

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL2017123BNPL2016249June 26/17June 26/17

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$1172-with consentAlisha**Check the type of planning application(s) you are submitting.**☐

Consent/Severance

☐

Surplus Farm Dwelling Severance and Zoning By-law Amendment

☒

Minor Variance

**Property Assessment Roll Number:** 3310543010121000000**A. Applicant Information****Name of Owner**Adam Peter Timpf / Donna Rockefeller

Applicant

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.

1545 Lower Side Rd.Clear Creek, ON NOE 1C0519-586-3356

Address

RR #1

Town and Postal Code

Walsingham, ON NOE 1X0

Phone Number

Cell Number

Email

**Name of Agent**David Roe

Address

599 Larch St.

Town and Postal Code

Delhi, ON N4B 3A7

Phone Number

519-582-1174

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above

☐

Owner

☒

Agent

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):

Lot 6, Concession 4, S. Walsingham

Municipal Civic Address: 462 Norfolk County Rd 60

Present Official Plan Designation(s): Agricultural

Present Zoning: A Zone

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: 2016

4. Present use of the subject lands:

Agricultural - farming

5. 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, height, etc. on your attached sketch which must be included with your application:

4 existing sheds owned by Donna Rockefeller  
see attached sketch on lands to be severed BNPL2016249

6. If known, the date existing buildings or structures were constructed on the subject lands: various times over the last 30 years
7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

8. 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, height, etc. on your attached sketch which must be included with your application:

not at this time

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

unknown

10. 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:

11. If known, the length of time the existing uses have continued on the subject lands:

30 plus years

12. Existing use of abutting properties:

Agricultural and residential

13. 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

On severed parcel  
BNPL2016249

#### Proposed

Rockefeller<sup>10</sup>  
Parcel A Parcel B

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage	177.9m	33.5m	38.1m
Lot depth	1356m	63m	53.34m
Lot width	313m	71.6m	38.1m
Lot area	103 acres	2473m <sup>2</sup>	2032m <sup>2</sup>
Lot coverage		combined	4505m <sup>2</sup>

	see sketch	see sketch
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):**

REquire relief from maximum floor area for accessory structures once severance BNPL2016249 is finalized

Existing floor area is total of 149.98m2 whereas 100m2 is permitted. Would like to have 200m2 permitted.

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

Existing accessory buildings would like to retain on severance is finalized.

**4. Description of land intended to be severed in metric units:**      see BNPL2016249 approved in Oct. 2016

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

**Description of land intended to be retained in metric units:**

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

Frontage: \_\_\_\_\_ n/a  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed use: \_\_\_\_\_

6. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

Donna Rockefeller 543 010 12000 0000

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

n/a

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

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 (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

4. Provide the information you used to determine the answers to the above questions:

Donna Rockefeller

5. 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 use proposed

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:

no change in use proposed

Note: If in an area of source water 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

☐ 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. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. Existing or proposed access to subject lands:

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

Name of road/street:

Norfolk County Rd. 60

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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?

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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.

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## **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

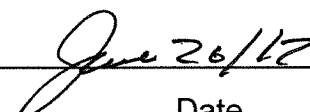
Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**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.

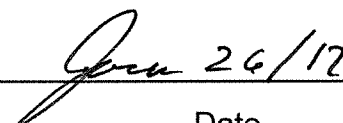
  
\_\_\_\_\_  
Owner/Applicant Signature

  
\_\_\_\_\_  
Date

### J. Permission to Enter Subject Lands

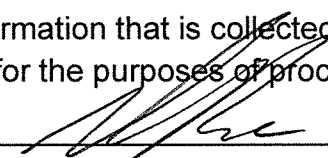
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

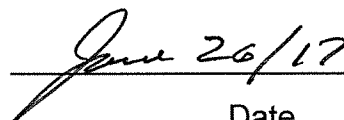
  
\_\_\_\_\_  
Owner/Applicant Signature

  
\_\_\_\_\_  
Date

### K. 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 Signature

  
\_\_\_\_\_  
Date

### L. 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 Adam Peter Timpf am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Donna Rockefeller/ 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.

Adam Timpf  
Owner

June 13<sup>th</sup> / 2017  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

### M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

\_\_\_\_\_  
Applicant Signature  
  
[Signature]  
Agent Signature

\_\_\_\_\_  
Date  
  
June 26/17  
Date

**N. Declaration**

I, DAVID ROE 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:

185 Robinson St.

In Simcoe, ON

This 26<sup>th</sup> day of June

A.D., 20 17

[Signature]

A Commissioner, etc.

[Signature]

Owner/Applicant Signature

ALISHA KATHLEEN CULL, a  
Commissioner, etc., Province of Ontario  
for the Corporation of Norfolk County  
Expires April 28, 2019



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 462 Norfolk Cty Rd 60, Walsingham

Legal Description: SWAL CON 4 PT LOT 6 REG 0.50AC 125.00FR 175.00D

Roll Number: 331054301012000

Application #:

Information Origins: Development Services GIS/Jewitt and Dixon Survey date 18 Jan 2016

### Agricultural Zone (A)

#### Accessory Structure

3.2.1 a) building height		6.00	3.10	N/A	m
b) minimum front yard		13.00	20.64	N/A	m
c) minimum exterior side yard		6.00		N/A	m
d) minimum interior side yard	Left	1.20	15.09	N/A	m
e) minimum rear yard		1.20	4.75	N/A	m
f) through lot distance to street line		6.00		N/A	m
g) Lot coverage (Note: Proposed Area)					
i) lot coverage		10.00	3.33	N/A	%
ii) usable floor area		100.00	149.97	49.97	m.sq
3.36 Surplus Farm Dwelling Severance					
		200.00		N/A	m.sq
b) existing accessory buildings/structures					

Comments

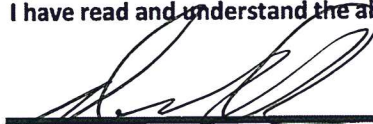
1) Existing accessory buildings exceed maximum usable floor area - deficient 49.97m.sq

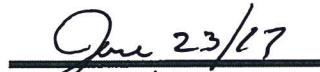
The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

#### Prepared By:

Scott Puillandre

I have read and understand the above.

  
Signature of owner or authorized agent

  
date

  
Signature of Zoning Administrator

  
date

AS PER: Fritz R. Enzlin, CBCO,  
CRBO - Chief Building Official  
Manager, Building & Bylaw  
Division, Norfolk County

**SKETCH FOR  
SEVERANCE APPLICATION**

OF PART OF  
**LOT 6, CONCESSION 4**

IN THE GEOGRAPHIC

**TOWNSHIP OF SOUTH WALSHINGHAM**

**NORFOLK COUNTY**

SCALE 1 : 500

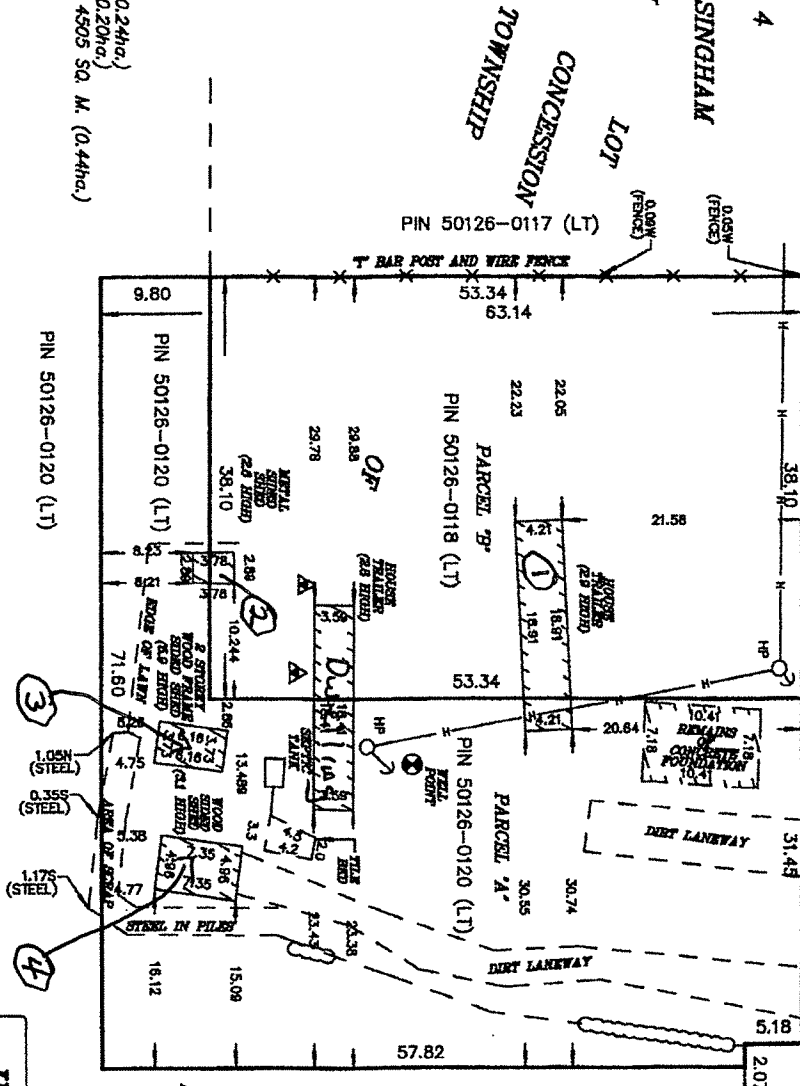
JEWITT AND DIXON LTD.

JANUARY 18, 2016

**ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 4 AND 5**

PIN 50126-0105 (LT)

PIN 50126-0120 (LT)



**NOTE:**  
AREA OF PARCEL "A" = 2473 SQ. M. (0.24ha.)  
AREA OF PARCEL "B" = 2032 SQ. M. (0.20ha.)  
TOTAL AREA OF PARCELS "A" & "B" = 4505 SQ. M. (0.44ha.)  
LOT COVERAGE = 4.8%

**NOTE:**

THIS PLAN IS IN METRES AND CAN BE CONVERTED  
TO FEET BY MULTIPLYING BY 3.2808

**CAUTION:**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

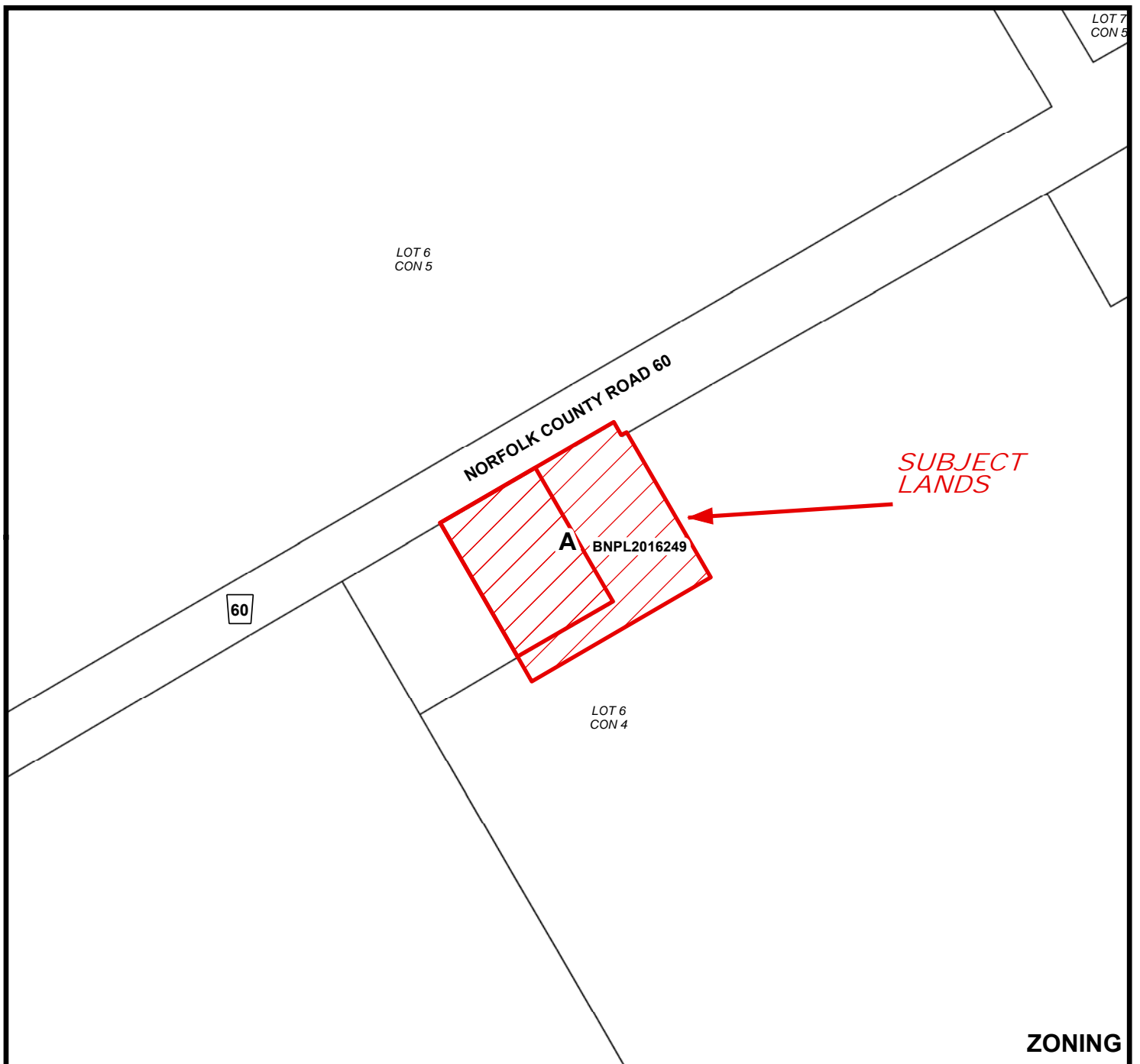
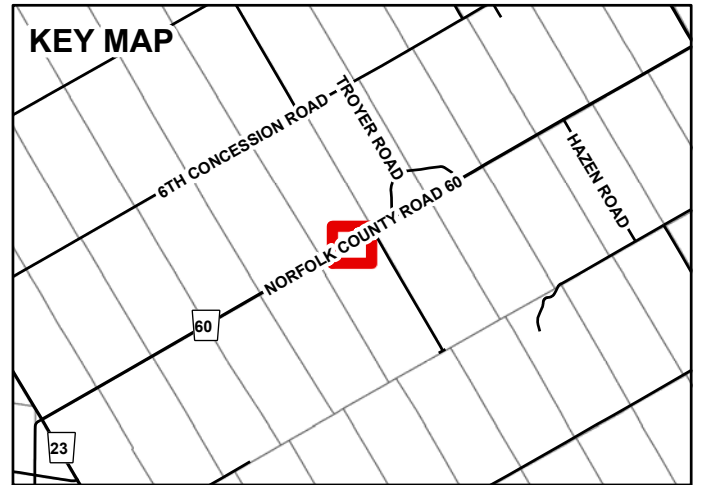
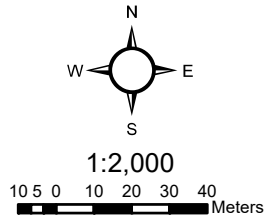
**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**  
R.R.1, SIMCOE, ONTARIO, N5Y 4J9  
(51 PARK ROAD)  
PHONE: (519) 428-0842 FAX: (519) 428-1034  
E-mail: [surveyors@ontario.land.net](mailto:surveyors@ontario.land.net)

PROJECT # 16-1037 ROCKFELLER

# MAP 1

File Number: ANPL2017123

Geographic Township of  
**SOUTH WALSINGHAM**



**ZONING**

2017-06-29



## MAP 2

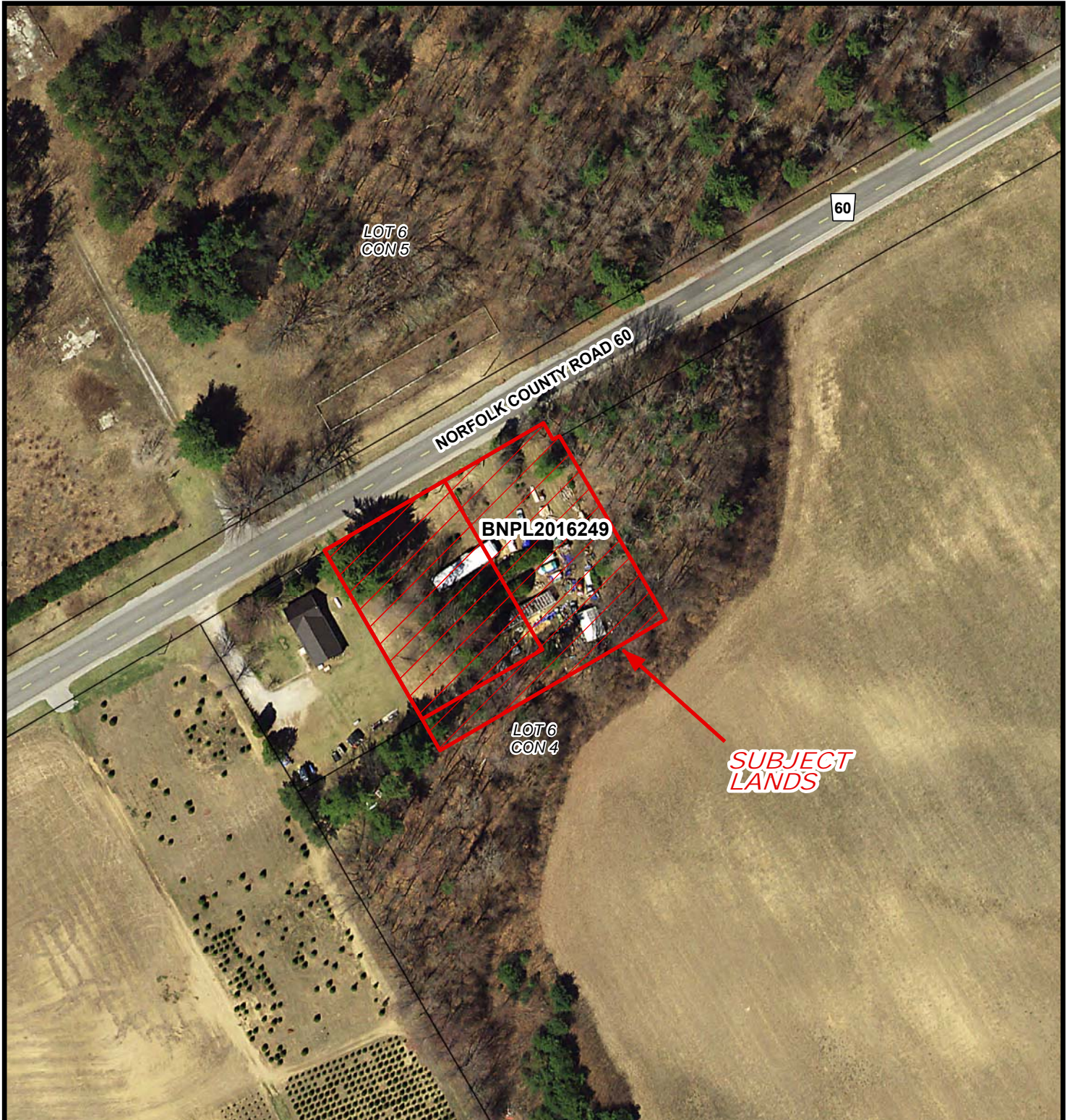
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Geographic Township of SOUTH WALSHINGHAM



6 3 0 6 12 18 24 Meters

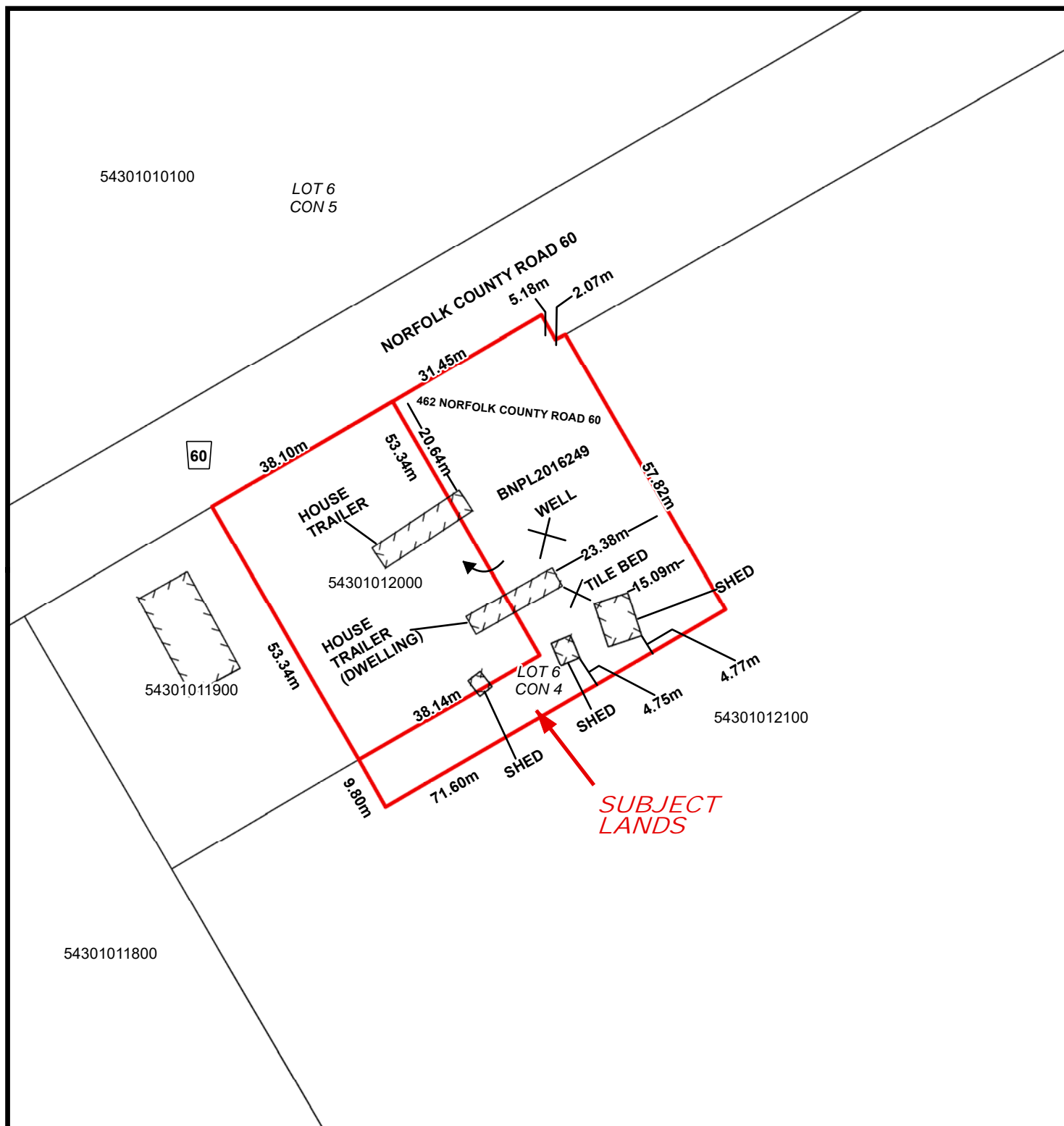
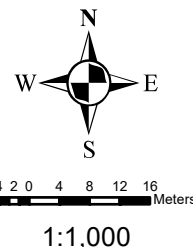
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# MAP 3

File Number: ANPL2017123

Geographic Township of SOUTH WALSLINGHAM





# LOCATION OF LANDS AFFECTED

File Number: ANPL2017123

Geographic Township of SOUTH WALSHINGHAM

