

For Office Use Only:

File Number

BNPL2017236
ANPL2017237

Related File Number

Pre-consultation Meeting

yes

Application Submitted

Oct 2017

Complete Application

Oct 23 2017

Application Fee

3014.⁰⁰

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

TBD

MAT

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:

542-020-38600

A. Applicant Information**Name of Owner**

Brad DeCloet / B+L DeCloet Farms LTD.

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

229 McDowell Rd W

Town and Postal Code

Langton, ON

Phone Number

519-875-3024

Cell Number

519-550-3024

Email

bdecloet@gmail.com

Name of Agent/Applicant

Cheryl Lambrecht + Roxanne Koot

Address

1350 12th Concession Rd

Town and Postal Code

Langton

Phone Number

519 875 2451

Cell Number

519 550 5084

Email

lambrecht@execulink.com

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:

N/A

B. Location, Legal Description and Property Information

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

NWAL CON 11 pt lot 17

Municipal Civic Address: 1310 12th Concession Rd

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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 land - cover crops

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:

house (2 stories, 2228 sq ft) 6 Kilns (400 sq ft each) pack barn (4900 sq ft)
old barn (154 sq ft), small shed (493 sq ft)

6. If known, the date existing buildings or structures were constructed on the subject lands: house, 1936 Kilns, 1977, pack barn 1979, old barn 1937, small shed, 196
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.

N/A.

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:

_____ n/a _____

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

_____ n/a _____

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:

_____ since early 1900's _____

12. Existing use of abutting properties:

_____ Residential (AGR zoned) _____

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

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage

_____ 262m _____

_____ 262m _____

Lot depth

Lot width

Lot area

(200 360 sqm) 49.51 acres

_____ 199 444 sqm _____

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):

Request relief of 84.9 sq.m (913.8 sq.ft) from the max. permitted 100 sq.m (1076 sq.ft) to permit a max. area for all accessory buildings of 184.9 sq.m (1990 sq.ft); and request relief of 1.9 m from the max height of 6 m to permit a max. height for all accessory buildings of 7.9 m (25.9 ft)

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

Existing accessory building.

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

Frontage: *NA*

Depth: *21.69 m (irregular)*

Width: *41.50 m*

Lot Area: *858 m²*

Present Use: *Agricultural*

Proposed Use: *Agricultural - Residential Accessory*

Proposed final lot size (if boundary adjustment): *current 1996 sqm + 858 sqm = 2854 sqm*

Description of land intended to be retained in metric units:

Frontage: *262 m*

Depth: _____

Width: _____

Lot Area: *199444 m²*

Present Use: *Agricultural farm land*

Proposed Use: *Agricultural farm land*

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

Frontage: _____

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):

Cheryl Lambrecht (Roll # 3310 542 020 38630)

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

Owners Name: Cheryl Lambrecht

Roll Number: 542 020 38800

Total Acreage: 107.90 acres

Workable Acreage: 100 acres

Existing Farm Type: (i.e., corn, orchard etc) tobacco, ginseng

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1900's

Owners Name: Cheryl Lambrecht

Roll Number: 542 020 44000

Total Acreage: 96.93 acres

Workable Acreage: 96.93 acres

Existing Farm Type: (i.e., corn, orchard etc) tobacco, ginseng

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:

lived on this road for 45 years.
Know the farm

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:

2.3.4.(2) for technical or legal reasons
(Nitrate dilution)

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:

current farmland & residential so n/a

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:

n/a

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:

12th Concession Road (Langton, North Walsingham)

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 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.

Rox to fill out

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.

Cheryl Lambrecht
Owner/Applicant Signature

Oct 14/17
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.

Cheryl Lambrecht
Owner/Applicant Signature

Oct 14/17
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.

Cheryl Lambrecht
Owner/Applicant Signature

Oct 14/17
Date

Brad
*

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 _____ 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.

RLD

Owner

Oct 9/2017.

Date

Lisa DeClret

Owner

Oct 9, 2017

Date

Alma/Me

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.

Cheryl Lambrecht

Applicant Signature

Oct 14/17

Date

Roxanne Kurl

Agent Signature

Oct 14/17

Date

*Px to fill out
in front of Planner*

N. Declaration

I, Roxanne Koot of Langton, ON

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:

Langton

Roxanne Koot
Owner/Applicant Signature

In Norfolk County

This 18 day of October

A.D., 2017

M. Vincent Vaughan

A Commissioner, etc.

MATHEW VINCENT VAUGHAN, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 21, 2018.



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: 1306 12th Con Rd, Langton

Legal Description: NWAL CON 11 PT LOT 17 RP 37R6666 PART 1 REG
0.49AC 136.00FR 158.00D

Roll Number: 331054202038630

Application #:

Information Origins: Development Services GIS/Kim Husted Survey Pro NO. 17-13253

Agricultural Zone (A)

		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	6.00	7.90	1.90	m
	b) minimum front yard	13.00		N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20	3.10	N/A	m
	e) minimum rear yard	1.20	1.23	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	6.48	N/A	%
	ii) usable floor area	100.00	184.90	84.90	m.sq
3.36	Surplus Farm Dwelling Severance				
		200.00		N/A	m.sq
	b) existing accessory buildings/structures				

Comments

1) Proposed severance causes existing accessory building on subject lands to exceed maximum usable floor area - deficient 84.90m.sq 2) Proposed severance causes existing accessory building on subject lands to exceed maximum height - deficient 1.90m

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

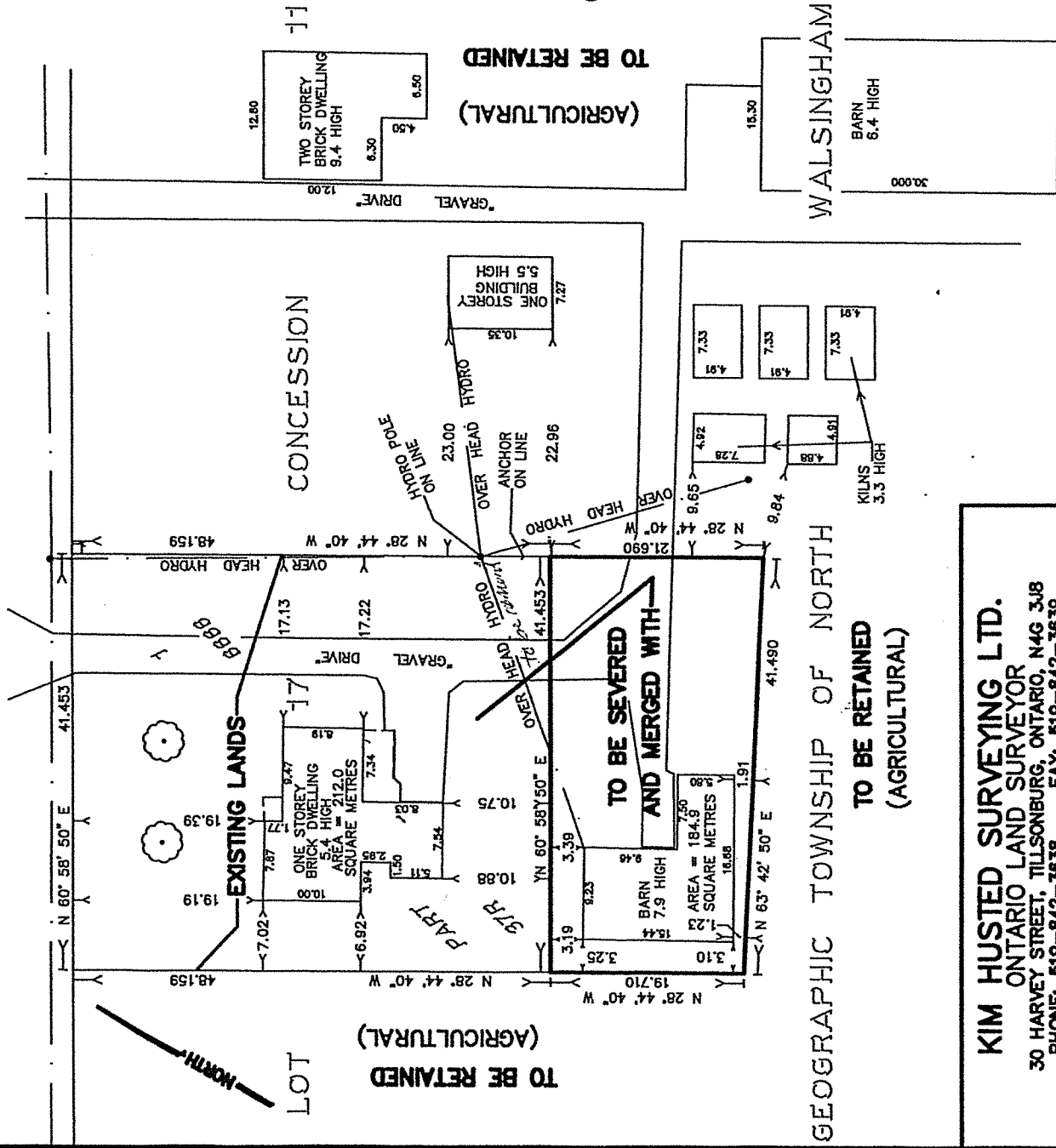

date

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


Signature of Zoning Administrator


date

ROAD ALLOWANCE BETWEEN CONCESSIONS 11 AND 12



SKETCH FOR PROPOSED SEVERANCE
PLAN OF
PART OF LOT 17 CONCESSION 11
GEOGRAPHIC TOWNSHIP OF
NORTH WALSINGHAM
IN
NORFOLK COUNTY
NOT TO SCALE

AREA OF PROPOSED SEVERANCE
= 858.0 SQUARE METRES

AREA OF EXISTING LANDS
= 1996.3 SQUARE METRES

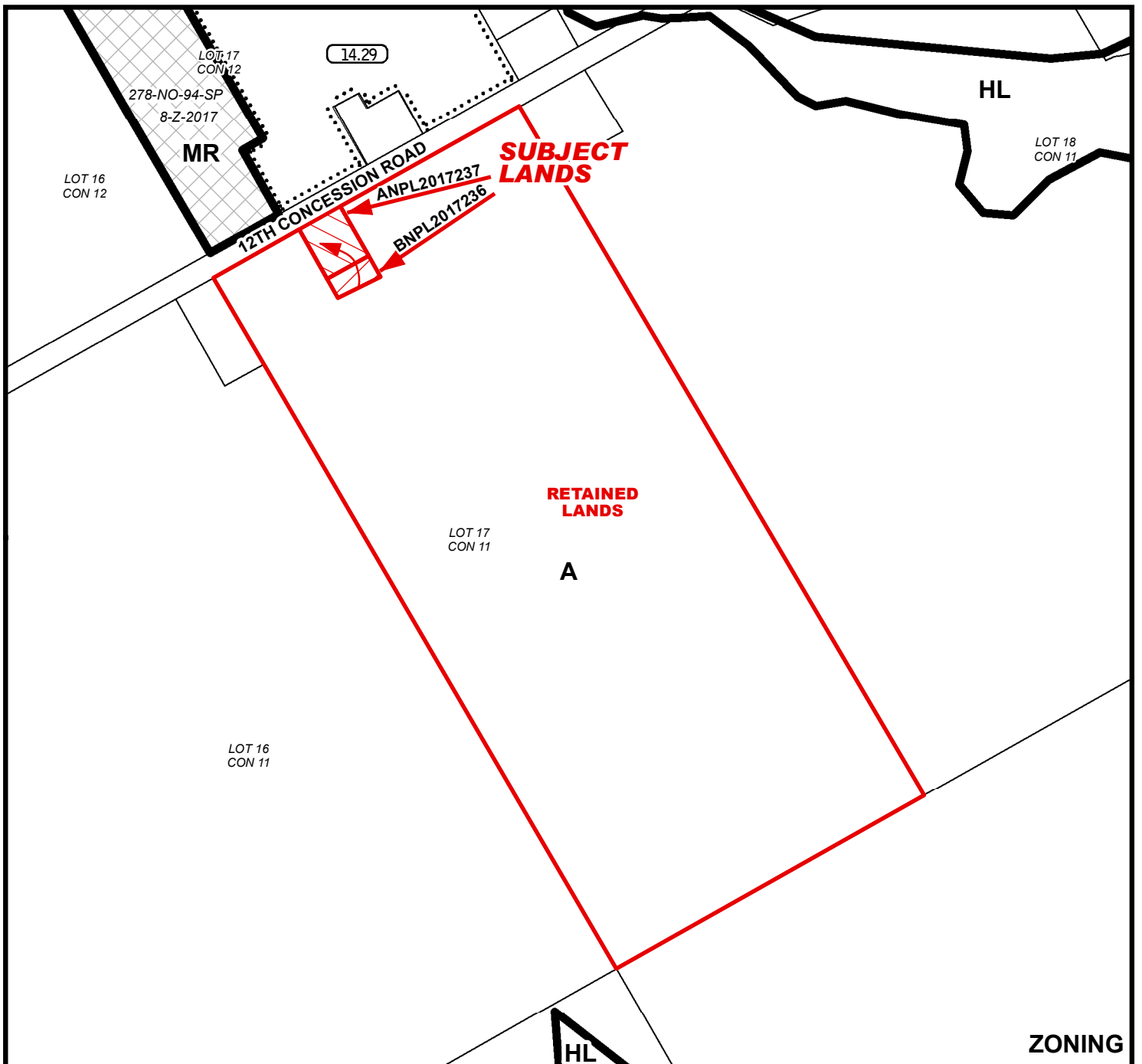
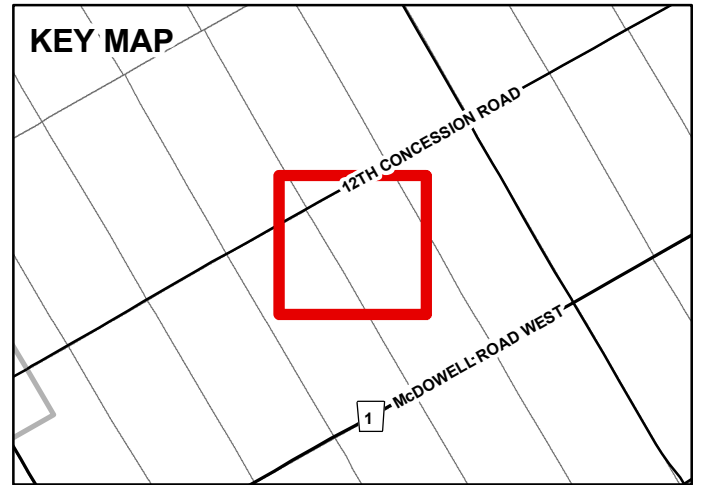
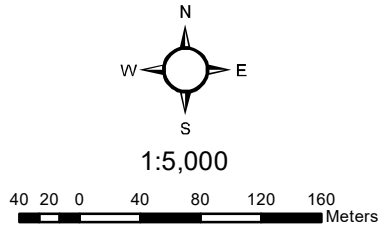
LOT COVERAGE OF PROPOSED
SEVERANCE AND EXISTING LANDS
= 13.9 %

OCTOBER 2, 2017

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 17-13253SEVERANCE REFERENCE: FILE DISK No.

MAP 1
**File Number: BNPL2017236 &
ANPL2017237**
Geographic Township of
NORTH WALSHINGHAM



MAP 2

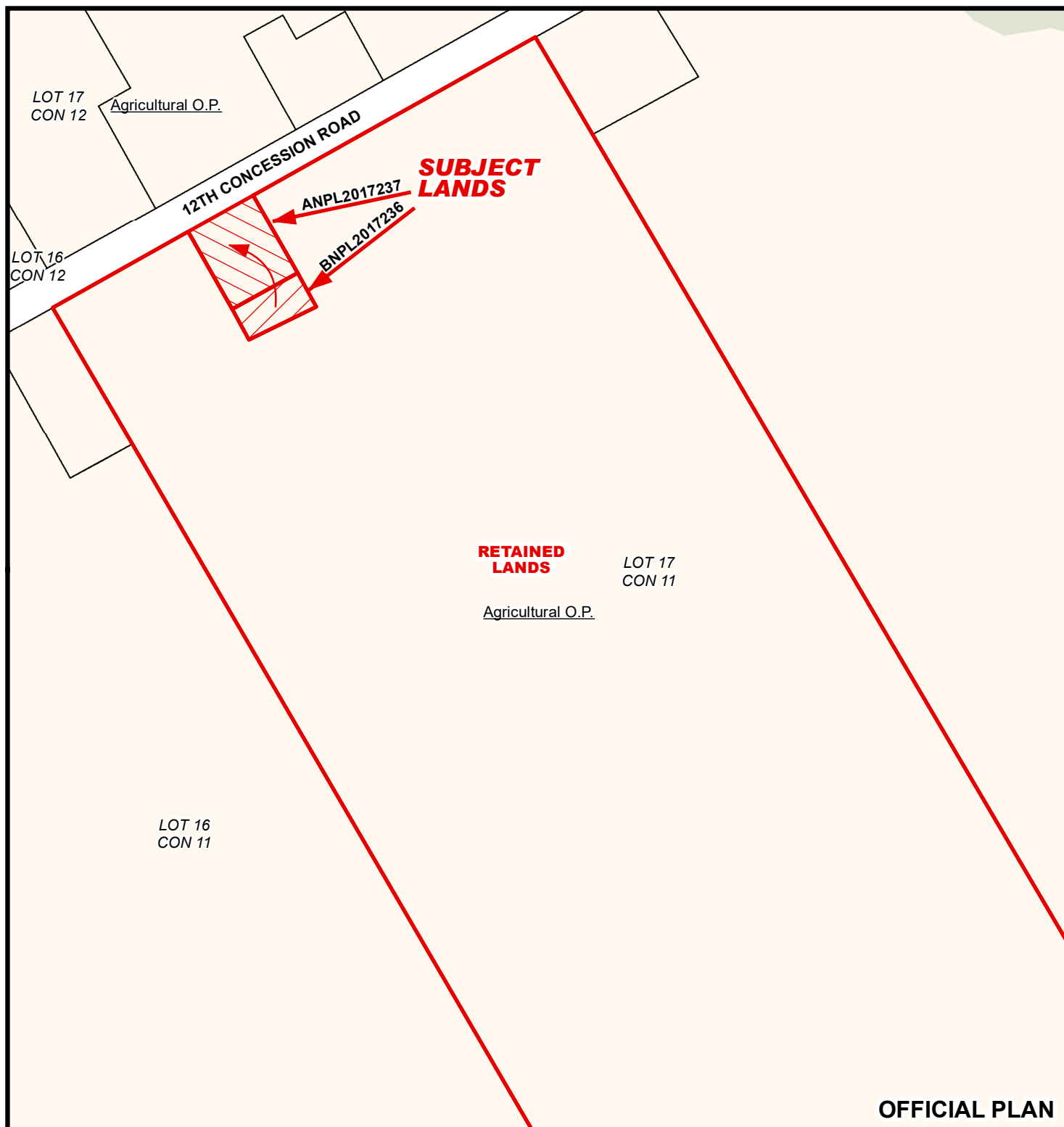
File Number: BNPL2017236 & ANPL2017237

Geographic Township of NORTH WALSHINGHAM



105 0 10 20 30 40 Meters

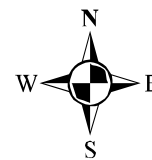
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MAP 3

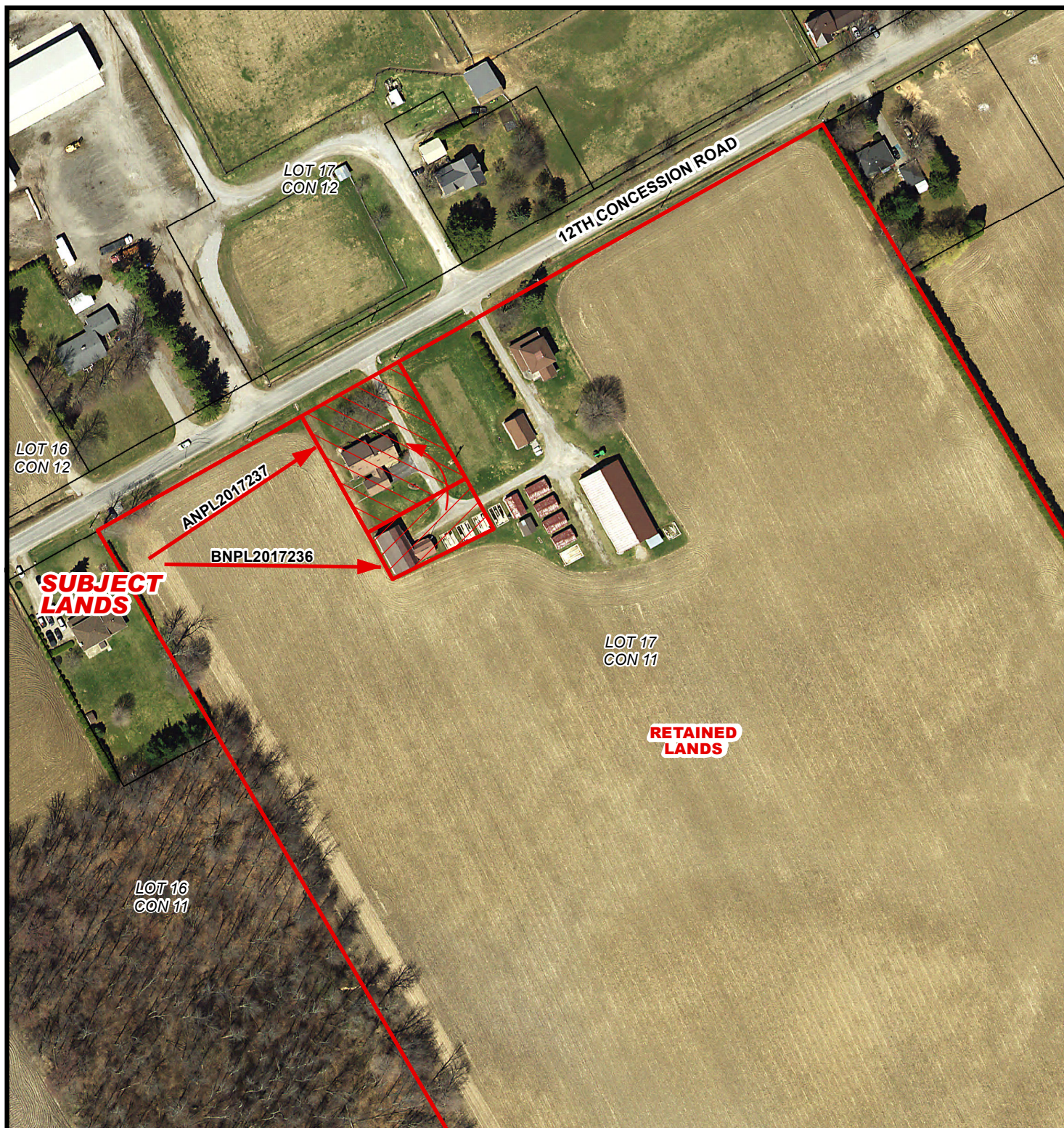
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Geographic Township of NORTH WALSHINGHAM



8 4 0 8 16 24 32 Meters

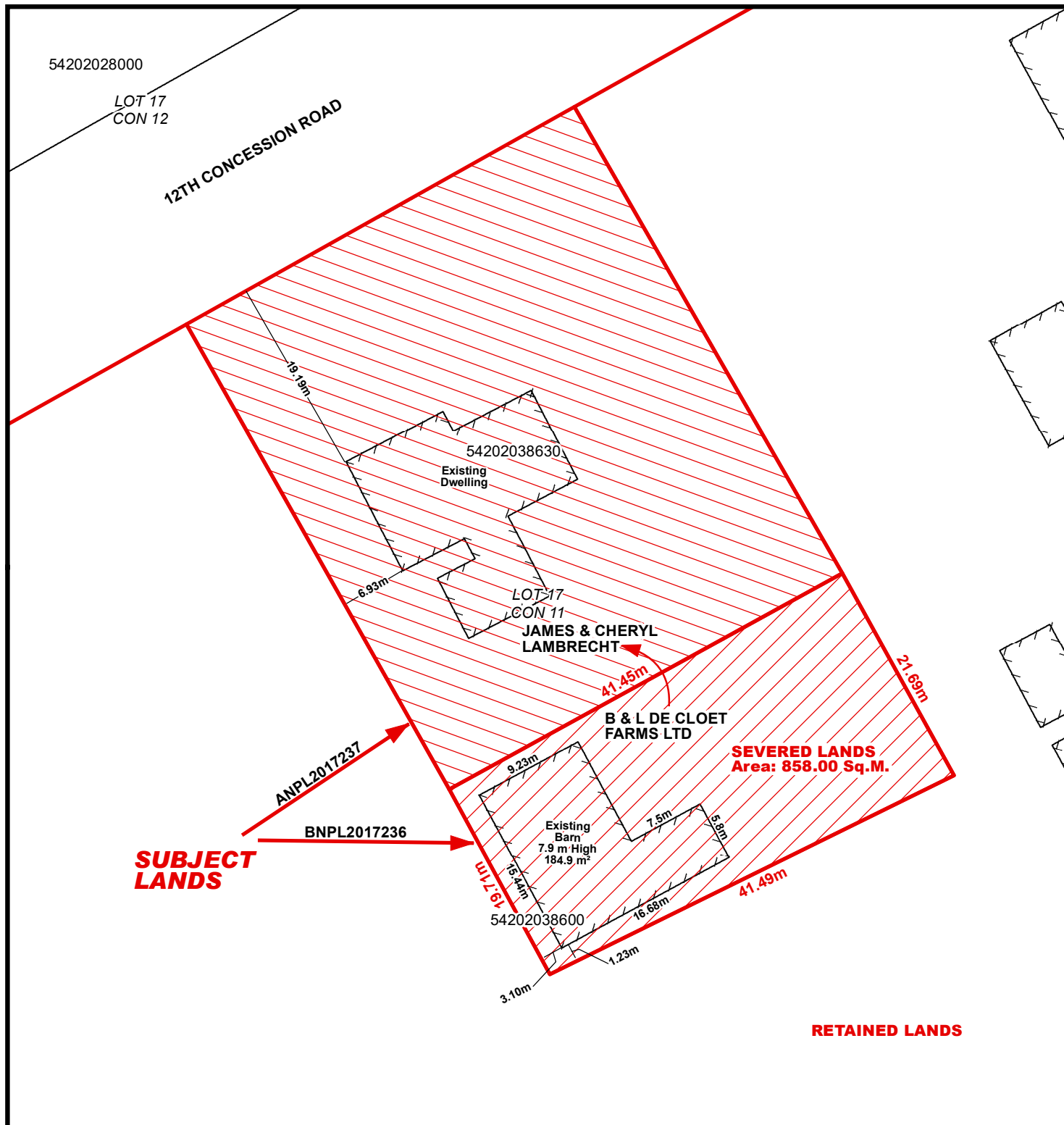
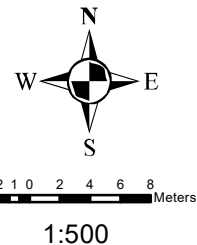
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LOCATION OF LANDS AFFECTED

File Number: BNPL2017236 & ANPL2017237

Geographic Township of NORTH WALSHINGHAM



MAP 4

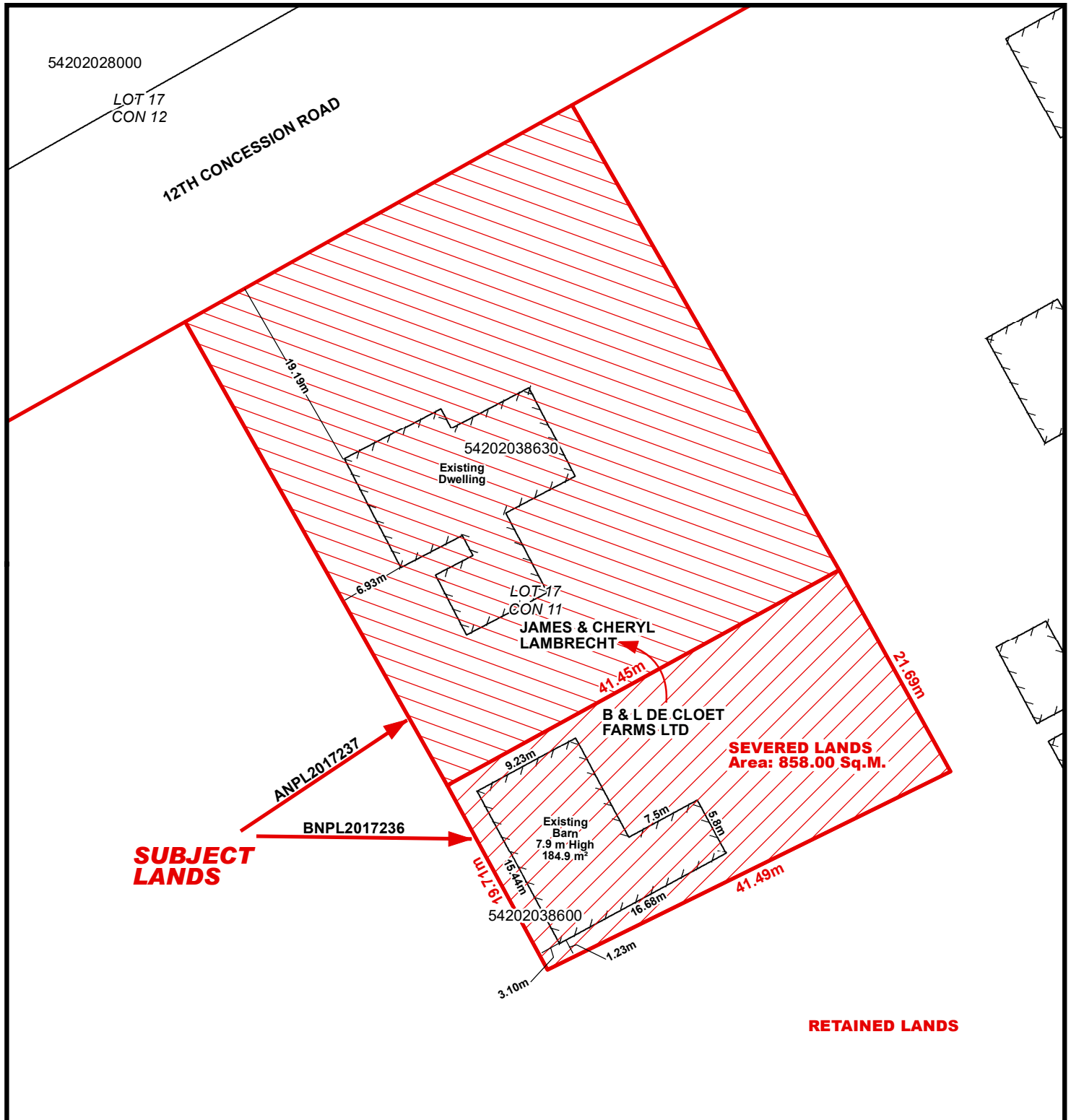
File Number: BNPL2017236 & ANPL2017237

Geographic Township of NORTH WALSINGHAM



2 1 0 2 4 6 8 Meters

1:500



LOCATION OF LANDS AFFECTED

File Number: BNPL2017236 & ANPL2017237

Geographic Township of NORTH WALSHINGHAM

