

For Office Use Only:

File Number	<u>ANPL2019262</u>	Application Fee	<u>\$1500</u>
Related File Number	<u> </u>	Conservation Authority Fee	<u> </u>
Pre-consultation Meeting	<u>March 26/19</u>	OSSD Form Provided	<u> </u>
Application Submitted	<u>July 25/19</u>	Planner	<u>Steve</u>
Complete Application	<u>July 25/19</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: 502830417. (PIN)

A. Applicant Information

Name of Owner Korczak 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 353 Con #10 NOE 1YO

Town and Postal Code Waterford, ON

Phone Number 519 443 5269

Cell Number

Email

Name of Applicant Yvette & Vern Belmore

Address 11 Hackberry Lane

Town and Postal Code Simcoe, ON N3Y-0E1

Phone Number 519-732-2065 Yvette

Cell Number or 519-770-6594 Vern

Email veevern@hotmail.com

only if (1ke) does it (hands in).

Name of Agent _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

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:

B. Location, Legal Description and Property Information

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

TWN CON 9 PT Lot 7.

— Municipal Civic Address: N/A.

— 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. Present use of the subject lands:

growing rye.

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:

the land has nothing on it.

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:

one storey new home to be built
with attached garage.

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:

Houses behind the lot

- * 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:

instrument # 257040.

There is a gas line & fibre optic line on the west edge
of the property & that is what that relates to.

The county owns instrument # 257040
it.

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: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
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: _____
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: _____
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:

the present owner has said.
the land has always been agricultural always.

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:

It has always been agricultural
the land is empty of any trees, shrubs or anything just a field of rye.

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:

Agricultural

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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street: Blue Line, Waterford, ON

*
There is a driveway
access the county
put in

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:

- Drawing*
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 *4*
 5. All dimensions of the subject lands
 6. Dimensions and setbacks of all buildings and structures
 7. Names of adjacent streets *+ lane*
 - ~~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:

- 2.*
- ☒ 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 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.

both?
Yvette Belmore & Vern Belmore
Owner/Applicant/Agent Signature

June 8th, 2019
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 LARRY J. KORCZAK (PRES. KORCZAK FARMS LTD) am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Yvette & Vern Belmore 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
Larry Korczak
Owner

Date
June 8 / 2019
Date

K. Declaration

I, Yvette Belmore 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:

Simcoe

Yvette Belmore
June 8th / 2019
Owner/Applicant/Agent Signature

In Norfolk County

This 25th day of July

A.D., 20 19

[Signature]
A Commissioner, etc.

Steven James Collier,
a Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 3, 2021



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
NOE 1G0
519-875-4485

PROPERTY INFORMATION

Address: Blueline Road

Legal Description:

Roll Number: 33605061700

Application #:

Information Origins: site survey sketch from Jewitt & Dixon

Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum <i>lot area</i>				
i) new <i>lot</i>	40.00			ha
ii) <i>lot of record</i>	1390.00			m.sq
iii) residential lot surplus to a farm operation	2000.00			m.sq
b) minimum <i>lot frontage</i>				
i) <i>interior corner lot s</i>	30.00			m
ii) <i>lot of record</i>	18.00			m
c) minimum <i>front yard</i>	13.00	6.00	7.00	m
d) minimum <i>exterior side yard</i>	13.00			m
e) minimum interior side yard	3.00			m
	3.00			m
f) minimum <i>rear yard</i>	9.00	7.00	2.00	m
g) Minimum separation between a <i>farm processing</i> facility and a <i>dwelling</i> on an adjacent <i>lot</i>	30.00			m
h) maximum building height	11.00			m
Comments	no drawings submitted, only survey sketch showing no decks			

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:

Roxanne Koot

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

PART 10
(KNOWN AS BLUELINE ROAD)
(19.312 WIDE)

LOT PART 11

PART 5
19.312 WIDE ALLOWANCE FOR ROAD

BEWTEEN LOTS 6 AND 7
PART 4 "NOT TRAVELLED"

CONCESSION
6

LOT

PLAN

37R-

**PROPOSED
WELL**

**PROPOSED
DRIVEWAY**

15.240
PROPOSED
BUILDING
LOCATION

APPROXIMATE
SEPTIC BED
LOCATION

PART 9
7889

PART 8

PART 6

PART 13

PART 3

PART 2

PART 12

N16°15'10"W

6.00

6.00

5	
---	--

315

7.31

7.

N15°54'10"W

120.052

N37°51'00"W

174.547

60.250

SKETCH PREPARED
FOR MINOR VARIANCE

FOR: KEESMAAT CONSTRUCTION

PIN 50283-0417 (LT)

SCALE: 1 : 500



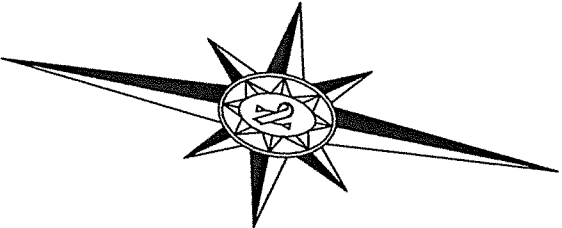
JEWITT AND DIXON LTD.

JULY 11, 2019

ZDF request - proposed single detached dwelling
PIN# 502830417

Requested front yard:
6m

Requested rear yard:
7m



LOT AREA

LOT AREA = 3223 SQ.M.
 = 0.322 ha.

DESCRIPTION OF LAND

BEING PART OF LOT 7, CONCESSION 9
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND IN NORFOLK COUNTY

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 OR SURVEYOR'S REPORT
AND SHALL NOT BE USED FOR TRANSACTION OR
FINANCING PURPOSES.

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STRICTLY PROHIBITED.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

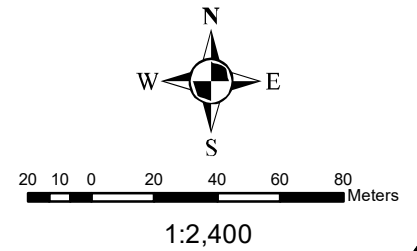
PHONE: (519) 426-0842

F.W.	-	X
BOOK	-	X
CALC.	-	M.V.I
PLAN	-	M.V.I
CHECK	-	K.S.I
PROJECT No.	-	1

MAP 2

File Number: ANPL2019262

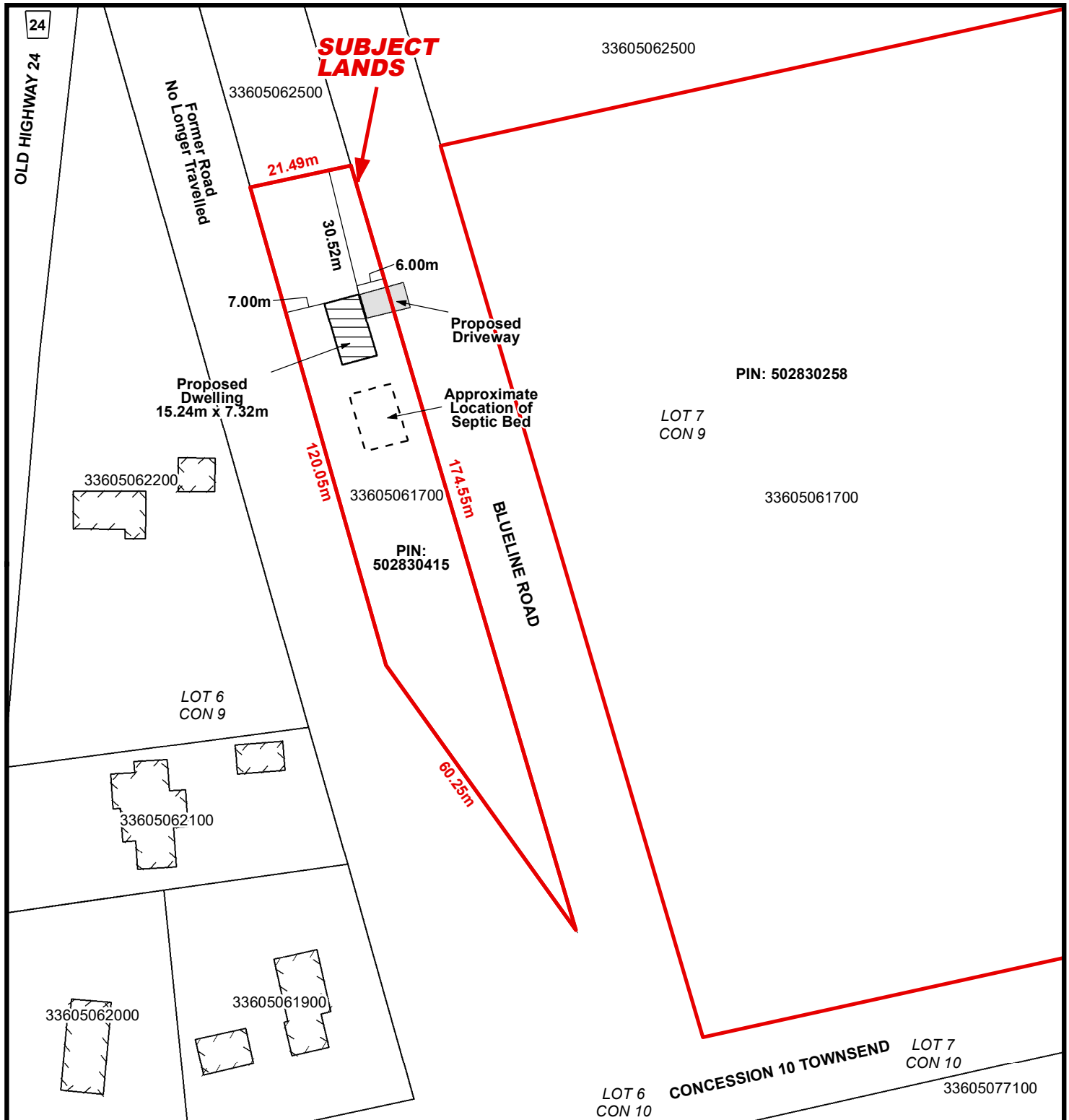
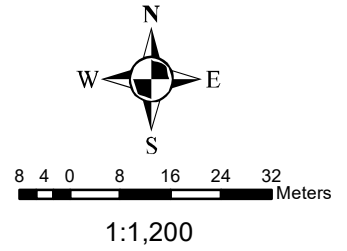
Geographic Township of TOWNSEND



MAP 3

File Number: ANPL2019262

Geographic Township of TOWNSEND



LOCATION OF LANDS AFFECTED

File Number: ANPL2019262

Geographic Township of TOWNSEND

