

lot 2 (2 of 2)

For Office Use Only:

File Number

BAPL 2021/176

ANPL 2021/178

Related File Number

Pre-consultation Meeting

Application Submitted June 21

Complete Application June 21

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

Scott W

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: 3310491016345000000

A. Applicant Information

Name of Owner

2683803 Ontario Inc. c/o Ryan Higgins and Alyssa Pritchett

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

190 La Salette Road

Town and Postal Code

La Salette, Ontario N0E 1H0

Phone Number

(226) 339-7656

Cell Number

Email

alyssa@cedarlanedesigns.ca

Name of Applicant

Same as Owner

Address

Town and Postal Code

Phone Number

Cell Number

Email



Name of Agent Brimage Law Group - Nathan Kolomaya
Address 21 Norfolk Street North
Town and Postal Code Simcoe, Ontario N3Y 4L1
Phone Number (519) 426-5840
Cell Number _____
Email nkolomaya@brimage.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:

(1) NK129078 - J.&R. HOLDCO LIMITED - 7 Oakley Road, Brantford, Ontario, N3T 5J9
 (2) NK138786 - Keane, Shirley and Paul - 2-1010 Cristina Crt, Mississauga, Ontario L5L 4T7

B. Location, Legal Description and Property Information

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

PT LT 22 CON 8 WINDHAM AS IN NR519241; NORFOLK COUNTY

Municipal Civic Address: 190 La Salette Road, La Salette, Ontario

Present Official Plan Designation(s): Hamlet

Present Zoning: Hamlet Residential

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 residential

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:

Single-family dwelling.

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.

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:

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:
Hamlet Residential & Agricultural

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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	~80.37m	~25.25m
Lot depth	~41.63/42.67m	~41.63m/41.924m
Lot width		
Lot area	~3,635sq.m	1,062sq.m
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):

The Applicant seeks a minor variance to allow for a minimum lot size of 1,000sq.m (Zoning By-Law minimum is 4,000sq.m). Please note that the subject lands are already below the 4,000sq.m lot area minimum. These sizes are consistent with adjacent/neighbouring residential lot sizes.

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

The Applicant seeks to sever two lots from the subject lands (see related applications). This would result in three lots with below-minimum lot areas and one lot with below-minimum frontage.

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

Frontage: ~30m
Depth: ~42.27m/42.67m
Width: ~31.689m
Lot Area: ~1,310sq.m
Present Use: Vacant Land
Proposed Use: Vacant Land with potential for single-family dwelling

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: ~25.25m _____

Depth: ~41.63m/41.924m _____

Width: _____

Lot Area: 1,062sq.m _____

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: _____

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:

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 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

- ☐ Communal system

- ☒ Septic tank and tile bed in good working order ☐ 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:

La Salette Road

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

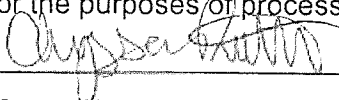
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

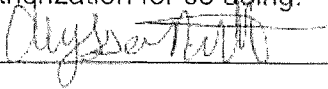
June 18, 2021
Date

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 Alyssa Fitchett, A.S.O., 2653903 Ontario Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Primage Law Group 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

June 18, 2021
Date

Owner

Date

K. Declaration

I, Alyssa Pritchett, A.S.O. of Norfolk County, Province of
solemnly declare that: Ontario

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

Alyssa Pritchett
Owner/Applicant/Agent Signature

In the Province of Ontario

This 18th day of June

A.D., 20 21

Mark A. 78

A Commissioner, etc.



COUNTY ROAD 67-WINDHAM CENTRE ROAD
ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 22, CONCESSION 8
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY

SCALE: 1 : 500

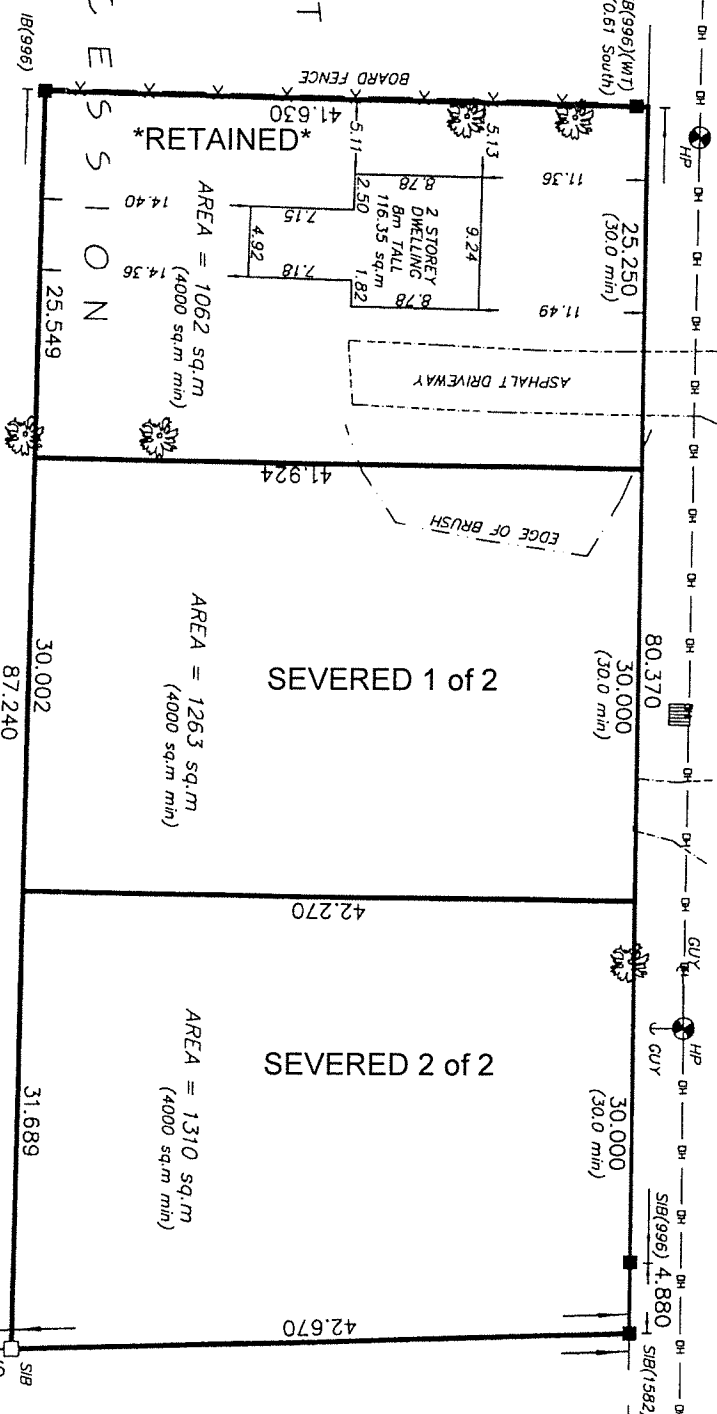
JEWITT AND DIXON LTD.

APRIL 15, 2020

PART 2, PLAN 37R-2703

LOT

CONCESSION



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL 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.

PART 2, PLAN 37R-2703

PART 1, PLAN 37R-1077

2 2

8

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034

E-mail: surveyors@amtelecom.net

JOB # 20-2477 CLIENT: PRITCHETT



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:	DATE RECEIVED:
PROPERTY INFORMATION		Municipal Address: 190 La Salette Road, La Salette, Ontario N0E 1H0	
Owner: 2683803 Ontario Inc.		Lot: PT LT 22	Concession: CON 8 WINDHAM
Lot Area: 3635sqm	Lot Frontage: 85.25m	Assessment Roll No. 3310491016345000000	
PURPOSE OF EVALUATION	☒ Consent ☒ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other _____		
BUILDING INFORMATION	☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural		
Building Area: 116.35sqm	No. of Bedrooms: 3	No. of Fixture Units: 26.5	Is the building currently occupied? ☒ Yes / No If No, how long?
EVALUATOR'S INFORMATION	Evaluator's Name: TAYLOR WHITING		Company Name:
Address:	19 KING ST. So OAKLAND		Postal Code: N0E 1L0
Email:	southbrant@rogers.com		Phone: 519 446 2915
	BCIN # 17853		
SITE EVALUATION	Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: YELLOW SAND
Site Slope: ☐ Flat ☒ Moderate ☐ Steep	Soil Conditions: ☐ Wet ☒ FROZEN ☐ Dry	Depth of Water Table: _____ ft.	
Surface Discharge Observed: Yes ☐ No ☒	Odour Detected: Yes ☐ No ☒	Current Weather (at time of evaluation): COLD MARCH 1	
SYSTEM EVALUATION	Class of System: ☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☒ 4 (Leaching Bed) ☐ 5 (Holding Tank)		
Tank: ☒ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other _____	Size: 600-800 gal.		Pump: Yes ☐ No ☒
Distribution System: Area: ☒ Trench Bed ☐ Filter Medium	No. of Tile Runs: N A	Total Length of Tile: N A	Distance Between Tile Runs: N A
Tile Material: ☐ PVC ☐ Clay ☐ Other _____	Ends: ☐ Capped ☐ Joined	Cover: ☐ Filter Cloth ☐ Sand ☐ Top Soil ☐ Seeded	
Setbacks: Tank		Distribution Pipe	
Distance to Buildings & Structures (ft): 3'		NOT ABLE	
Distance to Bodies of Water (ft): NONE ON LOT		TO LOCATE DUE	
Distance to Nearest Well (ft): 75'		TO FROZEN GROUND	
Distance to Proposed Property Lines Front 75 Rear 50 Side 15 Side 80		Front _____ Rear _____ Side _____ Side _____	

OVERALL SYSTEM RATING	☒ System Working Properly / No Work Required ☐ System Functioning / Maintenance Required ☐ System Not Functioning / Minor Repair Required ☐ System Failure/Major Repair / Replacement Required <u>Note:</u> Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.
VERIFICATION	Additional Comments: I MET WITH OWNER AT SITE AND GROUND WAS FROZEN. THE OWNERS HAD NOT OBSERVED ANY ODOURS OR WATER IN THE PRESUMED SEPTIC BED AREA. THE LEVEL IN THE TANK WAS NORMAL. THE OWNER HAD INDICATED THE GRASS WAS GREENER IN FOUR STRIPS APPROX 50' LONG. APPEARS TO BE 4 RUNS @ 50'.
OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law. I, <u>Alyssa Higgins A.S.O., 2683803 Ontario Inc.</u> (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.	
<u>Alyssa Higgins</u> Owner Signature	<u>March 2, 2022</u> Date
EVALUATOR: 1. <u>TAYLOR WHITING</u> declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.	
<u>Taylor Whiting</u> Evaluator Signature	<u>MAR 2 2022</u> Date
BUILDING DIVISION COMMENTS Comments: _____ _____ I, _____ have reviewed the information contained in this form as submitted. _____ Chief Building Official or designate	
Date _____	

Revised: March 16, 2016



On Site Sewage Disposal System Location Plan

DATE: Mar. 2, 2022

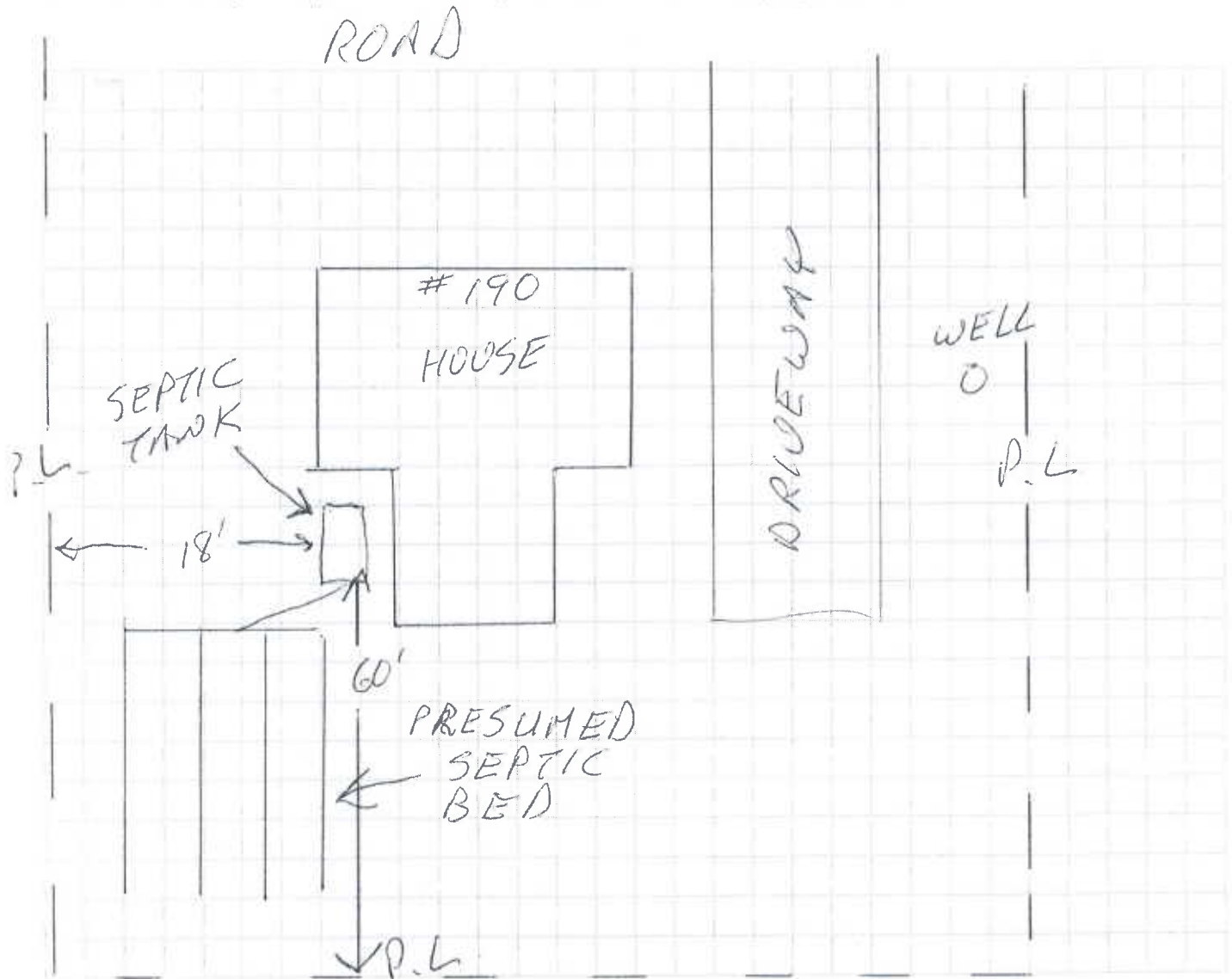
APPLICATION NUMBER: _____

OWNER 2683803 Ontario Inc.

EVALUATOR TAYLOR WHITING

PROPERTY ADDRESS 190 LaSalette ROAD

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY: TAYLOR WHITING

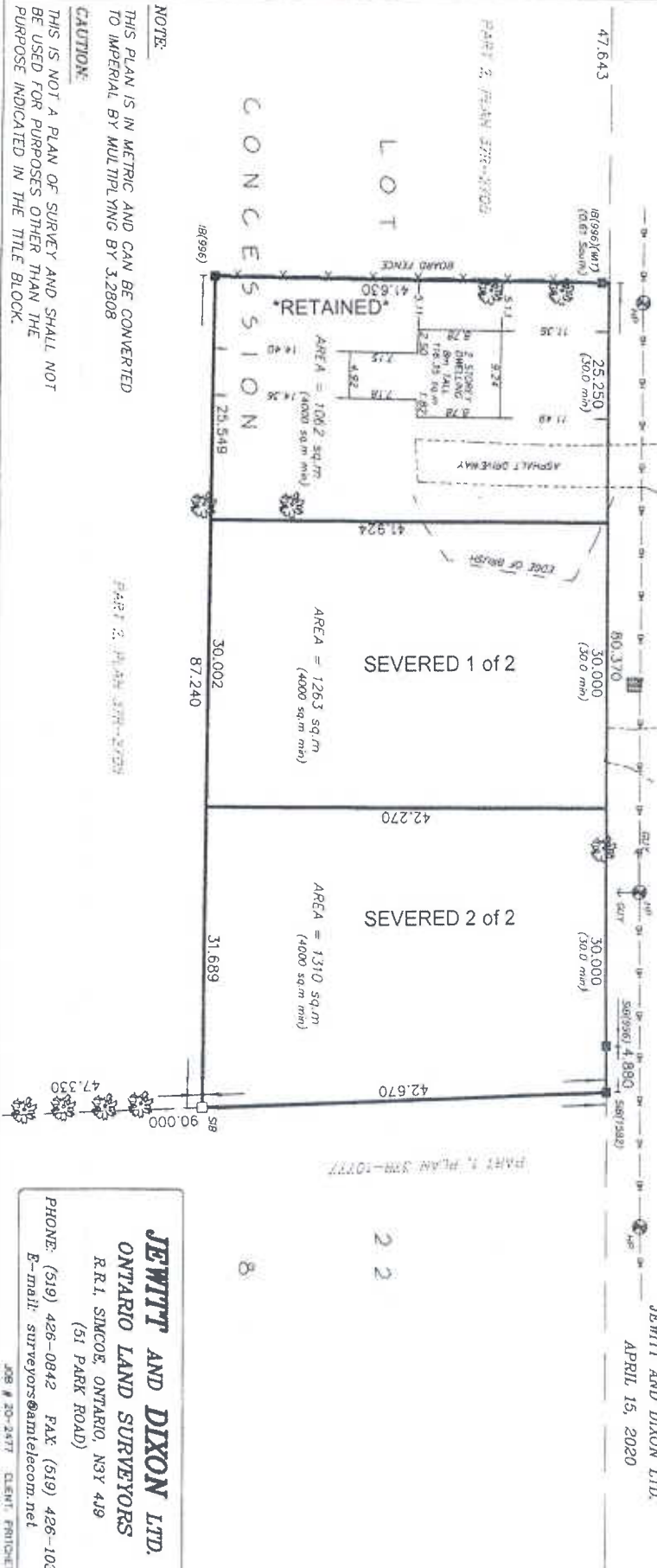
NOTE: The above sketch is not to exact scale.



COUNTY ROAD 67-WINDHAM CENTRE ROAD
ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 22, CONCESSION 8
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY

SCALE: 1 : 500
JEWITT AND DIXON LTD.
APRIL 15, 2020



NOTE:
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808
CAUTION:
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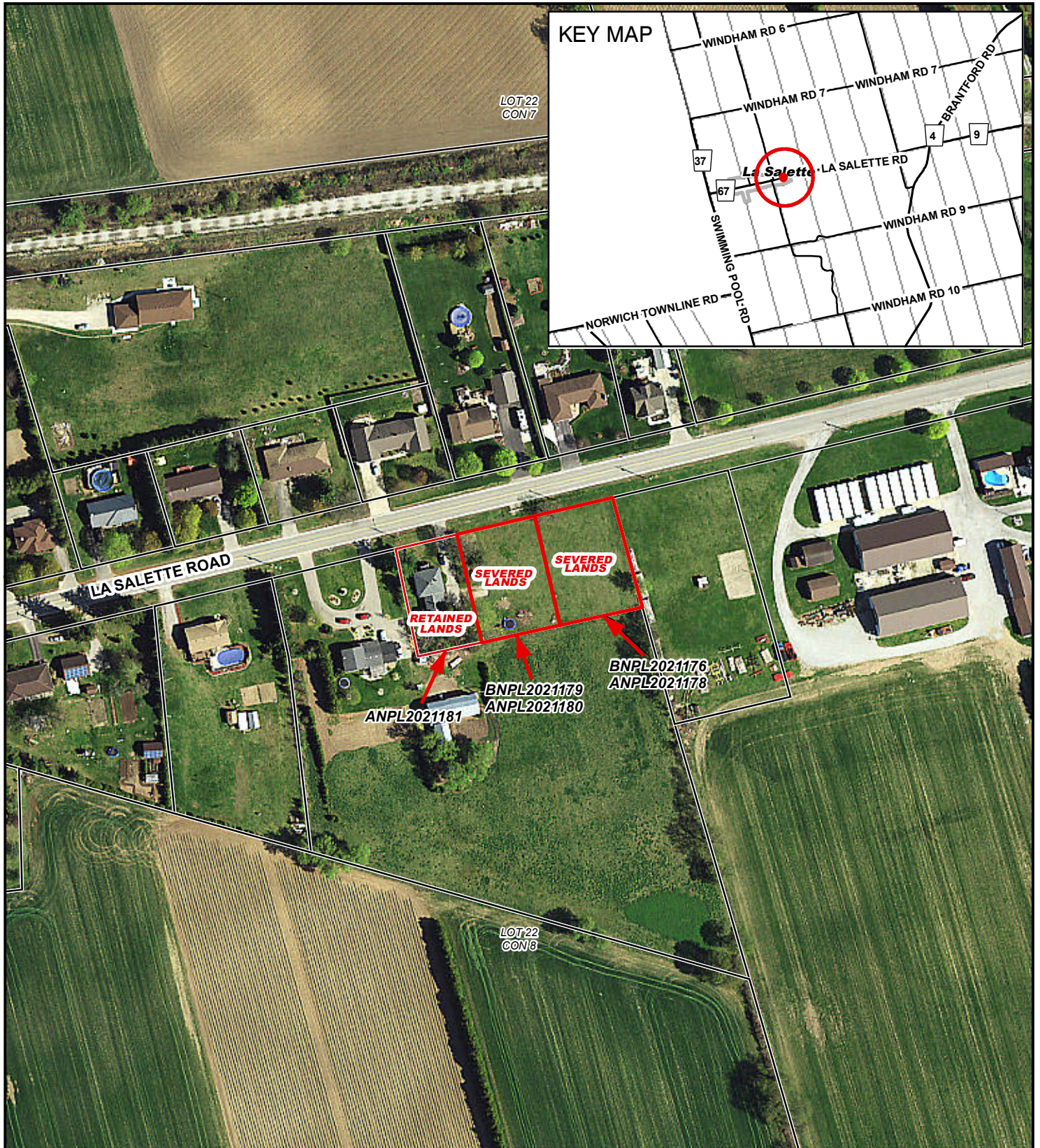
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX (519) 426-1034
E-mail: surveyors@antilecom.net
JOB # 20-2477 CLIENT: PRINCEPITI

MAP A

CONTEXT MAP

Geographic Township of WINDHAM

BNPL2021176
BNPL2021179
ANPL2021178
ANPL2021180
ANPL2021181

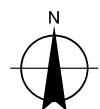


Legend

- Subject Lands
- Lands Owned

2015 Air Photo

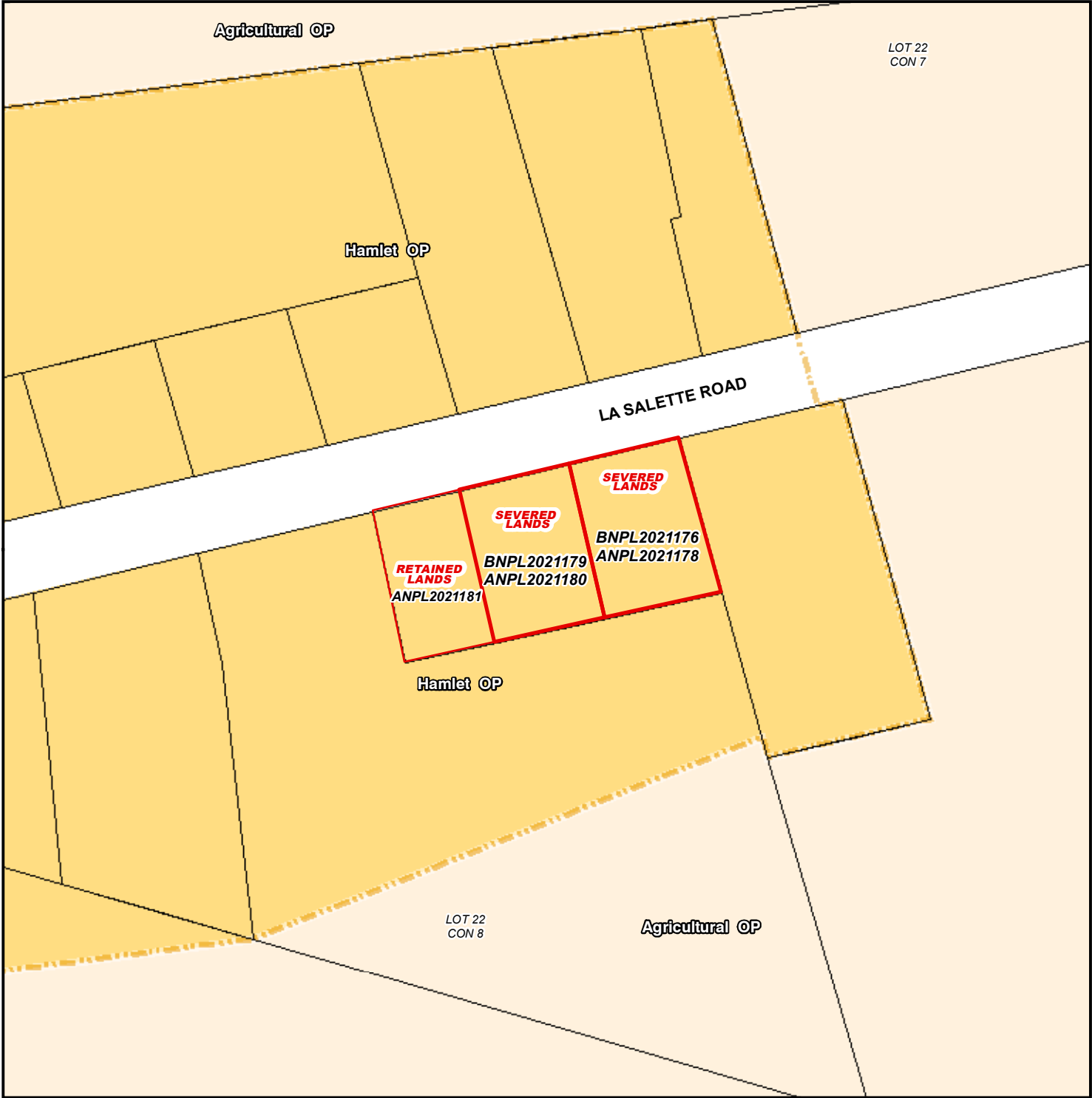
2021-07-05



10 5 0 10 20 30 40
Meters

MAP B
OFFICIAL PLAN MAP
Geographic Township of WINDHAM

BNPL2021176
BNPL2021179
ANPL2021178
ANPL2021180
ANPL2021181



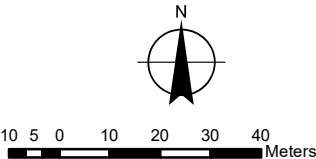
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

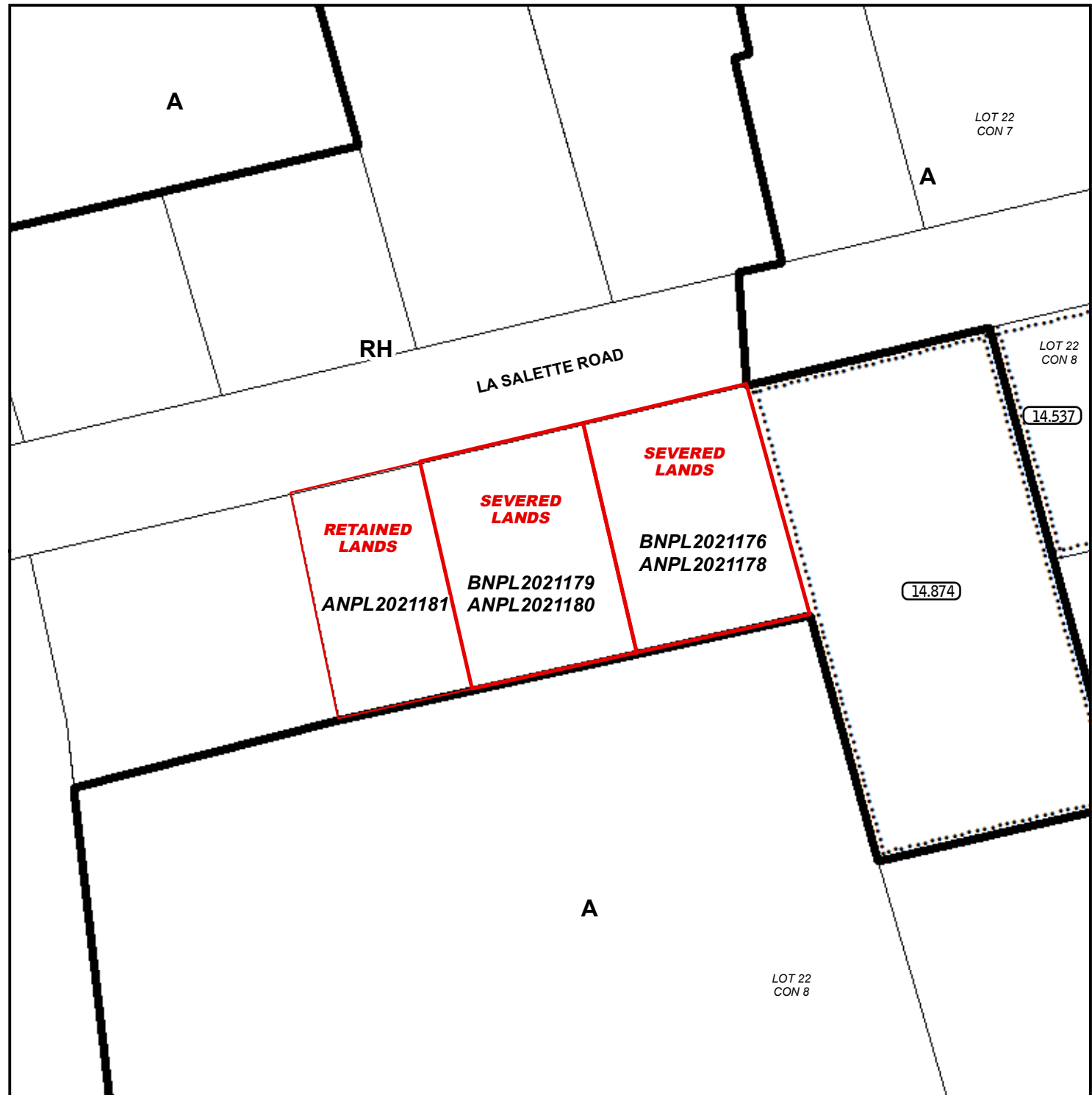
- Agricultural
- Hamlet
- Hamlet Area Boundary

2021-07-05



MAP C
ZONING BY-LAW MAP
 Geographic Township of WINDHAM

BNPL2021176
 BNPL2021179
 ANPL2021178
 ANPL2021180
 ANPL2021181



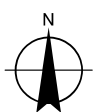
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone

2021-07-05



8 4 0 8 16 24 32 Meters

MAP D

CONCEPTUAL PLAN

Geographic Township of WINDHAM

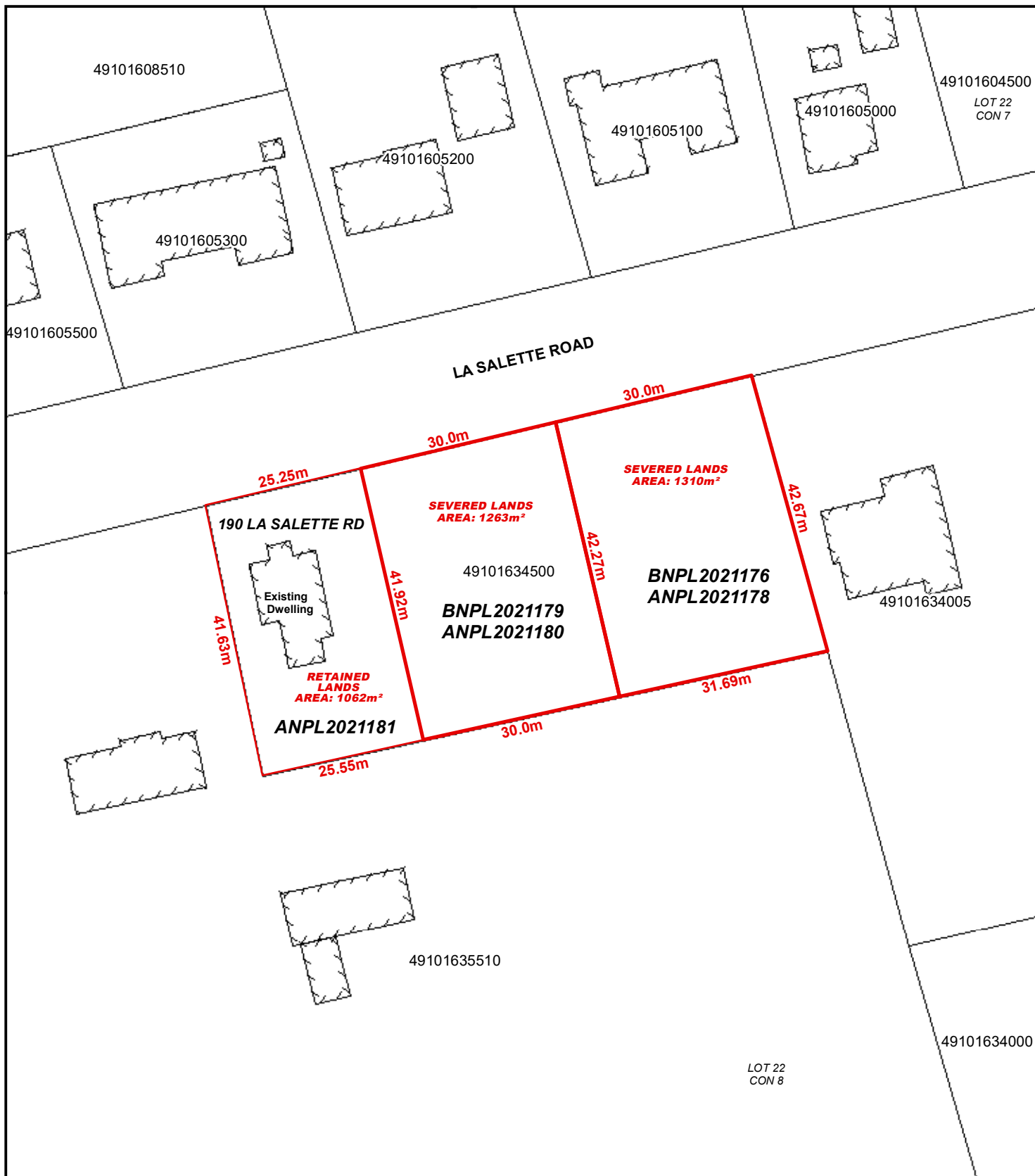
BNPL2021176

BNPL2021179

ANPL2021178

ANPL2021180

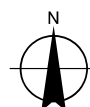
ANPL2021181



Legend

- Subject Lands
- Lands Owned

2021-07-05



6.5 3.25 0 6.5 13 19.5 26 Meters

LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Geographic Township of WINDHAM

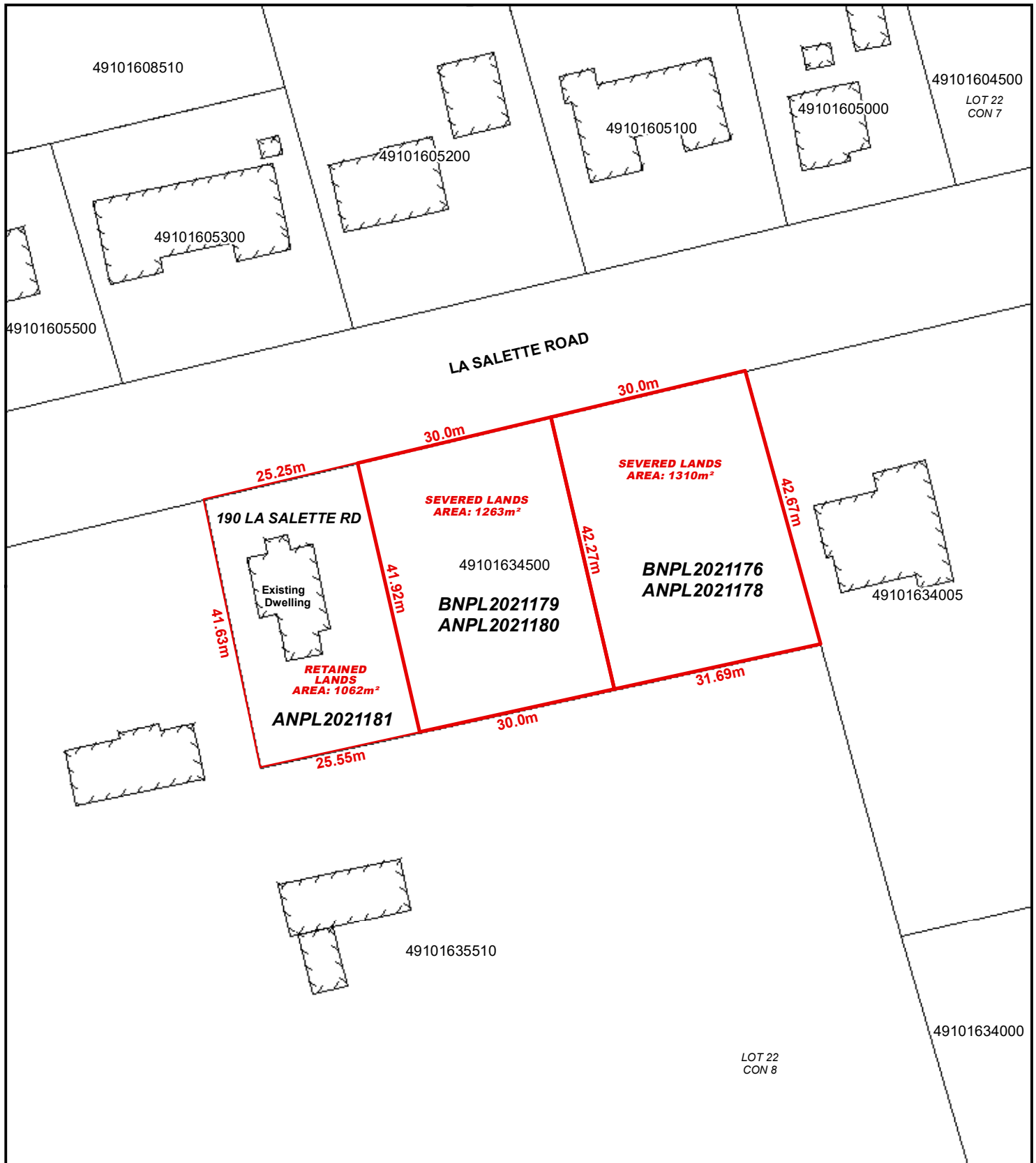
BNPL2021176

BNPL2021179

ANPL2021178

ANPL2021180

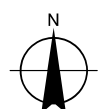
ANPL2021181



Legend

- Subject Lands
- Lands Owned

2021-07-05



6.5 3.25 0 6.5 13 19.5 26 Meters