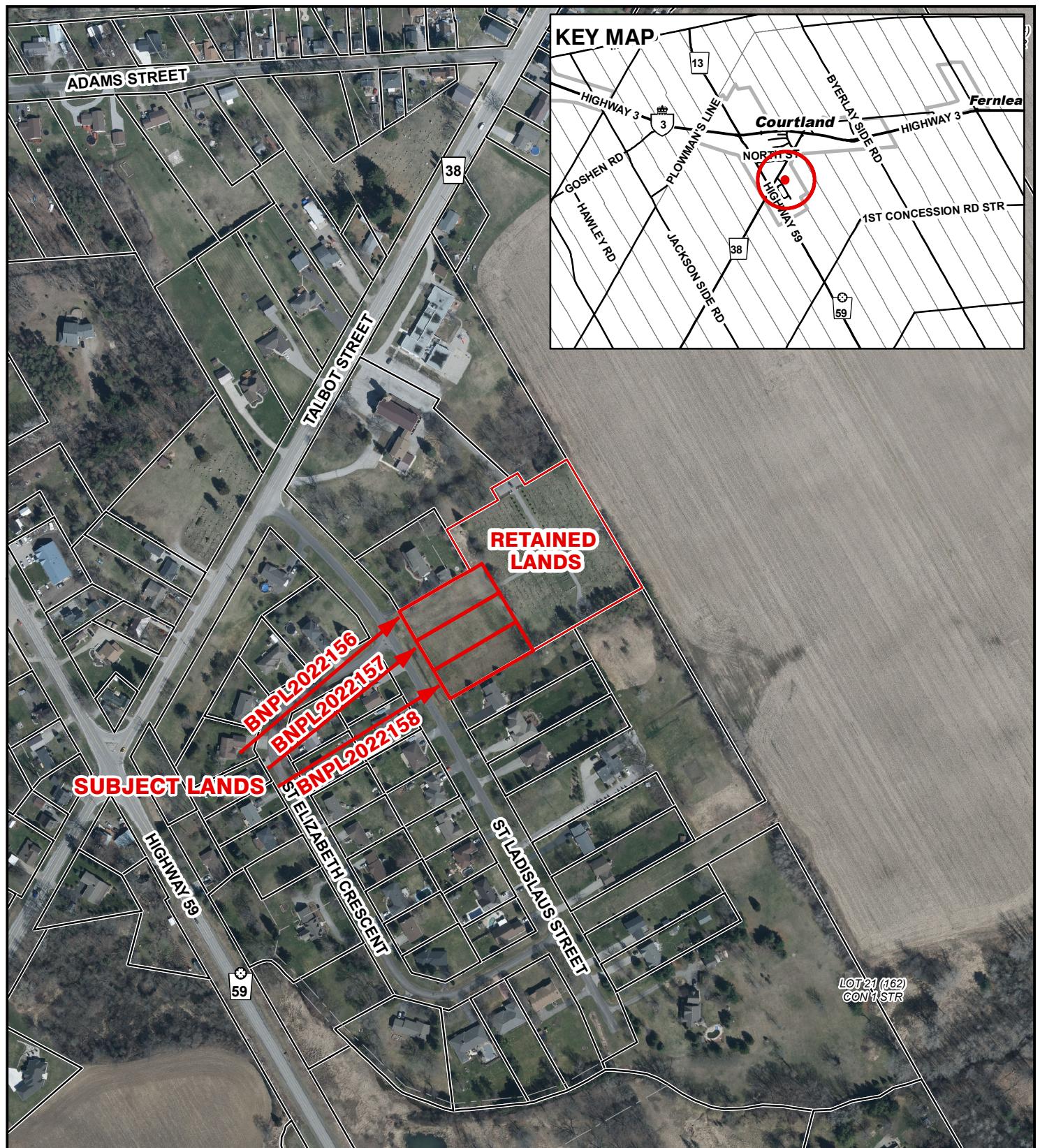
CONTEXT MAP

Geographic Township of MIDDLETON

BNPL2022156

BNPL2022157

BNPL2022158



Legend

- Subject Lands
- Lands Owned

2020 Air Photo

5/31/2022



30 15 0 30 60 90 120 Meters

MAP B

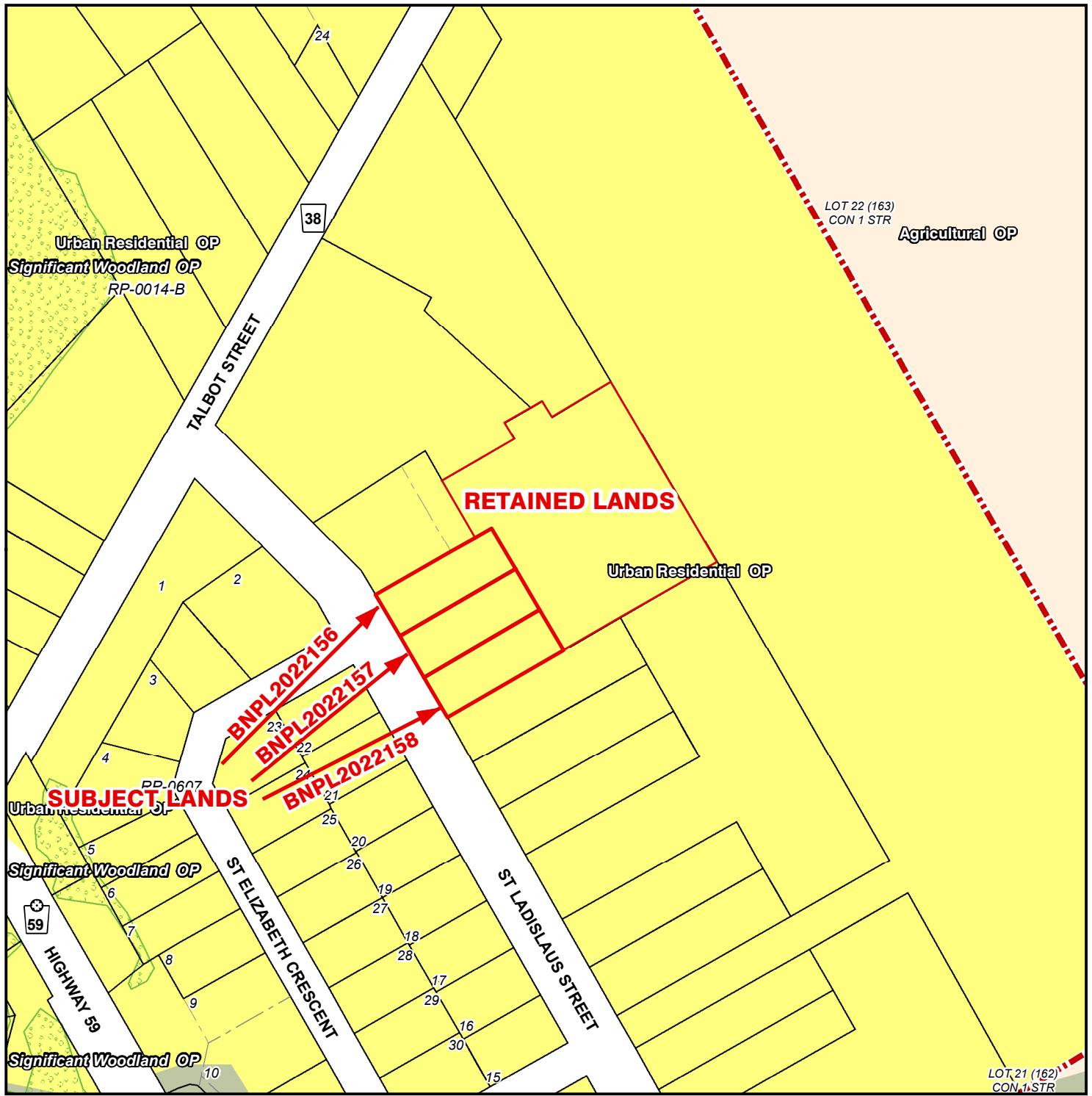
OFFICIAL PLAN MAP

Geographic Township of MIDDLETON

BNPL2022156

BNPL2022157

BNPL2022158

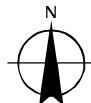


Legend

Official Plan Designations

5/31/2022

The legend is located at the top of the map. It consists of five entries, each with a colored square and a label. From left to right: 1) A red square with a black border labeled 'Subject Lands'. 2) A light orange square labeled 'Agricultural'. 3) A red square with a black border labeled 'Urban Area Boundary'. 4) A dark green square labeled 'Hazard Lands'. 5) A green square with a black border containing a pattern of small green dots labeled 'Significant Woodland'. 6) A yellow square labeled 'Urban Residential'.



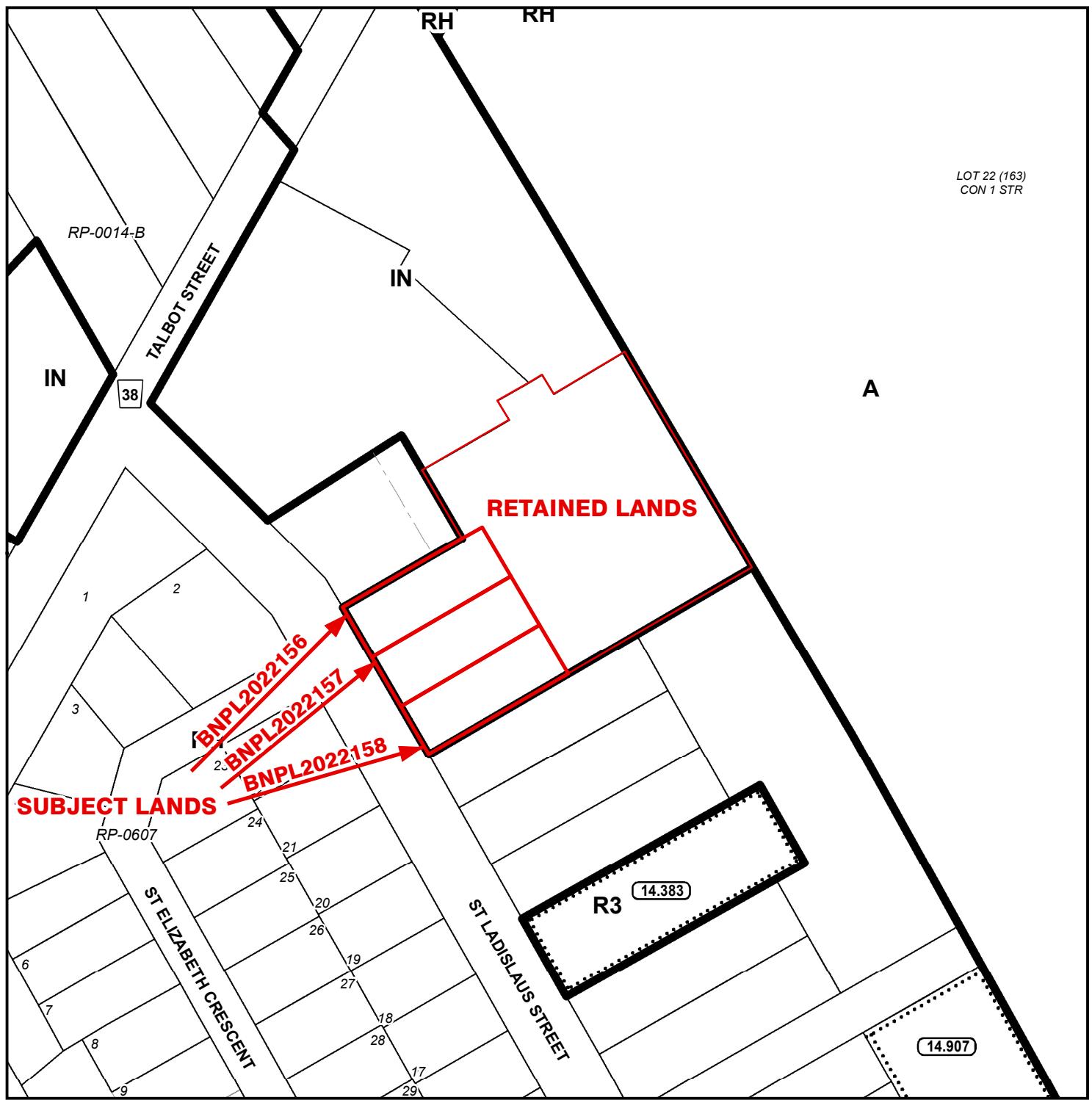
MAP C**ZONING BY-LAW MAP**

Geographic Township of MIDDLETON

BNPL2022156

BNPL2022157

BNPL2022158

**LEGEND**

- Subject Lands
- Lands Owned

(H) - Holding

A - Agricultural Zone

RH - Hamlet Residential Zone

IN - Neighbourhood Institutional Zone

R3 - Residential R3 Zone



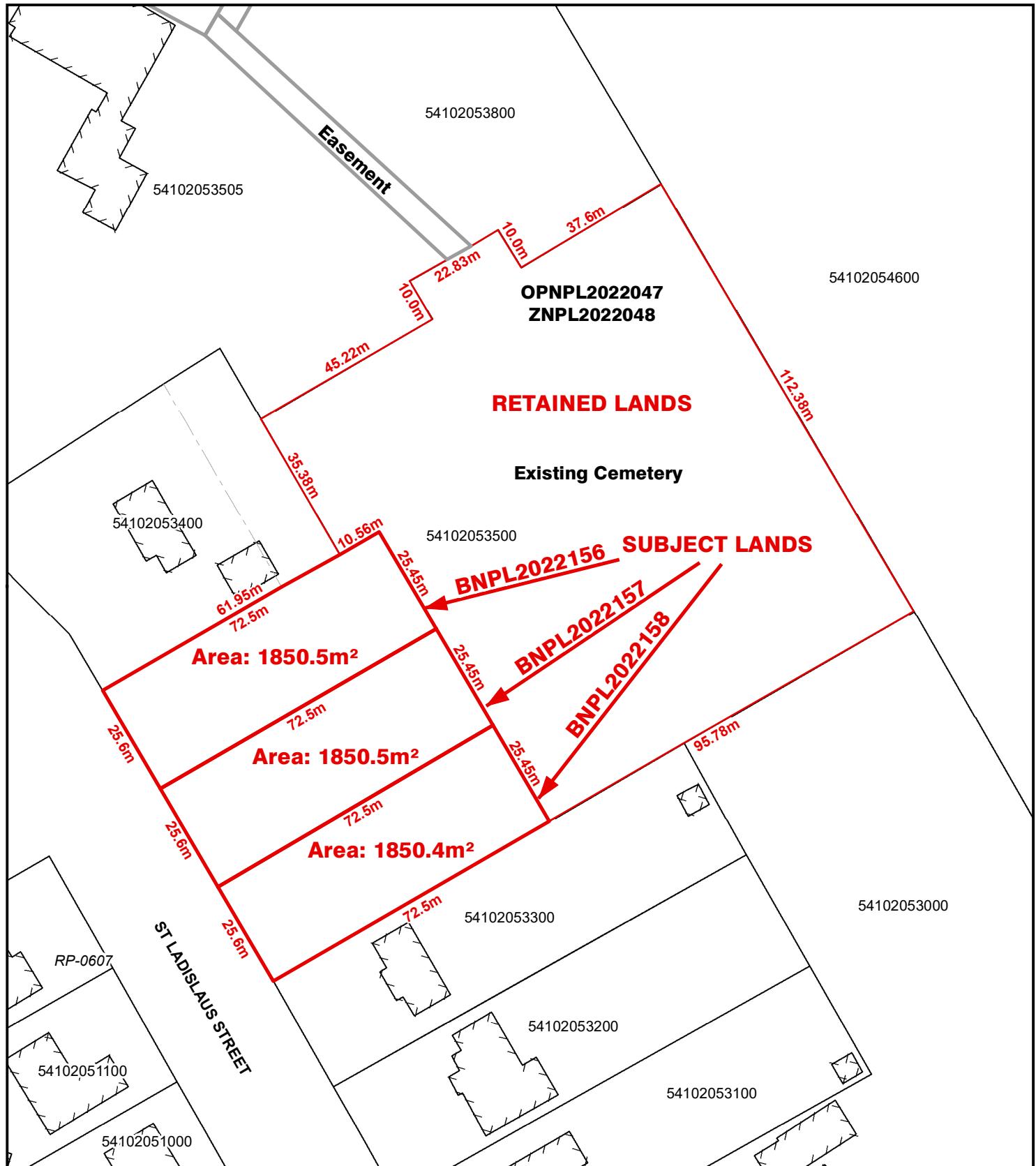
20 10 0 20 40 60 80 Meters

MAP D

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2022156
BNPL2022157
BNPL2022158



Legend

- Subject Lands
- Lands Owned

5/31/2022



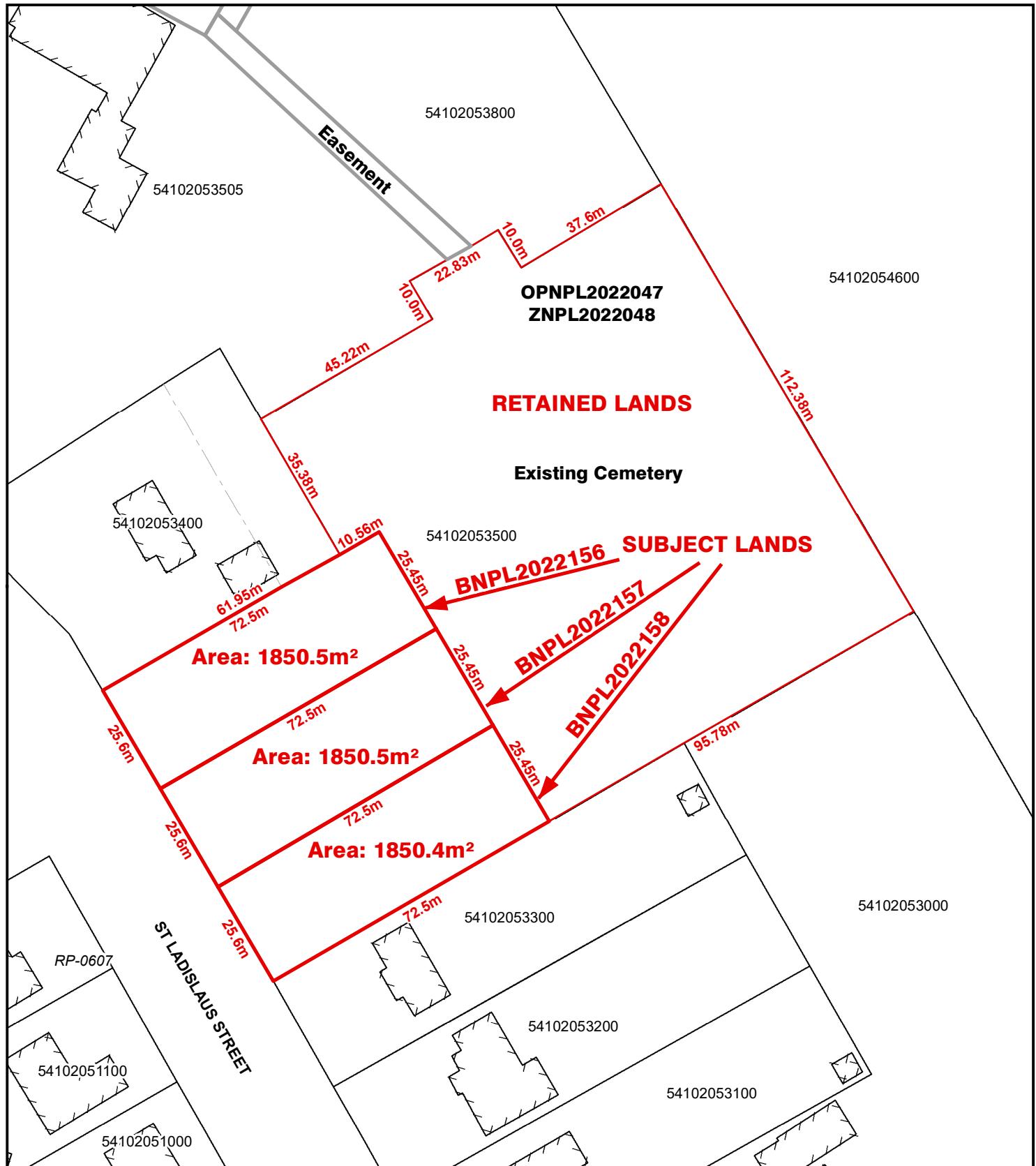
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LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2022156
BNPL2022157
BNPL2022158



Legend

- Subject Lands
- Lands Owned

5/31/2022



10 5 0 10 20 30 40 Meters