

**For Office Use Only:**

File Number	<u>ANPL2019024</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>BNPL2018769</u>	Conservation Authority Fee	<u>—</u>
Pre-consultation Meeting	<u>Fall 2018</u>	OSSD Form Provided	<u>—</u>
Application Submitted	<u>Jan 31/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Jan 31/18</u>	Public Notice Sign	<u>Yes</u>

**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: 331033603017000000  
3310336030317000000

**A. Applicant Information**

Name of Owner KEVIN BEO MILES

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 1701 OLD HWY #24

Town and Postal Code P.R.#1 WATERBORDON NB E1Y0

Phone Number 443-4727

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

Name of Applicant AS ABOVE

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**RECEIVED**

FEB - 1 2019 Committee of Adjustment Development Application

Revised October 2017  
Page 1 of 12



NORFOLK COUNTY  
LANGTON ADMINISTRATION BUILDING

Name of Agent

BILL W. CULVER

Address

123 QUEENSWAY EAST SIMCOE

Town and Postal Code

Phone Number

426-4187

Cell Number

429-8553

Email

billcilver@hotmail.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



Applicant

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):

Municipal Civic Address: 1521 OLD HWY #24

Present Official Plan Designation(s): A

Present Zoning: A.

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:

SINGLE FAMILY RESIDENCE AND ACCESSORY SHOP.

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

SINGLE FAMILY 1<sup>1/2</sup> STOREY BRICK CIRCA 1890  
AND SHOP 73x32 Trailer - to be removed

5. 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

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

NO OTHER PROPOSED BUILDING

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:

1890 HOUSE 1950 SHOP.

9. Existing use of abutting properties:

FARM

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:

WATER EASEMENT

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

Existing

Proposed

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

Lot frontage	<u>0</u>	<u>7.5 m</u>
Lot depth	<u></u>	<u>301.88 m</u>
Lot width	<u></u>	<u>55.52 m</u>
Lot area	<u></u>	<u>7754.48 sq m.</u>
Lot coverage	<u></u>	<u></u>
Front yard	<u></u>	<u></u>
Rear yard	<u></u>	<u></u>
Left Interior side yard	<u></u>	<u></u>
Right Interior side yard	<u></u>	<u></u>
Exterior side yard (corner lot)	<u></u>	<u></u>

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

RELIEF OF FRONTAGE OF 22.5 M  
RELIEF OF ACCESSORY BUILDING (~~150 SQ FT~~)  
17 ~~16~~ SQ M

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

APPLICATION BNPL2018268  
BNPL2018265.

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

Frontage:   
Depth:   
Width:   
Lot Area: NA  
Present Use:   
Proposed Use:   
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:

NA

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: \_\_\_\_\_

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: \_\_\_\_\_

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. 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:

OWNER PREVIOUS 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:

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:

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. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/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.

CONDITION OF CONSENT APPLICATIONS

## J. Transfers, Easements and Postponement of Interest

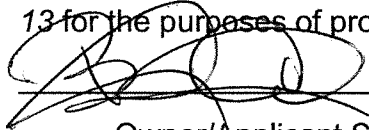
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

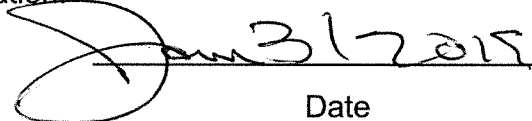
## K. Permission to Enter Subject Lands

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.

## L. 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

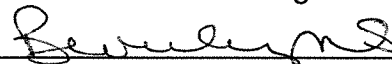
  
Date

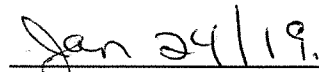
## M. Owner's Authorization


If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

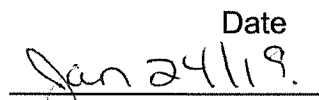
I/We KEVIN/BEX MILES am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize BILL CUNNE 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.

X   
Owner

  
Date

X   
Owner

  
Date

**N. Declaration**

I, B LUCIFER of S NORFOLK

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 STREET



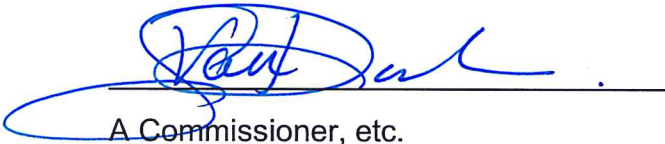
Owner/Applicant Signature

In SIMCOE

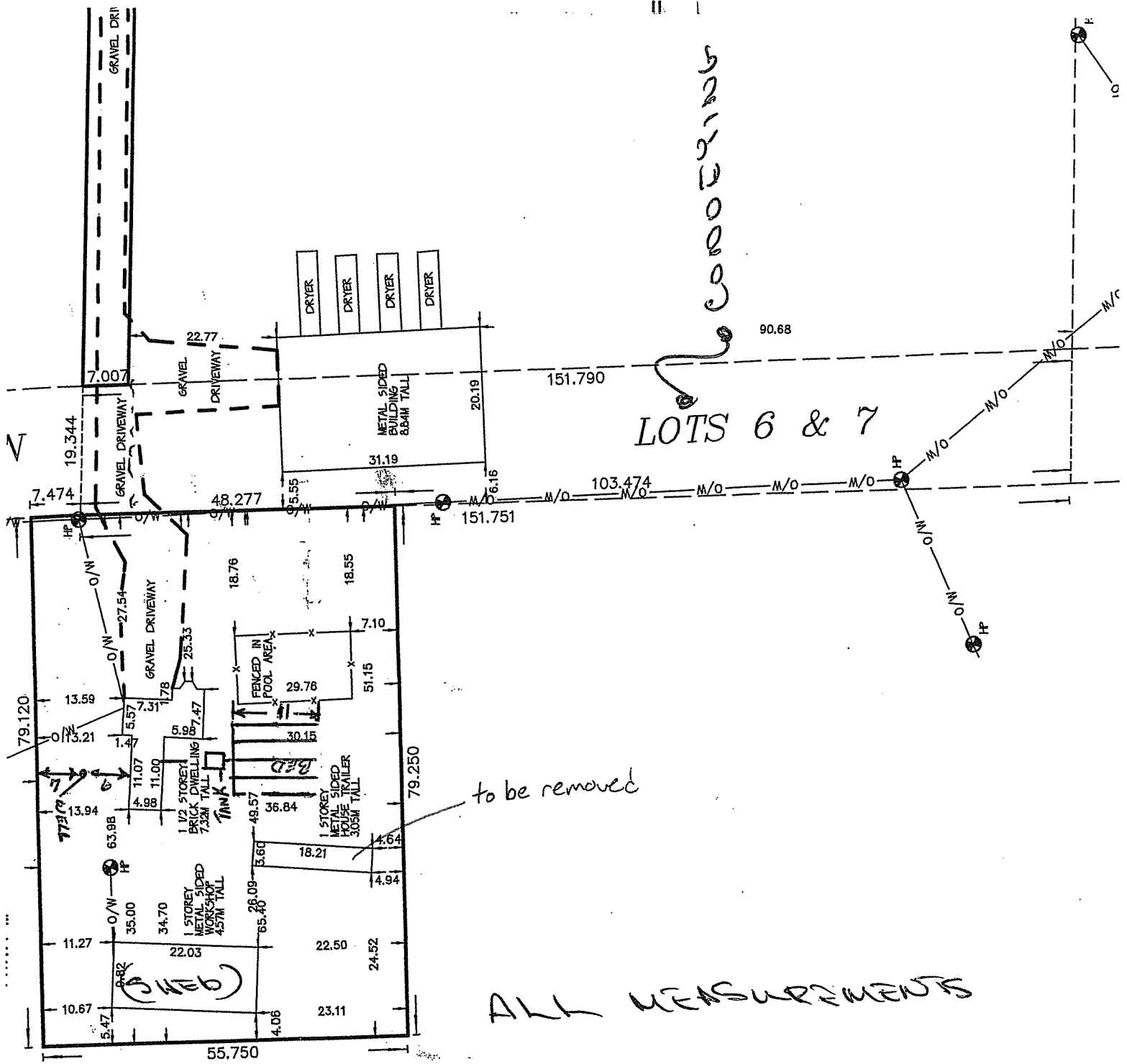
This 31 day of JANUARY

A.D., 20 19

Shannon Nichole Van Dalen, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires November 5, 2021.



A Commissioner, etc.



LOTS 6 & 7

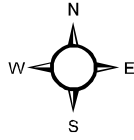
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ALL MEASUREMENTS  
IN METRIC.

# MAP 1

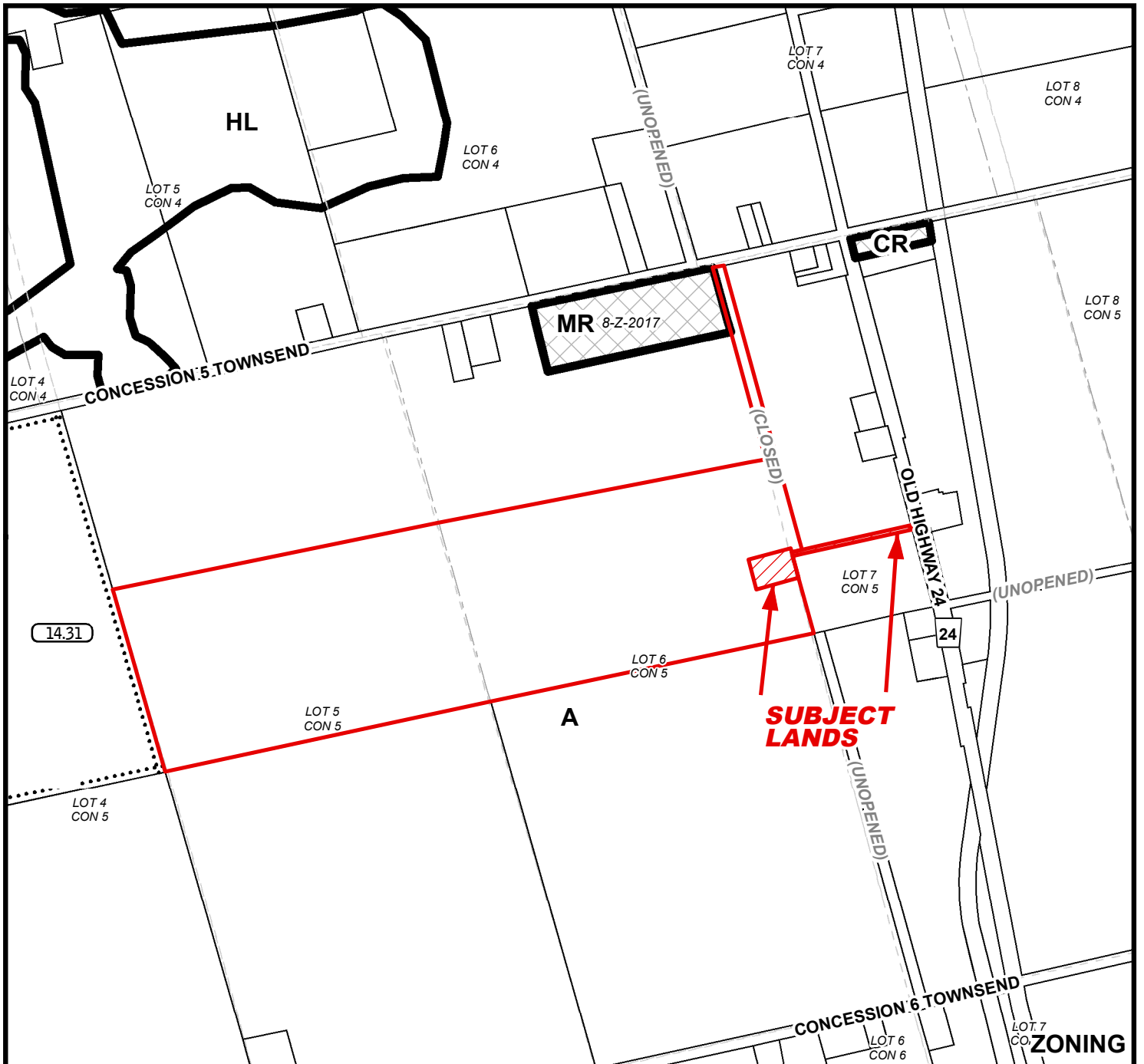
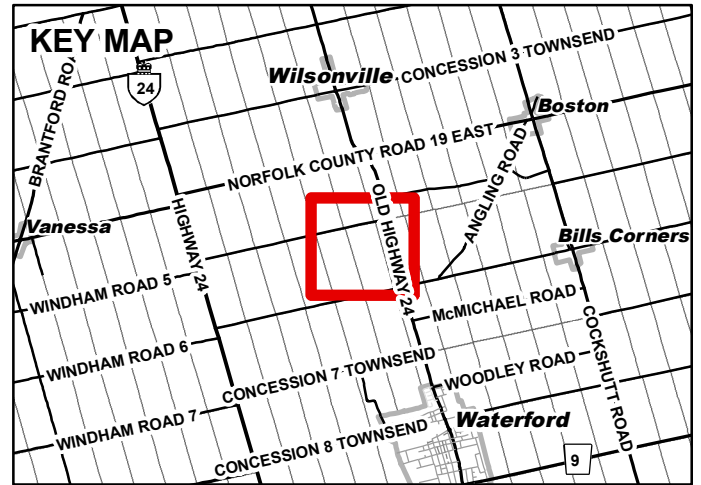
## File Number: ANPL2019024

Geographic Township of  
**TOWNSEND**



1:10,500

80 40 0 80 160 240 320  
Meters

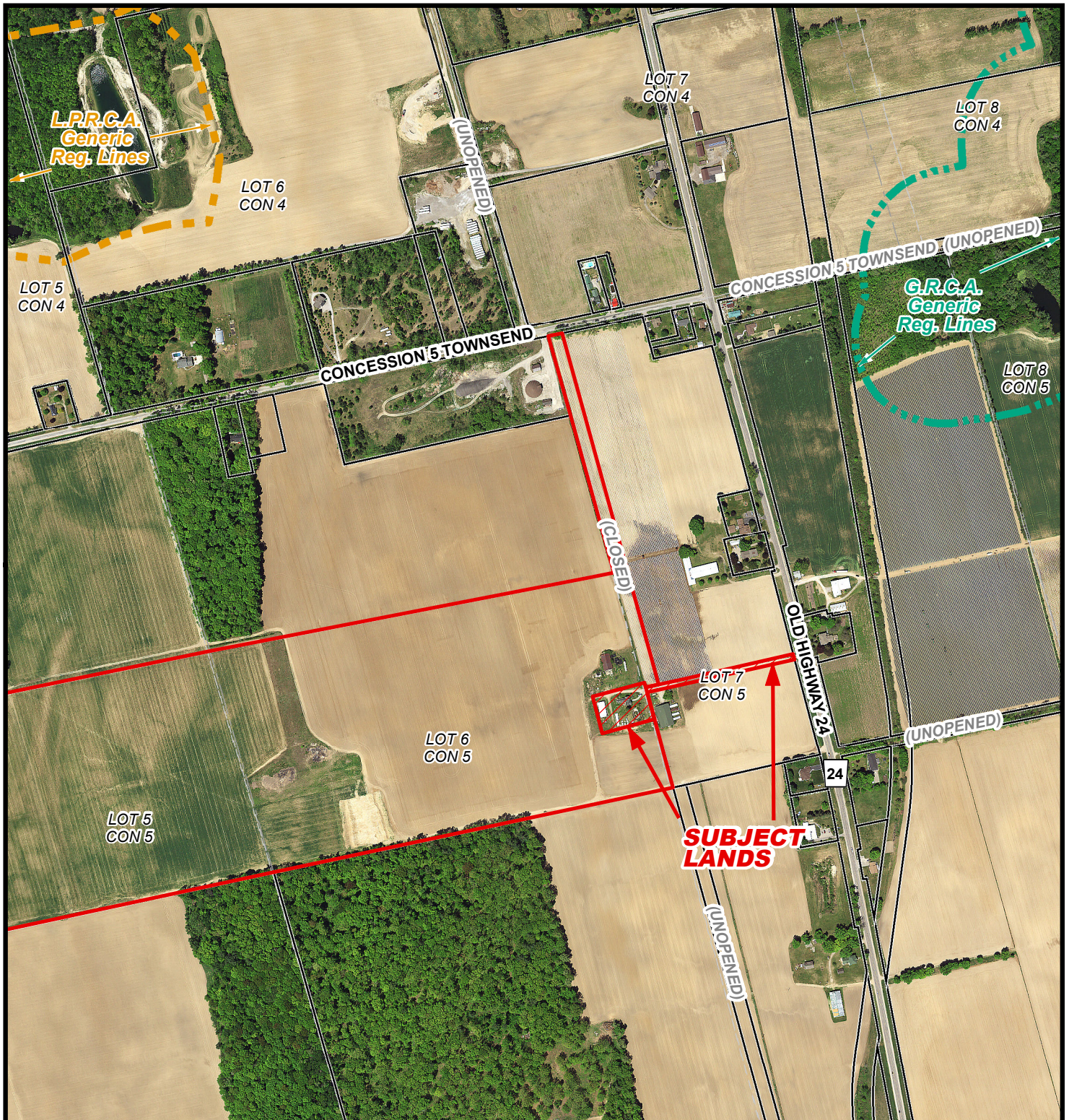
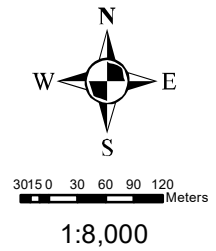




# MAP 2

File Number: ANPL2019024

Geographic Township of TOWNSEND





# MAP 3

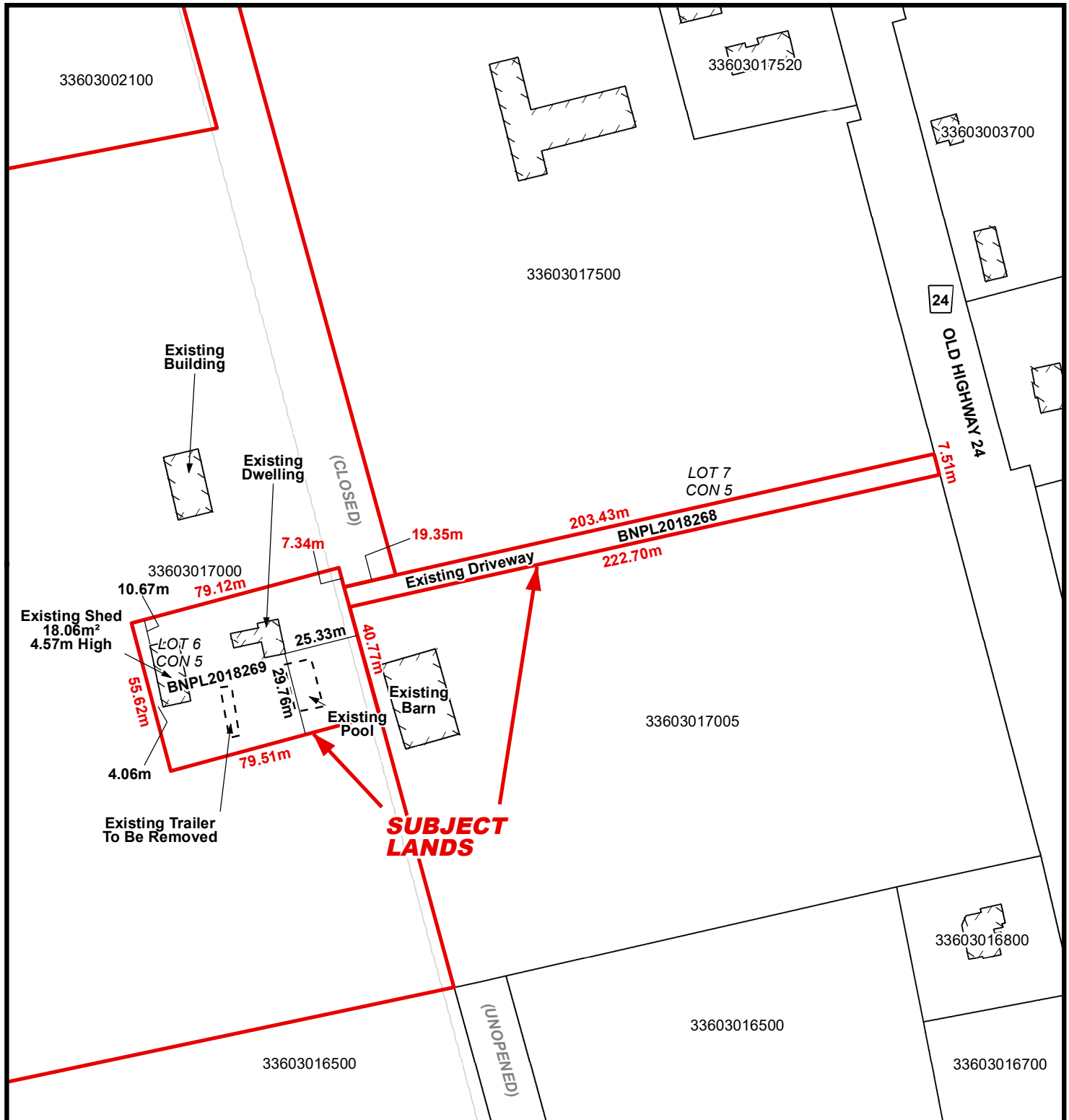
File Number: ANPL2019024

Geographic Township of TOWNSEND



8 4 0 8 16 24 32 Meters

1:2,000



# LOCATION OF LANDS AFFECTED

File Number: ANPL2019024

Geographic Township of TOWNSEND



8 4 0 8 16 24 32 Meters

1:2,000

